Public Notices

Business Observer

PAGES 17-36

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** AUGUST 22 - AUGUST 28, 2025

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Fictitious Name Notice

NOTICE IS HEREBY GIVEN that Equipt, Inc., desiring to engage in business under the fictitious name of The Every Child Collective located at 19601 Ben Hill Griffin Parkway, Fort Myers, FL, 33913 intends to register the said name in Lee County with the Division of Corporations of the Department of State, Tallahassee, Florida, pursuant to section 865.09 of the Florida Statutes.

August 22, 2025 25-03122L

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - North Fort Myers located at 2590 N. Tamiami Trail North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 9/9/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jessica Nguyen unit #563. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

August 22, 29, 2025 25-03120L

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 storagetreasures.com on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 14251 N Cleveland Ave, North Fort Myers, FL, 33903-3802 Steven St. Laurent 0075 air filter machine, gas can, hose, totes, fan, tools, rope. Stacey Lofty 1099 tv, chair, totes, suitcase, animal crate, clothing, fishing poles. Johnny Ramos 2013 boxes, bed, totes, lamp, furniture, clothing, decorations, beach chairs. Jesus Lovato 0056 clothing, decorations, boxes, bags. Catherine Berrios 1164 fishing poles, furniture, bikes, tools, boxes, totes, blower, ladder, dolly, shop vac, printer, cooler. 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.

Aug. 22, 29, 2025 25-03118L

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 Sanibel Stories located at 2476 Blue Crab Court in the City of Sanibel, Lee County, FL 33957 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of August, 2025.

Anthrogenic Education LLC
Walter B Cheatham III

August 22, 2025 25-03123L

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 Glue Guns & Glitter located at 9718 Silvercreek Ct. in the City of Estero, Lee County, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of August, 2025.

Sherry Russell

August 22, 2025 25-03171L

FIRST INSERTION

Fictitious name notice

Notice is hereby given that Delani McCreight, desiring to engage in business under the fictitious name of Banshee Body Art for Tattoos located at 13499 US-41 E Suite #10 Fort Myers, Florida intends to register the said name in Lee county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 22, 2025 25-03144L

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 Occupant who is in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 9/9/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Kenia Espinal unit #00355. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

August 22, 29, 2025 25-03121L

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 storagetreasures.com on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 1521 Del Prado Blvd. N., Cape Coral, FL, 33909 Laura Baez 12128 Clothes, Plastic Totes. Sean Maclean 11121 Dining Tables, Dining Chairs, Dressers, Reclining Chairs, Small Wicker Sofa. James Ciunci 11040 Boxes, Clothes, Plastic totes. Amanda James 13062 Clothes, Trash bags of clothes, plastic totes, mattress, Tv, Sofa, Toys. Antonio Santos 13143 Boxes, Rugs, Metal Frame, Folding Table. Felecia Christell Rodriguez 13057 Boxes, Totes, Chair, Speakers, Table. 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.

Aug. 22, 29, 2025 25-03114L

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 Tony's N.Y. Pizza located at 3398 Forum Blvd, Suite 101 in the City of Fort Myers, Lee County, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of August, 2025.

FRATELLI FORT MYERS LLC
Lorenzo Rampa, Manager

August 22, 2025 25-03155L

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 WING STOP located at 19521 HIGHLAND OAKS DRIVE, STE 303 in the City of ESTERO, Lee County, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of August, 2025.

FDR WINGS XII, LLC

August 22, 2025 25-03127L

FIRST INSERTION

PUBLIC SALE

The following units are set for Auction on 09/02/2025 at 10:00 am with a first run ad on August 22,2025 and second run on August 29th.

Jennifer Covello unit 1190
Daniel Baltazar unit 2132
Kierra Preston unit 1215
Adam Knoll unit 3348
Katelyn Patton unit 2006
Sherly Nelson unit 3304
David McCurry unit 3345

August 22, 29, 2025 25-03119L

FIRST INSERTION

PARKLANDS LEE 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 Parklands Lee Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: September 11, 2025
TIME: 1:15 p.m.
LOCATION: The Renaissance Center
28191 Matteotti View
Bonita Springs, Florida 34135

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 by contacting the offices of the District Manager, 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 http://www.palmiracdds.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.

District Manager

August 22, 29, 2025 25-03161L

FIRST INSERTION

PARKLANDS 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 Parklands West Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: September 11, 2025
TIME: 1:00 p.m.
LOCATION: The Renaissance Center
28191 Matteotti View
Bonita Springs, Florida 34135

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 by contacting the offices of the District Manager, 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 http://www.palmiracdds.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.

District Manager

August 22, 29, 2025 25-03162L

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

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

Case No.: 25-DR-005867

NATALIE AUTHORINE WILSON,
Petitioner,
and
CARLTON KENRICK CLARKE,
Respondent,

TO: CARLTON KENRICK CLARKE
1615 MAPLE AVE N, LEHIHG ACRES, FL 33972

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 NATALIE AUTHORINE WILSON, whose address is 1615 MAPLE AVE N, LEHIGH ACES, FL 33972 on or before September 16, 2025, and file the original with the clerk of this Court at 1700 Monroe Street Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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: 08/07/2025

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

Aug. 22, 29; Sept. 5, 12, 2025
25-03164L

FIRST INSERTION

BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE JOINT FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) for the Bayside Improvement Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: September 11, 2025
TIME: 2:00 PM
LOCATION: Pelican Landing Community Center
24501 Walden Center Drive
Bonita Springs, Florida 34134.

The purpose of the public hearing is to receive comments and objections on the adoption of the District's joint 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 each. A copy of the agenda and Proposed Joint Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (**"District Manager's Office"**), during normal business hours, on the Districts' website, http://pelicanlandingcdds.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

August 22, 29, 2025 25-03163L

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 THE RESCHEDULED 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: September 9, 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 rescheduled 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

August 22, 29, 2025 25-03169L

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of GreatFlorida of Central Fort Myers, located at 19101 Nalle Rd, in the City of North Fort Myers, County of Lee, State of FL, 33917, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 19 August, 2025.

Kenneth Mark Wuster
19101 Nalle Rd
North Fort Myers, FL 33917

August 22, 2025 25-03176L

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 ResQmedics Home Services located at 5320 Gavella Cove, in the County of Manatee, in the City of Palmetto, Florida 34221 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Manatee, Florida, this 20th day of August, 2025.

ELECTRAMEDICS ELECTRICAL SERVICES LLC

August 22, 2025 25-03188L

--- PUBLIC SALES ---

FIRST INSERTION

BAY CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Upcoming Public Hearings, and Joint Regular Meeting

The Board of Supervisors ("**Boards**") for the Bay Creek Community Development District ("**Districts**") will hold the following two (2) public hearings and a joint regular meeting:

DATE: September 11, 2025
TIME: 2:00 PM
LOCATION: Pelican Landing Community Association
24501 Walden Center Drive
Bonita Springs, Florida 34134

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"Fiscal Year 2026"**). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance enterprise fund special assessments (**"O&M EF Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M EF 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 EF Assessments on benefited property within the District for the purpose of funding the District's irrigation maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M EF Assessments, and the properties to be improved and benefitted from the O&M EF Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M EF Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M EF Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Proposed O&M EF Assessments (including collection costs / early payment discounts)
Residential Unit	**771**	**$175.16**
Commercial	**10.73**	**$175.16**
PN Golf Club	**37.45**	**$175.16**

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

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

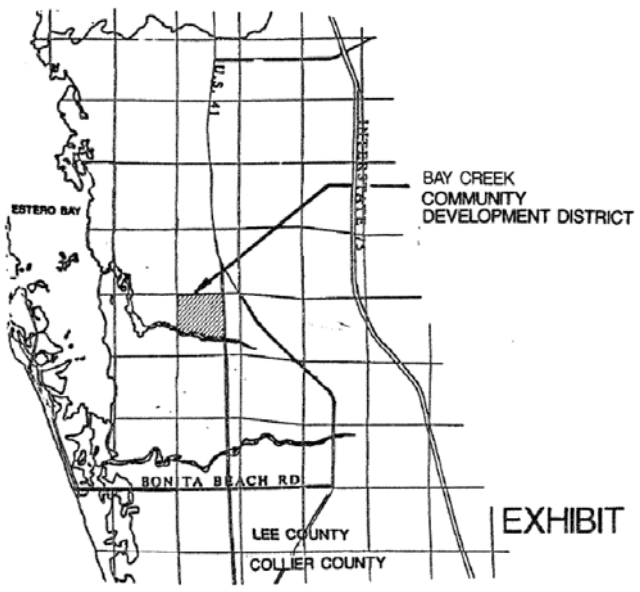
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (**"District Manager's Office"**), during normal business hours, or on the District's website, http://pelicanlandingcdds.net/. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the hearings and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Boards with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



August 22, 2025 25-03157L

FIRST INSERTION

STONEWATER 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 (**"Board"**) for the Stonewater Community Development District (**"District"**) will hold the following two public hearings and a regular meeting on **September 11, 2025 at 11:00 a.m., at the offices of D.R. Horton, Inc., 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

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:

Lot Type	Total # of Units / Acres	Equivalent Assessment Unit Factor	Current Annual O&M Assessment (1) (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (1) (October 1, 2025 – September 30, 2026)
SF	**327**	**1**	**$257.46**	**$619.07**

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

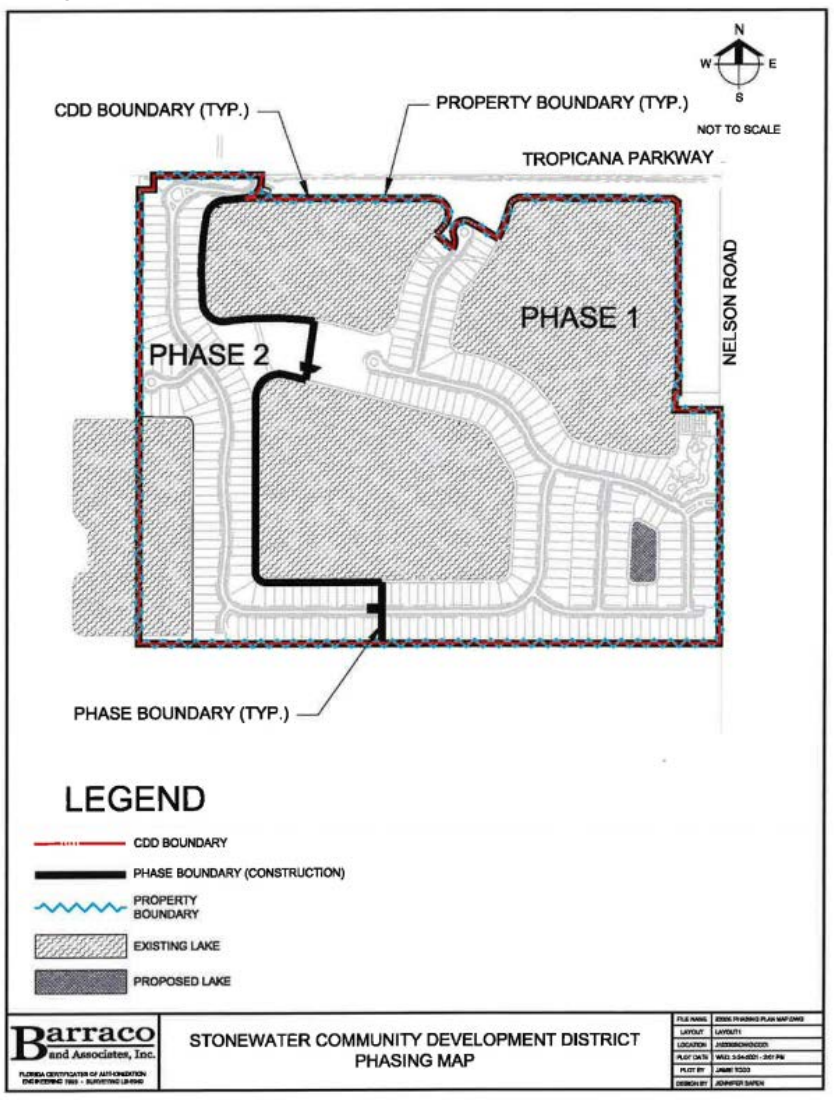
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance 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) is met. **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



August 22, 2025 25-03156L

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 Mini Mundo Spanish Academy located at 17356 Ashcomb Way in the City of Estero, Lee County, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of August, 2025.
Maria Constain and Diana Gonzalez

August 22, 2025 25-03183L

PUBLISH YOUR
LEGAL NOTICE
Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V2

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that CYNTHIA BARRIENTEZ will engage in business under the fictitious name SWEET RIDE RENTALS OF SOUTHWEST FLORIDA, with a physical address 916 Willard Ave. Lehigh Acres, FL 33972, with a mailing address 916 Willard Ave. Lehigh Acres, FL 33972, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

August 22, 2025 25-03177L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Nella Metellus, desiring to engage in business under the fictitious name of Faith 2 Faith Care located at 207 Manasota St, Fort Myers, Florida 33913 intends to register the said name in Lee county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 22, 2025 25-03145L

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 storagetreasures.com on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 12859 McGregor Blvd, Fort Myers, FL, 33919 George Johns 02281 dolly, bins, tools, boxes. John Wargo 00405 bench, end table, towel . Kristin Marlowe 05271 gym equipment, lamps, furniture, bins, boxes . Odisha Masson 05229 clothes, toys, bins, boxes, baby items. Paul Bush 05206 fishing poles, golf clubs and bag, pictures, cooler, bins, boxes . Paul Dever 04204 table, books, bins, boxes, wall art. 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.

Aug. 22, 29, 2025 25-03113L

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.

SALE DATE SEPTEMBER 29TH
2025, CAR CLINIC OF SWFL 1945
CORONADO RD FORT MYERS FL
33901 (239) 362-1047 MV110472
2015 GMC YUKON XL
1GKS2HKC4FR585165 $7,667.07,
TMCFM INC DBA: ROCKSTAR
HARLEY DAVIDSON 9501
THUNDER RD FORT MYERS, FL
33913 (239)275-4647 MV99399
2018 HARLEY DAVIDSON FLFBS
FAT BOY 114 1HD1YGK19JC026803
$4,020.48

August 22, 2025 25-03170L

FIRST INSERTION

Derelict Vessel Publication Notice

NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL

The following vessel, to wit: 40-foot 1984 Jersey Cabin Motorboat with registration number DO671570 has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, Caloosahatchee River, Lee County to wit the vessel is wrecked since it is sunken; aground without the ability to extricate itself absent mechanical assistance and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efile@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.

All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is August 22, 2025.

FWCDLE 167FO (8/22)

August 22, 29, 2025 25-03143L

--- PUBLIC SALES ---

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 storagetreasures.com on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 13701 Indian Paint Ln, Fort Myers, FL, 33912 Lee County Courtney Parker 2004 Refrigerator, car stand, vacuum, shovel, ladder, ice chest backpack, vase. Benjamin Randall 1168 wheelbarrow, power tools, totes, guitar, ladder, chest of drawers, rope, straps. Caryn Dever 6052 Aquarium, stool, fishing poles, gas can, ladder, wall art, ice chest, boxes, cart, dresser, chairs. George Lee 3004 Racks, pictures, lamps, curio cabinet, artwork. George Lee 1028 Racks, picture frames, pictures, pedestal table, sign, lamps, figurines, book, vase, folding chair. George Lee 1008 Dressers, speakers, picture frames, folding table, rugs. George Lee 1026 Boxes, lamps, totes, pictures, art deco items, signs, mirror. George Lee 5001 Totes, furniture, room screen, picture, vase, lamp, dishes. 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.

Aug. 22, 29, 2025 25-03117L

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 storagetreasures.com on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 14150 N Cleveland Avenue, North Fort Myers, FL, 33903 Lee County Eliza Masco 133 Boxes totes, pictures, mattress, tires, furniture, fishing rods. Oli sano 1600 Clothes, luggage . William Gloster 1708 Automobile. Lisa Bright 1825 Boxes totes, holiday decorations, shelves, chairs. 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.

Aug. 22, 29, 2025 25-03116L

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 storagetreasures.com on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 3300 Chiquita Blvd S, Cape Coral, FL, 33914 Lee County Erica Barbe A114 Home goods. Bill Storms D178 Home Goods. Donald Quigley Jr D337 Home Goods. Tanya Costa B008 Home Goods. 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.

Aug. 22, 29, 2025 25-03115L

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

FIRST INSERTION

RIVER RIDGE COMMUNITY DEVELOPMENT DISTRICT

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

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") of the River Ridge Community Development District ("District") will hold the following two (2) public hearings and a regular meeting:

DATE: September 15, 2025
TIME: 1:00 PM
LOCATION: River Club Conference Center Sound Room
4784 Pelican Sound Boulevard
Estero, Florida 33928

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"Fiscal Year 2026"**). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment[1]
Residential Unit	**1,299**	**1.00**	**$1,208.92**
The Meadows	**262**	**1.00**	**$177.21**
Commercial along US41	**164.3534**	**1.00**	**$177.21**

[1] Annual O&M Assessment includes County collection costs and early payment discounts.

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

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

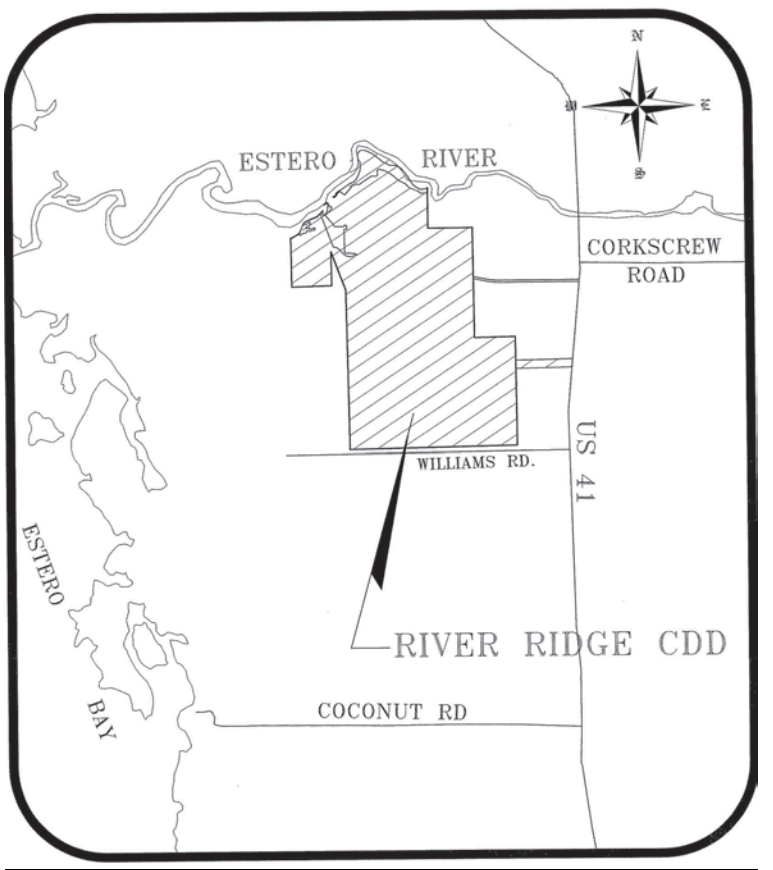
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (**"District Manager's Office"**), during normal business hours or on the District's website, http://www.riverridgecdd.net/. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



August 22, 2025 25-03158L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-DR-5722
IN RE: THE MARRIAGE OF:
PATRICIA VALLEJO
Petitioner,
-and-
CARLOS GRULLON
Respondent,

TO: Carlos Grullon (Respondent/Husband)
Last Known address: 4120 Sunny Aspen Circle apt 215, Fort Myers, FL 33916.

YOU ARE NOTIFIED that an action regarding the Petition for Dissolution of Marriage has been filed in the Circuit Court of the Twentieth Judicial Circuit for Lee County. You are required to serve an Answer or responsive pleadings to this action upon JORGE J. SANTANA, ESQ., of SANTANA LAW, P.A., Petitioner's attorney, whose address is 8191 College Parkway, Suite 200, Fort Myers, FL 33919, on or before September 22, 2025, and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter.

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

You must keep the Clerk of the Circuit's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approval Family Law Form 12.915) Future papers in this lawsuit will be mailed to the address on records at the clerk's office.

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

DATED 08/13/2025

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

Aug. 22, 29; Sept. 5, 12, 2025
25-03137L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
File No. 25-CP-2337
PROBATE DIVISION
IN RE: ESTATE OF
EDWARD JOSEPH REDDEN, III,
Deceased.

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

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

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

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

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

The date of first publication of this notice is August 22, 2025.

Personal Representative:
Julie Valverde
10620 Shore Front Parkway, Apt. 10-J
Rockaway Park, NY 11694
Attorney for Personal Representative:
Katherine L. Baggett, Esq.
Florida Bar No. 1033237
MANICE BUDD & BAGGETT LLP
525 N. Flagler Drive, Suite 350
West Palm Beach, FL 33401
Telephone: 646.705.2177
August 22, 29, 2025 25-03124L

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002014
Division Probate
IN RE: ESTATE OF
CONNIE B. ZARBA
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 Connie B. Zarba, deceased, File Number 25-CP-002014 by the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902; that the decedent's date of death was February 4, 2025; that the total value of the estate is $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Fred A. Sanders, Sr. a/k/a Fred Sanders, Sr.
5558 Palm Beach Blvd #270,
Fort Myers, FL 33905

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 August 22, 2025.

Person Giving Notice:
Fred A. Sanders, Sr
5558 Palm Beach Blvd #270
Fort Myers, Florida 33905
Attorney for Person Giving Notice
/s/Lance M. McKinney
Lance M. McKinney
Attorney for Fred A. Sanders, Sr.
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
August 22, 29, 2025 25-03152L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20th JUDICIAL IN AND FOR LEE COUNTY, FLORIDA, PROBATE DIVISION
Division Probate
In Re: Estate of
Randall Gregory Allison, deceased

Randall Gregory Allison died December 22, 2024; there is no pending estate administration in the Clerk of Courts – Probate the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the proposed Personal Representative and of the proposed Personal Representative's Attorney are set forth below.

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

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

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

NOTHWITHSTANDING 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 August 22, 2025.

Patricia Jean Allison,
Proposed Personal Representative
c/o Kelly M. Burnell, Esq.
Attorney for Proposed Personal Representative,
Michigan Bar #: P71441,
BODMAN PLC,
1901 St. Antoine Street, 6th Floor
at Ford Field, Detroit, MI 48226
(313) 259-7777; fax (313) 393-7579;
kburnell@bodmanlaw.com
4921-9454-6263_1
August 22, 29, 2025 25-03132L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1677
IN RE: ESTATE OF
Manuel T. Ting,
Deceased.

The administration of the estate of Manuel T. Ting, deceased, whose date of death was March 7th, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 2115 Second Street, 2nd Floor, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 22, 2025.

DocuSigned by: Edward Ting
Edward Ting
P.O. Address: 521 Sycamore Trl,
Cortland, OH 44410
Ged Law
Attorneys for Personal Representative
7955 Airport Pulling Road North
Suite 202
Naples, FL 34109
Telephone: 2395145048
Florida Bar No. 18808
Email Addresses: dged@ged-law.com
August 22, 29, 2025 25-03140L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2520
Twentieth Judicial Circuit
IN RE: ESTATE OF DONALD B. FAMOUS, Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Donald B. Famous, deceased, Case No.: 2025-CP-2520, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was August 8, 2023, and whose social security number is xxx-xx-9808; that the total value of the estate is $13,480.05, and that the name and address of those to whom it has been assigned by such order is:

Pamela L. Famous, as Trustee
of the Famous Family Trust
u/a dtd. April 11, 2005
Post Office Box 445
Hohenwald, TN 38462

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and persons having claims or demands against decedent's estate 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 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is August 22, 2025.

Petitioner:
Pamela L. Famous
Post Office Box 445
Hohenwald, TN 38462
Christopher J. Fowler (FL Bar #104085)
Attorney for Petitioner
Primary Email: cfowler@nhlslaw.com
Secondary Email:
tpayne@nhlslaw.com
Norton, Hammersley, Lopez & Skokos, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 3423
Telephone: (941) 954-4691
15696-1 01570207.DOCX;1 4/25/2024
August 22, 29, 2025 25-03184L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001522
Division: Probate
IN RE: ESTATE OF BARBARA J. OSBORNE, Deceased.

The administration of the estate of Barbara J. Osborne, deceased, whose date of death was December 25, 2024 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 22, 2025.

Christina Austin
4223 Dutchess Park Road
Fort Myers, FL 33916
Beth A. Prather, Attorney
Florida Bar Number: 974692
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail:
courtneylovejoy@gskattorneys.com
01043749.DOC/1
August 22, 29, 2025 25-03125L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2377
Division Probate
IN RE: ESTATE OF PATRICIA SUE MEYER Deceased.

The administration of the estate of Patricia Sue Meyer, deceased, whose date of death was May 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 22, 2025.

Personal Representative:
Dennis C. Schutz
28661 Wahoo Drive
Bonita Springs, FL 34135
Attorney for Personal Representative:
Kent A. Skrivan, Esq.
E-mail Addresses:
kent@sgnapleslaw.com
Florida Bar No. 0893552
Skrivan & Gibbs, PLLC
1110 Pine Ridge Road, Suite 300
Naples, FL 34108
Telephone: (239) 597-4500
August 22, 29, 2025 25-03131L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002336
IN RE: ESTATE OF ROBERT M. MCGAH Deceased.

The administration of the Estate of Robert M. McGah, deceased, whose date of death was May 26, 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 August 22, 2025.

Personal Representative:
Anne McGah Bailey
28400 Las Palmas Circle
Bonita Springs, FL 34135
Attorney for Personal Representative:
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Ste 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellers.com
August 22, 29, 2025 25-03180L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002431
IN RE: ESTATE OF: DIETER F. HERBER Deceased.

The administration of the estate of DIETER F. HERBER deceased, whose date of death was June 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd., Fort Myers, 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 Section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against 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 August 22, 2025.

Personal Representative:
ANDREA MATALLANA
149 Carlisle Drive
Miami Springs, FL 33166
Attorney for Personal Representative
Mary E. Trask, Esq.
Florida Bar Number: 10927
Trask Law
16500 Burnt Store Road, Suite A-104
Punta Gorda, FL 33955
Telephone: (941) 655-8003
Fax: (239) 244-8563
E-mail: metesq@yahoo.com
Secondary Email:
trasklaw@gmail.com
August 22, 29, 2025 25-03154L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-2302
IN RE: ESTATE OF EDWIN H. BICKEL, JR., Deceased.

The administration of the estate of Edwin H. Bickel, Jr., deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 22, 2025.

Edwin H. Bickel, III,
Personal Representative
12294 McGregor Woods Circle
Fort Myers, FL 33908
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
August 22, 29, 2025 25-03126L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-2114
Division: Probate
IN RE: ESTATE OF ROY L. KESSLUK, 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 Roy L. Kessluk, deceased, File Number 25-CP-2114, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was April 17, 2025; that the total value of the Estate is $0.00 (Exempt); and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Joan M. Kessluk
1698 Bent Tree Cir.,
Fort Myers, FL 33907

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the Estate of the Decedent and persons having claims or demands against the Estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

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

The date of first publication of this Notice is August 22, 2025.

Person Giving Notice:
Joan M. Kessluk
1698 Bent Tree Cir.
Fort Myers, FL 33907
Attorney for Person Giving Notice:
Kevin A. Kyle
Florida Bar Number: 980595
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: kevink@trustska.com
01073409.DOC/1
4934-6646-4838, v. 1
August 22, 29, 2025 25-03142L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002254
Division: PROBATE
IN RE: ESTATE OF MICHAEL CHARLES KELLY, A/K/A MICHAEL C. KELLY Deceased.

The administration of the estate of Michael Charles Kelly, a/k/a Michael C. Kelly, deceased, whose date of death was June 25, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, FL 33901. The name and address of the personal representative's attorney are set forth below.

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

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 August 22, 2025.

Personal Representative:
Tabatha Hays
1204 SE 3rd Avenue
Cape Coral, FL 33990
Tamsen Hays
Attorney for Personal Representative
Florida Bar Number: 044126
WOTITZKY, WOTITZKY & YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: thays@wotitzkylaw.com
Secondary E-Mail:
donna@wotitzkylaw.com
August 22, 29, 2025 25-03139L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002502
Division: Probate
IN RE: ESTATE OF SANDRA JANE GOOD, Deceased.

The administration of the estate of Sandra Jane Good, deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, 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 August 22, 2025.

Personal Representative:
Troy D. Withstandley
18104 Horseshoe Bay Cir.
Fort Myers, FL 33967
Attorney for Personal Representative:
Lowell S. Schoenfeld
Attorney for Personal Representative
Florida Bar Number: 980099
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
Secondary E-Mail:
marir@trustska.com
August 22, 29, 2025 25-03136L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002451
IN RE: ESTATE OF BETTY J. THOMPSON, a/k/a BETTY JEANNE THOMPSON and JEANNE THOMPSON Deceased.

The administration of the estate of Betty J. Thompson, deceased, also known as Betty Jeanne Thompson and Jeanne Thompson, whose date of death was November 19, 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 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 August 22, 2025.

Personal Representative:
Arnold P. Thompson
54 Boysenberry Court
Suffield, CT 06078
Attorney for Personal Representative:
Brian E. Thompson
Attorney for Personal Representative
Florida Bar Number: 0531251
DAY PITNEY LLP
4855 Technology Way, Suite 530
Boca Raton, FL 33431
Telephone: (561) 537-4922
E-Mail: bthompson@daypitney.com
August 22, 29, 2025 25-03175L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002476
Division ()
IN RE: ESTATE OF BLANCO VALLEJO
Deceased

The administration of the estate of Blanca Vallejo ("Decedent"), deceased, whose date of death was January 11, 2025, is pending in the Circuit Court for Lee, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorneys 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 August 22, 2025.

Personal Representative:
Jenny Vallejo
Attorneys for Personal Representative:
Cristina M. Henry, Esq.
Attorney for Personal Representative
Florida Bar No. 103045
2840 SW 3rd Avenue
Miami, Florida 33129
Tel: (305) 444-0100
August 22, 29, 2025 25-03159L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-2544
IN RE: ESTATE OF HEINZ-ULRICH NAVRATIEL,
Deceased.

The administration of the estate of Heinz-Ulrich Navratiel, deceased, whose date of death was October 12, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 August 22, 2025.

Louisa Peters
Personal Representative
4000 SW 27th Ave
Cape Coral, FL 33914
Attorney for Personal Representative:
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
August 22, 29, 2025 25-03182L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002448
Division: Probate
IN RE: ESTATE OF BARRY S. BURKS,
Deceased.

The administration of the Estate of Barry S. Burks, deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 August 22, 2025.

Personal Representative:
Clayton Burks
3552 County Road 79
Wadley, AL 36276
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: kevink@trustska.com
4911-5053-1408, v. 1
August 22, 29, 2025 25-03181L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002555
Division Probate
IN RE: ESTATE OF LAWRENCE RAY ROBERTS
Deceased.

The administration of the estate of Lawrence Ray Roberts, deceased, whose date of death was June 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 August 22, 2025.

Personal Representative:
Thomas De Hoyos
2908 SE 22nd Place
Cape Coral, Florida 33904
Attorney for Personal Representative:
Eviana J. Martin, Attorney
Florida Bar Number: 36198
Martin Law Firm, PL
3701 Del Prado Blvd S.
Cape Coral, Florida 33904
Telephone: (239) 443-1094
Fax: (941) 213-1231
E-Mail:
eviana.martin@martinlawfirm.com
August 22, 29, 2025 25-03186L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-2401
Division: Probate
IN RE: ESTATE OF HERMAN H. SCHOCH,
Deceased.

The administration of the Estate of Herman H. Schoch, deceased, whose date of death was May 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against 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 August 22, 2025.

Personal Representative:
Keith Schoch
129 S. Westview Ave.
Feasterville, PA 19053
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: kevink@trustska.com
4910-2222-9072, v. 1
August 22, 29, 2025 25-03160L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 25-CP-2495
Division: Probate
IN RE: ESTATE OF CHARLYN I. SCHMID
Deceased.

The administration of the estate of Charlyn I. Schmid, deceased, whose date of death was July 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 August 22, 2025.

Personal Representative:
Timothy A. Stephenson
5237 Summerlin Commons Blvd, Suite 334
Fort Myers, Florida 33907
Attorney for Personal Representative:
Hayley E. Donaldson, Attorney
Florida Bar Number: 1002236
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: donaldson@sbshlaw.com
Secondary E-Mail:
bmerhige@sbshlaw.com
August 22, 29, 2025 25-03168L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
25-CP-2560
IN RE: ESTATE OF: NATALINA BIAFORA
Deceased

The administration of the estate of NATALINA BIAFORA, deceased, whose date of death was April 03, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice was or shall be: August 22, 2025

Personal Representative:
Anna Maria Gabriele,
30 Westminster Crescent,
Fergus, ON N1M 0C4, Canada
Attorney for Personal Representative
/s/ Alexis A. Sitka, P. A.
Alexis A. Sitka, P. A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
August 22, 29, 2025 25-03153L

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. 24-CA-007541
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
RHOAN G. GUTHRIE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 08, 2025, and entered in 24-CA-007541 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the Plaintiff and RHOAN G. GUTHRIE; UNKNOWN SPOUSE OF RHOAN G. GUTHRIE; SHADOW LAKES AT LEHIGH ACRES HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on September 11, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 5 OF SHADOW LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NO. 2006000171800, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 117 SHADOW LAKES DR, 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.

08/14/2025

Kevin C. Karnes
As Clerk of the Court
(SEAL) By: T Mann
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-243714 - MaM
August 22, 29, 2025 25-03133L

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-2525
JUDGE: KEITH R. KYLE
IN RE: ESTATE OF JORDAIN E. BLANCHARD
DECEASED.

The administration of the estate of JORDAIN E. BLANCHARD, deceased, whose date of death was July 25, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 22, 2025.

Barbara R. Boelter
Personal Representative
14516 New Hampton Place
Fort Myers, FL 33912
JUAN D. BENDECK
Attorney for Personal Representative
Florida Bar No. 78298
Dentons Cohen & Grigsby PC
9110 Strada Place, Mercato - Suite 6200
Naples, Florida 34108
Telephone: 239-390-1900
Email: juan.bendeck@dentons.com
Secondary Email:
ray.valle@dentons.com
Tertiary Email:
wanda.portnoy@dentons.com
August 22, 29, 2025 25-03179L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2487
Division Probate
IN RE: ESTATE OF BARBARA ELAINE LYON A/K/A BARBARA E. LYON
Deceased.

The administration of the estate of Barbara Elaine Lyon a/k/a Barbara E. Lyon, deceased, whose date of death was July 12, 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 August 22, 2025.

Personal Representative:
Karen Sue Sherrerd
4546 Mystic Blue Way
Fort Myers, Florida 33966
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
August 22, 29, 2025 25-03185L

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer
LV20878_V19

--- ACTIONS / SALES ---

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. 362023CA001189A001CH
RBC BANK (GEORGIA), N.A.,
Plaintiff, vs.
FRANK H. COPP, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 8, 2025, and entered in 362023CA001189A001CH of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein RBC BANK (GEORGIA), N.A. is the Plaintiff and FRANK H. COPP; HARD INVESTMENT LLC 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 September 11, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 29 AND 30, BLOCK 674, CAPE CORAL, UNIT NO 21, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE(S) 149 THROUGH 173, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2236 SE 11TH PLACE, CAPE CORAL, FL 33990

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

08/14/2025

Kevin C. Karnes
As Clerk of the Court
(SEAL) By: T Mann
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
21-077824 - MaM
August 22, 29, 2025 25-03135L

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. 24-CA-006515
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
JOHN M. GAFFNEY, JR., et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 06, 2025, and entered in 24-CA-006515 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff and JOHN M. GAFFNEY, JR.; UNITED STATES OF AMERICA, ACTING 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 September 11, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 18, BLOCK A, UNIT S, GULFHAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 58, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2543 8TH AVENUE, SAINT JAMES CITY, FL 33956

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.

08/14/2025

Kevin C. Karnes
As Clerk of the Court
(SEAL) By: T Mann
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
24-236636 - MaM
August 22, 29, 2025 25-03134L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-006871
1 SHARPE OPPORTUNITY INTERMEDIATE TRUST,
Plaintiff, vs.
SW FLORIDA MEDICAL GROUP LLC, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 20, 2025 in Civil Case No. 24-CA-006871 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST is Plaintiff and SW Florida Medical Group LLC, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18 day of September, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 23, BLOCK 7001, ROSE GARDEN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE(S) 11 AND 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Address: 1033 Rose Garden Road, Cape Coral, FL 33914

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

Dated this day of 08/18/2025

Kevin C. Karnes
Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: N Wright Angad

McCalla Raymer Leibert Pierce, LLP
110 SE 6th Street, Suite 2300
Fort Lauderdale, FL 33301
AccountsPayable@mccalla.com
Counsel of Plaintiff
24-10576FL
August 22, 29, 2025 25-03167L

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20678_V2

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY,
CIVIL DIVISION
CASE NO.: 24-CA-007833
NATL REC LAND, LLC,
Plaintiff, vs.
FRANCEL AUGUSTE, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Consent Final Judgment of Foreclosure entered on August 14 2025, in Case No. 24-CA-007833 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein NATL REC LAND, LLC, is Plaintiff, FRANCEL AUGUSTE and SHERLEY THEUS are Defendants, the Office of Kevin C. Karnes, Lee County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 9:00 a.m. on-line at www.lee.realforeclose.com on the 18th day of September 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOTS 10 BLOCK 55, UNIT 14, SECTION E, 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 20, PAGE 19, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Also known as 2104 POLAR AVE, ALVA, FL 33920.

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

Dated: 08/14/2025

Kevin Karnes
Clerk of Court, Lee County
(SEAL) By: T Mann
Deputy Clerk of Court

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
August 22, 29, 2025 25-03148L

FIRST INSERTION

NOTICE OF FORECLOSURE SALES
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CA-007468
WILMINGTON SAVINGS FUND SOCIETY FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust,
Plaintiff, v.
FRAZIER UNIQUE HOMES LLC; OCTEON MCCALL a/k/a OCTEON C. MCCALL; et al.
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Summary Final Judgment of Foreclosure dated August 18, 2025, entered in the above Case No. 24-CA-007468 of the Circuit Court for Lee County, Florida (the "Judgment"), I will sell by separate sales subject Property 1, Property 2, Property 3, Property 4, Property 5, Property 6, Property 7, Property 8, and Property 9, more specifically described below, to the highest and best bidder for cash at nine separate public sales to be held on the 9th day of OCTOBER, 2025, at 9:00 a.m., each sale to be conducted electronically online at nine separate sales at the following website www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes. Plaintiff's credit bid for each of the nine separate sales shall only be the total amount due as to each respective Count, and not the total of the separate total sums specified in Paragraph 4(a) through Paragraph 4(i) of the Judgment.

AS TO COUNT II
Loan No. xxxxx9867
1003 NE 10th Place, Cape Coral, FL 33909 - Property 1
Lots 32 and 33, Block 2056, CAPE CORAL UNIT 31, according to the Plat thereof, as recorded in Plat Book 14, at Page 149, of the Public Records of Lee County, Florida.

AS TO COUNT V
Loan No. xxxxx9870
1213 NE 11th Terrace, Cape Coral, FL 33909 - Property 2
Lots 22 and 23, Block 2058, CAPE CORAL UNIT 31, according to the plat thereof recorded in Plat Book 14, Pages 149 through 165, inclusive, of the Public Records of Lee County, Florida.

AS TO COUNT VIII
Loan No. xxxxx9882
2320 NW 38th Avenue, Cape Coral, FL 33993 - Property 3
Lots 69 and 70, Block 4338, CAPE CORAL UNIT 61, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 4 through 20, inclusive, of the Public Records of Lee County, Florida.

AS TO COUNT XII
Loan No. xxxxx9891
3225 NW 15th Lane Cape Coral, FL 33993 - Property 4
Lots 27 and 28, Block 4269, CAPE CORAL UNIT 60, a Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Pages 154 through 169, inclusive, of the Public Records of Lee County, Florida.

AS TO COUNT XIV
Loan No. xxxxx9888
4142 NW 38th Place, Cape Coral, FL 33993 - Property 5
Lots 39 & 40, Block 5498, CAPE CORAL UNIT 91, according to the plat thereof, as recorded in Plat Book 24, Page(s) 88 through 98, inclusive, of the Public Records of Lee County, Florida.

AS TO COUNT XVII
Loan No. xxxxx9879
4217 NW 32nd Terrace, Cape Coral, FL 33993 - Property 6
Lots 51 And 52, Block 5421, CAPE CORAL UNIT 90, A Subdivision, According To The Map Or Plat Thereof, As Recorded In Plat Book 24, Pages 12 Through 29, Inclusive, Of The Public Records Of Lee County, Florida.

AS TO COUNT XX
Loan No. xxxxx9885
4230 NW 25th Terrace, Cape Coral, FL 33993 - Property 7
Lots 7 and 8, Block 5178, CAPE CORAL UNIT 83, according to the plat thereof, recorded in Plat Book 23, Page 41,inclusive, of the Public Records of Lee County, Florida.

AS TO COUNT XXIII
Loan No. xxxxx9873
4304 Jacaranda Parkway, Cape Coral, FL 33993 - Property 8
Lots 22 and 23, Block 5200, CAPE CORAL UNIT 83, according to the plat thereof, recorded in Plat Book 23 Page 41, inclusive of the Public Records of Lee County Florida.

AS TO COUNT XXVI
Loan No. xxxxx9876
4348 NW 27th Lane Cape Coral, FL 33993 - Property 9
Lots 3 and 4, Block 5181, CAPE CORAL UNIT 83, a Subdivision according to the map or plat thereof, as recorded in Plat Book 23, Pages 41 through 54, inclusive, of the Public Records of Lee County, Florida.

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

WITNESS, MY HAND AND SEAL OF THIS COURT ON AUGUST 19, 2025.

KEVIN C. KARNES
Clerk of the Circuit Court & Comptroller
(SEAL) BY: T Mann
Deputy Clerk

/s/ Gerald D. Davis
GERALD D. DAVIS
Florida Bar No. 764698
200 Central Avenue, Suite 1600\
St. Petersburg, FL 33701
Tel: (727) 896-7171
Attorneys for Plaintiff
August 22, 29, 2025 25-03178L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR LEE COUNTY FLORIDA
CASE NO.: 25-CA-003204
DANIEL ANDRADE and FELICIA ANDRADE,
Plaintiff, v.
THE CATRON ESTATE and DELBERT F. CATRON,
Defendants.

TO: THE CATRON ESTATE
C/O DELBERT F. CATRON
14732 VAN BUREN ST
MIDWAY CITY, CA 92655
DELBERT F. CATRON
14732 VAN BUREN ST
MIDWAY CITY, CA 92655

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 11, BLOCK 113, UNIT 111, LEHIGH ACRES, SECTION 11, TOWNSHIP 44 SOUTH, RANGE 26 EAST ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PGE 60, 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 24, 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 14th day of August, 2025.

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

The Law Office of C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney,
2720 Park Street, Suite 205,
Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202
Aug. 22, 29; Sept. 5, 12, 2025
25-03128L

FIRST INSERTION

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. 24-CA-005733
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2024-RPL1,
Plaintiff, vs.
DON MINH VONG; KIM NGUYEN VONG; 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 August 12, 2025, and entered in Case No. 24-CA-005733 of the Circuit Court in and for Lee County, Florida, wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2024-RPL1 is Plaintiff and DON MINH VONG; KIM NGUYEN VONG; 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 September 11, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 12, BLOCK 39, LEHIGH ACRES, UNIT 5, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, 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 August 13, 2025.

KEVIN C. KARNES
As Clerk, Circuit Court
(SEAL) By: T Mann
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
1496-204394 / TM1
August 22, 29, 2025 25-03110L

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.: CASE NO: 24-CA-005836
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JEROD GENE KESSLER; SARAH B. KESSLER; HENDRY CREEK HOMEOWNERS ASSOCIATION, INC. F/K/A HENDRY CREEK WATERFRONT PROPERTY OWNERS ASSOCIATION INC. F/K/A HENDRY CREEK HOMEOWNER'S ASSOCIATION, INC; THE HUNTINGTON NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, SUCCESSOR BY MERGER TO TCF BANK, A NATIONAL BANKING ASSOCIATION; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated the 12th day of August 2025, and entered in Case No. 24-CA-005836, of the Circuit Court of the 20TH Judicial Circuit in and for LEE County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC, is the Plaintiff and JEROD GENE KESSLER; SARAH B. KESSLER; HENDRY CREEK HOMEOWNERS ASSOCIATION, INC. F/K/A HENDRY CREEK WATERFRONT PROPERTY OWNERS ASSOCIATION INC. F/K/A HENDRY CREEK HOMEOWNER'S ASSOCIATION, INC; THE HUNTINGTON NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, SUCCESSOR BY MERGER TO TCF BANK, A NATIONAL BANKING ASSOCIATION; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are defendants. Kevin C. Karnes, the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes at, 9:00 AM on the 9th day of October 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 45, BLOCK A, HENDRY CREEK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE(S) 30 THROUGH 32, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Property Address: 7232 HEAVEN LN, FORT MYERS, FL 33908

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

Dated this 13 day of August, 2025.

KEVIN C. KARNES
Clerk of the Circuit Court
(SEAL) By: T Mann
Deputy Clerk

Submitted by:
DELUCA LAW GROUP PLLC.
ATTORNEY FOR THE PLAINTIFF
2101 NE 26TH STREET
FORT LAUDERDALE, FL 33305
TELEPHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
Service@delucalawgroup.com
24-06344
August 22, 29, 2025 25-03111L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-002396
UNION HOME MORTGAGE CORP.,
Plaintiff, vs.
ALEKSANDRA ZEKIC; KELLY GREENS MANOR CONDOMINIUM V ASSOCIATION INC.; KELLY GREENS MASTER ASSOCIATION INC.; UNKNOWN SPOUSE OF ALEKSANDRA ZEKIC; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEVIN C. KARNES as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.Lee.realforeclose.com at, 9:00 AM on the 11 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 2837, OF KELLY GREENS MANOR CONDOMINIUM V, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2161, PAGE 184, AND ALL EXHIBITS AND AMENDMENTS THEREOF, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 16470 KELLY COVE, #2837, FORT MYERS, FL 33908

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 14 day of August, 2025.

KEVIN C. KARNES
Clerk of The Circuit Court
(SEAL) By: T Mann
Deputy Clerk

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-01397
August 22, 29, 2025 25-03112L

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20678_V2

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 25-CA-000298
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION,
Plaintiff, vs.
MICHAEL NEIL; et. al.,
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on July 28, 2025 in the above-styled cause, I will sell to the highest and best bidder for cash on September 11, 2025 at 9:00 a.m., at www.lee.realforeclose.com.

LOT 15 AND 16, BLOCK 514, CAPE CORAL, UNIT 13, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 56 THROUGH 60, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Property Address: 1308 SE 35 Street, Cape Coral, FL 33904.

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

Dated: 08/14/2025.

KEVIN C. KARNES, CLERK
LEE COUNTY CIRCUIT COURT
(SEAL) By: T Mann
Deputy Clerk

KELLEY L. CHURCH, ESQUIRE
QUINTAIROS, PRIETO, WOOD & BOYER, P.A.
255 SOUTH ORANGE AVENUE, SUITE 900
ORLANDO, FL 32801
ATTORNEY FOR PLAINTIFF
SERVICECOPIES@QPWBLAW.COM
Matter No.: FL-007508-24
Case No.: 25-CA-000298
August 22, 29, 2025 25-03147L

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-002563
Michael J Weiss
Plaintiff, v.
Elizabeth Tritsch,
Defendant.

TO: Elizabeth Tritsch, and to all parties claiming interest by, through, under or against Defendant, and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Partition of Personal Property.

The action was instituted in the Circuit Court of Lee County, Florida, and is styled Michael J. Weiss v. Elizabeth Tritsch, case no. 25-CA-002563.

You are required to serve a copy of your written defenses, if any, to the action on Gary Rhodes, Esq., Plaintiff's attorney, whose address is Hahn, Loeser & Parks, LLP, 2400 First Street, Suite 300, Fort Myers, Florida 33901, on or before September 22, 2025, and file the original with the clerk of this court either before service on or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 08/13/2025

Kevin C. Karnes
Clerk of the Circuit Court
Lee County, Florida
(SEAL) By: K Harris
Deputy Clerk

Gary Rhodes, Esq.,
Plaintiff's attorney,
Hahn, Loeser & Parks, LLP,
2400 First Street, Suite 300,
Fort Myers, Florida 33901
19024334.1
Aug. 22, 29; Sept. 5, 12, 2025
25-03109L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-001770
BOKF, N.A.,
Plaintiff, vs.
CURTIS HEADLEE, JR A/K/A CURTIS REID HEADLEE, JR. A/K/A CURTIS HEADLEE, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed August 7, 2025 entered in Civil Case No. 25-CA-001770 of the Circuit Court of the Twentieth Judicial Circuit Judicial Circuit in and for Lee County Ft. Myers, Florida, the Clerk of Court, Clerk of Court of Lee County, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes, at 9 am on October 9, 2025 on the following described property as set forth in said Summary Final Judgment:

Lots 31 and 32, Block 647, Unit 21, CAPE CORAL SUBDIVISION, according to the plat thereof, as recorded in Plat Book 13, pages 149 through 173, inclusive, in the Public Records of Lee County, Florida.

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

Dated this 15 day of August, 2025.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: T Mann
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP, ATTORNEY FOR PLAINTIFF
110 SE 6TH STREET
FORT LAUDERDALE, FL 33301
(855) 281-3909
MRSERVICE@MCCALLA.COM
25-11213FL
August 22, 29, 2025 25-03149L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-0756
MELVIN O. WROTEN, JR.
Plaintiff, v.
MICHAEL J. PADILLA AND MARIELY ZENO VALENTIN
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered in the above-styled case, the Clerk of Court of LEE COUNTY, Florida will sell the following described real property:

See Exhibit "A" attached hereto and incorporated herein by reference. a/k/a 14001 Barcelona Ave., Fort Myers, FL 33905, Lee County Parcel ID: 28-43-26-06-00058.0820

EXHIBIT A

Lot 82, Block 58, Unit No. 6 Fort Myers Shores, according to the map or plat thereof as recorded in Plat Book 17, Page 75, Public Records of Lee County, Florida.

at public sale to the highest bidder for cash, conducted electronically at www.lee.realforeclose.com, in accordance with § 45.031, Florida Statutes, at 9:00 a.m. on October 9, 2025, or as soon thereafter as the sale may proceed.

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 08/18/2025.

KEVIN C. KARNES
Clerk of Court
(SEAL) By: T Mann
Deputy Clerk

Elias M. Mahshie, Esq.
Mahshie & DeCosta, P.A.
Counsel for Plaintiff
407 E. Marion Avenue, Suite 101
Punta Gorda, FL 33950
Ph: 941-639-7627
By: /s/ Elias Mahshie
Elias M. Mahshie, Esq.
Florida Bar No.: 73103
August 22, 29, 2025 25-03174L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No.: 2024- CA- 8044
PALMETTO PINE ESTATES HOMEOWERS ASSOCIATION, INC.,
Plaintiff, v.
ROBERT D. KASPER, CHERYL M. KASPER, CITY OF CAPE CORAL, FLORIDA UNKNOWN TENANT #1, AND UNKNOWN TENANT #2,
Defendants.

TO: ROBERT D. KASPER
Last Known Address:
1571 Old Barn Court
Bartlett, IL 60103

YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Lee County, Florida:

Lot 20, Block 7006, PALMETTO PINE ESTATES, according to the map or plat thereof as recorded in Plat Book 79, Pages 1 and 2 of the Public Records of Le County.

Property Address: 917 Palmetto Pointe Cir., Cape Coral, FL 33991.

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, G. Tyler Baillargeon, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Blvd, Fort Myers, FL 33901, within thirty (30) days of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED on this 15 day of August, 2025.

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

G. Tyler Baillargeon, Esq.,
Goede, DeBoest & Cross, PLLC,
2030 McGregor Blvd,
Fort Myers, FL 33901
TBaillargeon@gadclaw.com;
JDelgado@gadclaw.com.
August 22, 29, 2025 25-03151L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-004869
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF PRPM 2024-NQM1 TRUST
Plaintiff(s), vs.
KAZURI CAPITAL ACQUISITIONS LLC; CAMILLA JANEL HALLA/K/A CAMILLA JANEL SMITH; JOSEPH L. SMITH; PAUL C. DAVIS
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 3, 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 9th day of October, 2025 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit::

LOT 47, BLOCK 66, UNIT 12, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 70, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property address: 723 Newell Street East, 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 before the clerk reports the surplus as unclaimed.

Kevin Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the 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. 24-004227-1
August 22, 29, 2025 25-03172L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-1527
ZINC Income Fund II LLC, a California limited liability company
Plaintiff, v.
10X FLIPWORX, LLC, a Florida limited liability company, FAIR DEAL REALTY, LLC, a Wyoming limited liability company, HORIZON TRUST FBO NICHOLAS KITCHEN ROTH IRA & HORIZON TRUST FBO NICHOLAS KITCHEN IRA, 2MR REI CONSULTING, LLC and DOLK INNOVATIVE PARTNERS, LLC
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered in the above-styled case, the Clerk of Court of LEE COUNTY, Florida will sell the following described real property:

See Exhibit "A" attached hereto and incorporated herein by reference. a/k/a 3600 Heritage Lane, Fort Myers, Florida 33908; Lee County Parcel ID No.: 34-45-24-01-00000.0100

EXHIBIT A

Parcel A

Lot 9, of Heritage Farms, an unrecorded subdivision lying in the Northeast quarter of the Southeast quarter, Section 34, Township 45 South, Range 24 East, Lee County, Florida, being more particularly described as follows: From the Northeast corner of the Northeast quarter of the Southeast quarter, said Section 34, run S 00°04'20" W along the East line of said Section 34 for 1323.145 feet, to a point on the South line of the Northeast quarter of the Southeast quarter, said Section 34; thence run North 89°57'58" West, along the South line of Northeast quarter of the Southeast quarter, said Section 34,for 1325.58 feet to a point on the West line of said Northeast quarter of the Southeast quarter, said Section 34, said point being the Point of Beginning of lands herein described. From said Point of Beginning, run North 01°01'38" East, along said West line, Northeast quarter of the Southeast quarter, said Section 34, 391.18 feet; thence North 83°06'15" East, 321.86 feet, to a point on the Southwesterly right of way of a 60 foot road, same being the arc of a curve to the left, having for its elements, a radius of 187.86 feet, a delta angle of 04°25'54", and an arc distance of 14.53 feet; thence along said arc, said Southwesterly right of way, 14.53 feet to the P.T. of said curve; thence South 46°29'40" East, along said Southwesterly right of way 49.49 feet; thence South 43°30'20" West 531.29 feet, to the Point of Beginning.

Less and Except:

A tract or parcel of land lying in Lot 9, Unrecorded Heritage Farms in the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4), Section 34, Township 45 South, Range 24 East, Lee County, Florida, as shown on plat recorded in Official Records Book 635, Page 833, Lee County Records, which tract or parcel is described as follows:

From the Northeast corner of said fraction run S 00°04'20" W along the East line of said fraction for 1323.14 feet to the Southeast corner of said fraction; thence run N 89°57'58" W along the South line of said fraction for 1325.58 feet to a concrete monument marking the Southwest corner of said fraction and a corner common to Lots 9 and 10 of said Unrecorded Heritage Farms and the Point of Beginning. From said Point of Beginning run N 42°32'04" E for 236.03 feet; thence run N 44°16'31" E for 223.31 feet; thence run S 46°29'40" E for 1.0 feet to an intersection with the line common to said Lots 9 and 10; thence run S 43°30'20" W along said common line for 459.29 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on said plat of Unrecorded Heritage Farms recorded in Official Records Book 635, Page 833, Lee County Records.

Parcel B

Lot 10, of Heritage Farms, an unrecorded subdivision lying in the Northeast quarter of the Southeast quarter, Section 34, Township 45 South, Range 24 East, Lee County, Florida, being more particularly described as follows: From the Northeast corner of the Northeast quarter of the Southeast quarter, said Section 34, run S 00°04'20" W along the East line of said Section 34 for 1323.145 feet, to a point on the South line of the Northeast quarter of the Southeast quarter, said Section 34; thence run North 89°57'58" West, along the South line of Northeast quarter of the Southeast quarter, said Section 34, 910 feet to the Point of Beginning of lands herein described. From said Point of Beginning continue North 89°57'58" West, along said South line, Northeast quarter of the Southeast quarter, said Section 34, 415.58 feet to the Southwest corner of the Northeast quarter of the Southeast quarter, said Section 34, thence North 43°30'20" East, 531.29 feet to a point on the Southwesterly right of way line of a 60 foot road, thence South 46°29'40" East, along said Southwesterly right of way 46.57 feet to the P.C. of a curve to the left, having for its elements a radius of 161.93 feet, a delta angle of 7°35'16", and an arc distance of 21.44 feet, thence along said arc, said Southwesterly right of way 21.44 feet to a point, thence South 0°04'20" West, 339.98 feet to the Point of Beginning.

Parcel C

A tract or parcel of land lying in Lot 9, Unrecorded Heritage Farms in the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4), Section 34, Township 45 South, Range 24 East, Lee County, Florida, as shown on plat recorded in Official Records Book 635, Page 833, Lee County Records, which tract or parcel is described as follows:

From the Northeast corner of said fraction run S 00°04'20" W along the East line of said fraction for 1323.14 feet to the Southeast corner of said fraction; thence run N 89°57'57" W along the South line of said fraction for 1325.58 feet to a concrete monument marking the Southwest corner of said fraction and a corner common to Lots 9 and 10 of said Unrecorded Heritage Farms and the Point of Beginning. From said Point of Beginning run N 42°32'04" E for 236.03 feet; thence run N 44°16'31" E for 223.31 feet; thence run S 46°29'40" E for 1.0 feet to an intersection with the line common to said Lots 9 and 10; thence run S 43°30'20" W along said common line for 459.29 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on said plat of Unrecorded Heritage Farms recorded in Official Records Book 635, Page 833, Lee County Records.

at public sale to the highest bidder for cash, conducted electronically at www.lee.realforeclose.com, in accordance with § 45.031, Florida Statutes, at 9:00 a.m. on October 30, 2025, or as soon thereafter as the sale may proceed.

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 08/14/2025.

KEVIN C. KARNES
Clerk of Court
By: T Mann
Deputy Clerk
(Court Seal)

Elias M. Mahshie, Esq.
Mahshie & DeCosta, P.A.
Counsel for Plaintiff
407 E. Marion Avenue, Suite 101
Punta Gorda, FL 33950
August 22, 29, 2025 25-03141L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-001426
STUART M. SLUTSKY AS TRUSTEE OF THE STUART SLUTSKY GST TRUST UNDER PHYLLIS AND ROBERT SLUTSKY RIVT DATED MAY 9, 1996
Plaintiff, v.
TSAVO GROUP, INC, a Florida Corporation, ALTA VISTA REAL ESTATE INVESTMENTS LLC, a Florida Limited Liability Company and DIAMOND GULF CONSTRUCTION, LLC, a Florida Limited Liability Company
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered in the above-styled case, the Clerk of Court of LEE COUNTY, Florida will sell the following described real property:

See Exhibit "A" attached hereto and incorporated herein by reference. a/k/a 3931 NW 44th Place, Cape Coral, FL 33993, Lee County Parcel ID: 13-43-22-C3-05463.0100

EXHIBIT A

Lot 10, Block 5463, Cape Coral, Unit 90, according to the plat thereof as recorded in Plat Book 24, Page 12, Public Records of Lee County, Florida.

at public sale to the highest bidder for cash, conducted electronically at www.lee.realforeclose.com, in accordance with § 45.031, Florida Statutes, at 9:00 a.m. on October 9, 2025, or as soon thereafter as the sale may proceed.

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 08/18/2025.

KEVIN C. KARNES
Clerk of Court
(SEAL) By: T Mann
Deputy Clerk

Elias M. Mahshie, Esq.
Mahshie & DeCosta, P.A.
Counsel for Plaintiff
407 E. Marion Avenue, Suite 101
Punta Gorda, FL 33950
By: /s/ Elias Mahshie
Elias M. Mahshie, Esq.
Florida Bar No.: 073103
August 22, 29, 2025 25-03173L

Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities.
LV18237_V8

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No. 25-CC-003615
SINGLE FAMILY HOMEOWNERS ASSOCIATION AT BELLA TERRA, INC., a Florida not-for-profit corporation
Plaintiff, vs.
KENNETH RUMPH, UNKNOWN SPOUSE OF KENNETH RUMPH, AND ALL OTHER OCCUPANTS OF 21166 PALESE DRIVE, ESTERO, FL 33928
Defendants.

TO THE DEFENDANT(S), KENNETH RUMPH, UNKNOWN SPOUSE OF KENNETH RUMPH, AND ALL OTHER OCCUPANTS OF 21166 PALESE DRIVE, ESTERO, FL 33928, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED that an action against you seeking to foreclose a Claim of Lien for unpaid assessments with respect to the below described property located in Lee County, Florida:

Lot 10, Block F, Bella Terra Unit 9, a subdivision according to the plat thereof recorded in Instrument Number 2006000315370, of the Public Records of Lee County, Florida.

Parcel ID #: 32-46-26-E2-0100F.0100

Property Address: 21166 Palese Drive, Estero, FL 33928

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Diane M. Simons, Esquire, Plaintiff's Attorney, whose address is 1705 Colonial Blvd., Suite C3, Fort Myers, FL 33907, on or before thirty (30) days from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's Attorney or immediately thereafter; otherwise, a Default will be entered against you for the relief demanded in the Complaint.

This notice shall be published one time per week for two consecutive weeks in the Business Observer.

DATED this 14 day of August, 2025.

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

Diane M. Simons, Esq.,
1705 Colonial Blvd., Suite C3,
Fort Myers, FL 33907
August 22, 29, 2025 25-03138L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO. 24-CA-004332
LOANDEPOT.COM, LLC
Plaintiff, v.
MANUEL A. RIVERA DEL VALLE, ET AL.
Defendants.

TO: MAYBETH VALLE ALBERT,
Current residence unknown, but whose last known address was:
317 SE 20TH ST, CAPE CORAL, FL 33990-0509

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

LOT(S) 47 AND 48, BLOCK 978, CAPE CORAL UNIT 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 117 THROUGH 148, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, within 30 days 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 23rd day of October, 2024.

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

eXL Legal, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000010202
August 22, 29, 2025 25-03130L

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V20

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-002776
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
RAYSA RUIZ; UNKNOWN SPOUSE OF RAYSA RUIZ; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

To the following Defendant(s):
UNKNOWN SPOUSE OF RAYSA RUIZ
1447 SW 1st ST
CAPE CORAL, FL 33991

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

LOTS 51 AND 52, BLOCK 3639, CAPE CORAL, UNIT 48, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 135 THROUGH 144, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
a/k/a 1447 SW 1st St, Cape Coral, FL 33991

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 14 day of August 2025.

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
August 22, 29, 2025 25-03165L

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-002146
BONITA BAY COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, v.
SEBASTIAN TRUJILLO, AMY TRUJILLO AND UNKNOWN TENANT,
Defendant(s).

TO: Sebastian Trujillo
26910 Wedgewood Drive #403
Bonita Springs, Florida 34134
Amy Trujillo
26910 Wedgewood Drive #403
Bonita Springs, Florida 34134
Unknown Tenant
26910 Wedgewood Drive #403
Bonita Springs, Florida 34134

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

Unit No. 3-403 of Wedgewood at Bonita Bay I, Phase III, a Condominium according to the Declaration of Condominium thereof, as recored in Official Records Book 1928, Page 1707, of the Public Records of Lee County, Florida and all amendments thereto, together with the right to use Garage No. 17

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, whose address is KAYE BENDER REMBAUM, P.L., 1200 Park Central Boulevard South, Pompano Beach, Florida 33064, within thirty (30) days after the first publication 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 or Petition.

WITNESS my hand and the seal of this Court on August 15, 2025.

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

KAYE BENDER REMBAUM, P.L.,
1200 PARK CENTRAL BOULEVARD SOUTH,
POMPANO BEACH, FL 33064
TELEPHONE (954) 928-0680
August 22, 29, 2025 25-03166L

Q&A

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

LV18237_V20

FIRST INSERTION

NOTICE OF ACTION IN EMINENT DOMAIN AND NOTICE OF HEARING DATE FOR CONSTRUCTIVE SERVICE OF PROCESS
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA - CIVIL ACTION
Case No. 25-CA-004061
LEE COUNTY ELECTRIC COOPERATIVE, INC., a Florida not-for-profit corporation,
Petitioner, v.
KS FLORIDA, LLC; NORTH FORT MYERS UTILITY, INC.; ANY AND ALL PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, and/or AGAINST THE NAMED DEFENDANTS; and ANY AND ALL PERSONS, PARTIES, and/or UNKNOWN DEFENDANTS HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, and/or INTEREST IN and/or to the PROPERTY DESCRIBED IN ATTACHED SCHEDULE B,
Defendants.

TO: All Defendants named in attached Schedule A;
Any and All Parties Claiming an Interest By, Through, Under, and/or Against the Named Defendants; and Any and All Persons, Parties, and/or Unknown Defendants Having or Claiming to Have Any Right, Title, and/or Interest in and/or to the Property Described in attached Schedule B.

1. A Petition in Eminent Domain ("Petition") has been filed to acquire certain property interests in Lee County, Florida.

2. Each Defendant is required to serve written defenses to the Petition on Petitioner's attorney (Carlos A. Kelly, Esq.), whose name and address are shown below, on or before October 3, 2025, and to file the original of the defenses with the Clerk of Circuit Court, Lee County, Florida either before service on Petitioner's attorney or immediately thereafter, showing what right, title, interest, and/or lien that Defendant has in and/or to the property described in the Petition, and to show cause why that property should not be taken for the uses and purposes set forth in the Petition. If any Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Petition.

3. PLEASE TAKE NOTICE that a Declaration of Taking has been filed in this cause and that Petitioner will apply for an order of taking and any other order the Court deems proper before the Honorable Alane C. Laboda, one of the judges of this Court, October 8, 2025 at 10:00 a.m. in Hearing Room 4-O of the Lee County Justice Center, 1700 Monroe Street, Ft. Myers, Lee County, Florida 33901. All Defendants in this action may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object to the order of taking.

SCHEDULE A

1. Defendant, KS Florida, LLC, a Florida limited liability company, which has its principal place of business in the State of Florida, may have or claim an interest in the property known as Parcel A and described in Schedule B.

2. Defendant, North Fort Myers Utility, Inc., a Florida profit corporation, which has its principal place of business in the State of Florida, may have or claim an interest in the property known as Parcel A and described in Schedule B.

3. Any and all parties claiming an interest by, through, under, and/or against the named Defendants.

4. Any and all persons, parties, and/or unknown Defendants having or claiming to have any right, title, and/or interest in and/or to the property described in Schedule B.

SCHEDULE B

DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 23, T-43-S, R-25-E, LEE COUNTY, FLORIDA.

A PERPETUAL RIGHT-OF-WAY UTILITY EASEMENT LYING OVER, UNDER AND ACROSS A PORTION SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THE EAST 50 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23.

CONTAINS 1.52 ACRES, MORE OR LESS.

ATWELL, LLC
FLORIDA LICENSED BUSINESS NO. LB7832
APRIL 22, 2025
Digitally signed by Scott T Weyant
Date: 2025.04.22
11:20:34-04'00'
SCOTT T. WEYANT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 7547

WITNESS my hand and seal of this Court on 08/15/2025

KEVIN C. KARNES,
CLERK OF COURT
(SEAL) By: K. Harris
As Deputy Clerk

HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
Carlos A. Kelly, Attorney for Petitioner
P.O. Box 280
Ft. Myers, Florida 33902-0280
Phone: 239.344.1100
Fax: 239.344.1200
Primary E-Mail:
carlos.kelly@henlaw.com
Secondary E-Mail:
jeanne.culek@henlaw.com
Florida Bar No. 121274
August 22, 29, 2025 25-03187L

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY, CIVIL DIVISION
CASE NO.: 25-CA-001772
NEXUS NOVA LLC,
Plaintiff, vs.
WAYNE HANNON; et al.,
Defendants.

TO: WAYNE HANNON; 369 GREEN LN, EWING, NJ 08638
UNKNOWN SPOUSE OF WAYNE HANNON; 369 GREEN LN, EWING, NJ 08638

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

CONDOMINIUM UNIT 5002, BUILDING 5, CINNAMON COVE TERRACE CONDOMINIUM V, TOGETHER WITH THE EXCLUSIVE USE OF THAT CERTAIN LIMITED COMMON ELEMENT DESCRIBED AS PARKING SPACE NO. 5002 AND THE UNDIVIDED SHARE OF THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF CONDOMINIUM OF CINNAMON COVE TERRACE CONDOMINIUM V, AS RECORDED IN OFFICIAL RECORDS BOOK 2048, PAGE 3291 THROUGH 3347, INCLUSIVE, AND AMENDED IN OR BOOK 2049, PAGE 1245; OR BOOK 2049, PAGE 1253; AND SUBJECT TO THE DECLARATION OF CONDOMINIUM OF CINNAMON COVE MASTER ASSOCIATION, AS RECORDED IN OR BOOK 1641, PAGES 1616, AND AMENDED IN OR BOOK 1983, PAGE 2327, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Also known as 11460 CARAVEL CIR #5002, FORT MYERS, FL 33908.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, within 30 days, 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 08/14/2025.

Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: K Harris
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
August 22, 29, 2025 25-03129L

Q&A

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

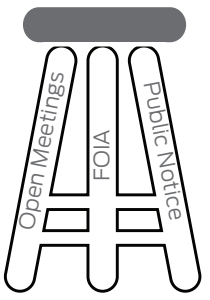
Rarely do consumers specifically search online for public notices.

LV18237_V12

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

KNLV18187

Q&A

Q What is a public notice?

A 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.

Q Are internet-only legal notices sufficient?

A 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 Are there different types of legal notices?

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

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

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

Q Who benefits from legal notices?

A 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.

Q How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV8237_V24

SUBSEQUENT INSERTIONS

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

SECOND INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **28239 S. Tamiami Trl Bonita Springs, FL 34134 September 4th, 2025 at 9:45am**

Anthony Boba
Furniture/Boxes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

August 15, 22, 2025 25-03072L

SECOND INSERTION

NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 22DR3605
Division: FAMILY
IN THE FORMER MARRIAGE OF:
FLOR MORALES,
Petitioner,
and
NOE O. MUNOZ RAMOS,
Respondent

TO: Noe O. Munoz Ramos
Address Unknown

YOU ARE NOTIFIED that an action for Modification of the Final Judgment, including claims for changes of parental responsibility, changes to the current parenting plan and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Melissa Barris, Esquire of Barris Law, PLLC, Petitioner's attorney, whose address is 4513 Lee Blvd, Lehigh Acres, FL 33971, on or before September 17, 2025, and file the original with the clerk of this court at LEE County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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 this 8th day of August, 2025.

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

Aug. 15, 22, 29; Sept. 5, 2025
25-03074L

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR LEE COUNTY FLORIDA
CASE NO.: 25-CA-002818
ANTHONY AMOROSO,
Plaintiff, v.
KAZIMER LOUIS GRABOWSKI,
Defendants.

TO: KAZIMER LOUIS GRABOWSKI
11363 KONCZAK AVENUE
WARREN, MI 48089

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 14, BLOCK 41, UNIT 11, SECTION 24, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, LEE COUNTY, 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 35, 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, 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
August 1, 8, 15, 22, 2025
25-02807L

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001961
Division: Probate
IN RE: ESTATE OF
ELIZABETH ANN CLARK,
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 Elizabeth Ann Clark, deceased, File Number 25-CP-001961, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the decedent's date of death was April 21, 2025; that the total value of the estate is $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Megan Clark
(f/k/a Megan Cammarata)
5455 Governors Drive
Fort Myers, FL 33907

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

The date of first publication of this Notice is August 15, 2025.

Person Giving Notice:
Megan Clark
(**f/k/a Megan Cammarata**)
5455 Governors Drive
Fort Myers, FL 33907

Attorney for Person Giving Notice:
Courtney V. Lovejoy, Attorney
Florida Bar Number: 1010542
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: courtneyl@trustska.com
01011024.DOC/1
4910-1305-1720, v. 3
August 15, 22, 2025 25-03100L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002199
Division PROBATE
IN RE: ESTATE OF
SANDRA L. BURKE
Deceased.

The administration of the estate of SANDRA L. BURKE, deceased, whose date of death was January 10, 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 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 Friday, August 15, 2025.

Personal Representative:
JENNIFER L. STONE
2505 NW 24th Street
Cape Coral, Florida 33993

Attorney for Personal Representative:
PHILIP V. HOWARD, Esq., Attorney
Florida Bar Number: 106970
Hahn Loeser & Parks LLP
2400 First Street, Suite 300
Fort Myers, Florida 33901
Telephone: (239) 337-6750
Fax: (239) 208-5459
E-Mail: phoward@hahnlaw.com
Secondary E-Mail:
jstone@hahnlaw.com
Secondary E-Mail:
vbaker@hahnlaw.com
19031687.1
August 15, 22, 2025 25-03108L

SECOND INSERTION

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE:	September 2, 2025
TIME:	10:30 a.m.
LOCATION:	D.R. Horton 10541 Ben C. Pratt 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 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, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431** (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://www.eastbonitabeachroadcdd.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.

District Manager
August 15, 22, 2025 25-03101L

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

SECOND INSERTION

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

Tax Deed #:2025000772

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: 23-14389 Year of Issuance 2023 Description of Property LOT 1, BLOCK 233, NORTH PART OF UNIT 36, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 56, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-02-00233.0010

Names in which assessed:
LINDA M HARRIS

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

Aug. 15, 22, 29; Sept. 5, 2025
25-03020L

SECOND INSERTION

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

Tax Deed #:2025000773

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: 23-14395 Year of Issuance 2023 Description of Property LOT 15, BLOCK 235, NORTH PART OF UNIT 36, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 56 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-02-00235.0150

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

Aug. 15, 22, 29; Sept. 5, 2025
25-03021L

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of CHRISTOPHER G. NORTON and KAREN L. NORTON will, on August 27, 2025, at 10:00 a.m., at 18 Punta Court, Lot #P-0433, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1980 RAMA MOBILE HOME, VIN: 20620385AN, TITLE NO.: 0017200932, and VIN: 20620385BN, TITLE NO.: 0017200931
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail,
Suite 500
Sarasota, Florida 34236
(PO#3326-3143)
August 15, 22, 2025 25-03054L

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of MARTIN NEIL SMALLWOOD, if deceased any unknown heirs or assigns, JUDY SMALLWOOD, if deceased any unknown heirs or assigns, and MARTIN NEIL SMALLWOOD, JR., will, on August 27, 2025, at 10:00 a.m., at 15 Jaruco Court, Lot #846, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1983 ELDO MOBILE HOME, VIN: 06470A, TITLE NO.: 0020161610, and VIN: 06470B, TITLE NO.: 0020387144
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-3150)
August 15, 22, 2025 25-03084L

SECOND INSERTION

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

Tax Deed #:2025000687

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: 23-14329 Year of Issuance 2023 Description of Property LOT 13, BLOCK 179, WEST PART OF UNIT 27, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 45, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-27-09-00179.0130

Names in which assessed:
DAN LANGE

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

Aug. 15, 22, 29; Sept. 5, 2025
25-03019L

SECOND INSERTION

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

Tax Deed #:2025000746

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: 23-09332 Year of Issuance 2023 Description of Property LOT 16, BLOCK 69, UNIT 8, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 59, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-26-08-00069.0160

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

Aug. 15, 22, 29; Sept. 5, 2025
25-03007L

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301 N Tamiami Trail, North Fort Myers FL 33903, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/04/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Unit	tenant name	contents
1271	Marbeli Carracet	Furniture, Bedding
1560	Avonte Clifton	Furniture, Toys, Baby supply

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

August 15, 22, 2025 25-03052L

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR LEE COUNTY FLORIDA
CASE NO.: 25-CA-003206
ANTHONY AMOROSO,
Plaintiff, v.
FELISA A. ULAT and CARLINA A. ALVARADO,
Defendants.

TO: FELISA A. ULAT
2440 TIEBOUT AVENUE, APT B
BRONX, NEW YORK 10458
CARLINA A. ALVARADO
2440 TIEBOUT AVENUE, APT B
BRONX, NEW YORK 10458

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 3, BLOCK 14, UNIT 3, 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 56, 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 15, 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 05 day of August, 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
August 8, 15, 22, 29, 2025
25-02995L

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-001529
OLD BRIDGE VILLAGE CO-OP, INC., a Florida Not-For-Profit Corporation,
Plaintiff, -vs-
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST GORDON E. STROUD, deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST PATRICIA ELLEN STROUD, deceased, UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE, and FLORIDA DEPARTMENT OF REVENUE,
Defendants.

TO: DEFENDANTS, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST GORDON E. STROUD, deceased, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES AND ASSIGNEES CLAIMING BY, THROUGH, UNDER OR AGAINST PATRICIA ELLEN STROUD, deceased,

YOU ARE NOTIFIED that Plaintiff, Old Bridge Village Co-op, Inc. has filed an action seeking to eject you and quiet tile to real property identified as 14621 Paul Revere Loop, North Fort Myers, Florida 33917, located in Lee County, Florida, and more particularly identified as follows:

Unit # 524 of OLD BRIDGE VILLAGE, a Cooperative Mobile Home Park, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded on July 12, 2002 in Official Records Book 03684, Page 4782, Public Records of Lee County, Florida; subject to: Mortgage encumbering the park in favor of BANK OF AMERICA, N.A., in the principal amount of TWENTY MILLION, SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($20,650,000.00) recorded July, 23, 2002 in Official Records Book 03691, Page 0813; and Collateral Assignment of Leases, Rents and Profits recorded July 23, 2002 in Official Records Book 03691, Page 0825; and the Future Advance Receipt under Mortgage Providing for Future Advances recorded July 23, 2002 in Official Records Book 03691, Page 0838; all of the Public Records of Lee County, Florida; and the Master Form Proprietary Lease, Articles of Incorporation, Bylaws and Rules and Regulations of OLD BRIDGE VILLAGE CO-OP, INC.

upon which lies the following double-wide mobile home:

YEAR: 1974, MAKE: BARR, and VIN NOS. 4W033204S3621U and 4W033204S3621X

and on or before September 08, 2025, you are required to serve a copy of your written defenses, if any, on Michael E. Schuchat, Esq., Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P.A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

WITNESS my hand and the seal of this Court on this 30 day of July, 2025.

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

Michael E. Schuchat, Esq.
Lutz, Bobo & Telfair, P.A.
One Sarasota Tower
Two North Tamiami Trail, Fifth Floor
Sarasota, Florida 34236
T: (941) 951-1800 F: (941) 366-1603
meschuchat@lutzbobo.com ; and
arice@lutzbobo.com
August 8, 15, 22, 29, 2025
25-02949L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002435
IN RE: ESTATE OF STEVEN JOHN KERNAN
Deceased.

The administration of the estate of Steven John Kernan, deceased, whose date of death was May 23, 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 August 15, 2025.

Personal Representative:
Dennis Kernan
5844 Inwood Dr
Eau Claire, WI 54701

Attorney for Personal Representative:
Jonathon C. Elgin
JC Elgin, PA
12858 Banyan Creek Dr Suite 102
Fort Myers, FL 33917
Telephone: 2399553175
Florida Bar No. 1003247
Email Addresses: jc@jcelgin.com
August 15, 22, 2025 25-03099L

THIRD INSERTION

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

Tax Deed #:2025000678

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: 23-06342 Year of Issuance 2023 Description of Property A TRACT RESERVED FOR PHASE II, SUMMERLIN MEDICAL PARK, A PROFESSIONAL OFFICE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM IN OR BOOK 1873, PAGES 410-478, AS AMENDED, AND UNDIVIDED INTEREST IN COMMON ELEMENTS, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPOSED PHASE II, SUMMERLIN MEDICAL PARK, A PROFESSIONAL OFFICE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1873, PAGES 410 THROUGH 478, AS REVISED BY RESTATED CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 1924. PAGES 2542 THROUGH 2607, TOGETHER WITH ALL AMENDMENTS THERETO, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE AFORESAID CONDOMINIUM PERTINENT TO SAID UNIT. SAID PHASE II, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE NORTH 0¬∞05'30" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 FOR 730.26 FEET: THENCE SOUTH 89¬∞03'27" WEST FOR 382.86 FEET; THENCE NORTH 0¬∞19'44" WEST FOR 209.86 FEET; THENCE SOUTH 89¬∞40'16" WEST FOR 25.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 89¬∞40'16" WEST FOR 38.00 FEET; THENCE NORTH 0¬∞19'44" WEST FOR 50.00 FEET; THENCE NORTH 43¬∞ 28' 52" WEST FOR 21.93 FEET; THENCE NORTH 0¬∞19'44" WEST FOR 27.77 FEET TO AN INTERSECTON WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, SAID POINT BEARING SOUTH 66¬∞ 42'51" EAST FROM THE RADIUS POINT OF SAID CURVE: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 34.00 FEET AND A CENTRAL ANGLE OF 12¬∞47'12" FOR 7.59 FEET; THENCE NORTH 89¬∞40'16 EAST FOR 50.76 FEET: THENCE SOUTH 0¬∞19'44 EAST FOR 101.00 FEET TO THE POINT OF BEGINNING. Strap Number 11-45-24-P1-00300.0020

Names in which assessed:
MAURIZIO D'ALESSANDRO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025
25-02892L

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-001167
RAUL ERNESTO RAMIREZ JORGE,
Plaintiff, v.
JOSE ANTONIO GARCIA and JUAN F. GONZALEZ,
Defendants.

TO: DEFENDANT, JOSE ANTONIO GARCIA

YOU ARE NOTIFIED that an action has been filed against you to reform a deed to a parcel of real property located in Lee County, Florida:

Lot 18, Block 114, Unit 11, LEHIGH ACRES, Section 12, Township 45 South, Range 26 East, according to the plat thereof as recorded in Plat Book 15, Page 98, of the Public Records of Lee County, Florida.

You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, whose address is KHL LAW, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761, on or before September 15, 2025, and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS, my hand and seal of this Court on this 4th day of August, 2025.

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
(SEAL) By: K Harris
Deputy Clerk

Jacqueline F. Perez, Esquire,
KHL LAW,
28100 U.S. Hwy. 19 North, Suite 104,
Clearwater, Florida 33761
August 8, 15, 22, 29, 2025
25-02978L

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 2025-CA-2430
JAMES D. JORDAN,
Plaintiff, v.
JEFF ALBRIGHT; ET AL.,
Defendants.

To: JEFF ALBRIGHT; UNKNOWN SUCCESSOR TRUSTEE OF THE FRANCILLE GALLOWAY REVOCABLE TRUST DATED AUGUST 10, 1990

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

LEHIGH ACRES UNIT 10 BLK 94 PB 15 PG 61 LOT 6 LESS SUBSURFACE RIGHTS ASSESSED UNDER 12-44-26-99-10094.0060 AS DESC IN 2024000048276 More commonly known as: 2611 58th Street West, Lehigh Acres, FL 33971

has been filed by Plaintiff, JAMES D. JORDAN, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before September 15, 2025 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

Witness my hand and the seal of this court on this 05 day of August, 2025.

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

Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr., S, Suite 1204
Jacksonville, FL 32224
August 8, 15, 22, 29, 2025
25-02994L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2430
IN RE: ESTATE OF DAVID JOHN RATHJE a/k/a DAVID J. RATHJE,
Deceased.

The administration of the Estate of DAVID JOHN RATHJE a/k/a DAVID J. RATHJE, deceased, whose date of death was June 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The name and address of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 August 15, 2025.

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 Right at Death Act (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.

Co-Personal Representatives:
DEBRA C. RATHJE
DAVID WILLIAM RATHJE
c/o Cummings & Lockwood, LLC
FINEMARK NATIONAL BANK & TRUST
8695 College Parkway, Suite 100
Fort Myers, FL 33919

Attorney for the Co-Personal Representatives:
WILLIAM N. HOROWITZ, ESQ.
Florida Bar No. 0199941
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
9086029.1.docx 8/13/2025
August 15, 22, 2025 25-03105L

--- TAX DEEDS ---

SECOND INSERTION

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

Tax Deed #:2025000780

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: 23-18563 Year of Issuance 2023 Description of Property LOT 14, BLOCK 72, UNIT 14, SOUTHWOOD, SECTION 7, 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 26, PAGE 77, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 07-45-27-14-00072.0140

Names in which assessed:
ESTATE OF MATULICZ WANDA, JOSEPH MATULICZ, WANDA MATULICZ

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

Aug. 15, 22, 29; Sept. 5, 2025
25-03030L

SECOND INSERTION

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

Tax Deed #:2025000775

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: 23-14478 Year of Issuance 2023 Description of Property LOT 1, BLOCK 305, UNIT 52, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 75, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-17-00305.0010

Names in which assessed:
ELIZABETH ANDRINGA, HEINRICH P ANDRINGA TRUST, HEINRICH P. ANDRINGA

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

Aug. 15, 22, 29; Sept. 5, 2025
25-03041L

SECOND INSERTION

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

Tax Deed #:2025000781

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: 23-15052 Year of Issuance 2023 Description of Property LOT 10, BLOCK 8, UNIT 2, SECTION 09, 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 11, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-27-02-00008.0100

Names in which assessed:
RES ELITE LEHIGH LLC, RES ELITE LEHIGH LLC A FLORIDA

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

Aug. 15, 22, 29; Sept. 5, 2025
25-03043L

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
25-CP-2443
IN RE: ESTATE OF: JEFFREY MICHAEL WILCOX
Deceased

The administration of the estate of Jeffrey Michael Wilcox, deceased, whose date of death was June 22, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice was or shall be: August 15, 2025

Personal Representative:
Kimberly Sue Wilcox
5980 Dickenson Ct.
North Fort Myers, FL 33903
Attorney for Personal Representative:
/s/ Alexis A. Sitka, P. A.
Alexis A. Sitka, P. A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
August 15, 22, 2025 25-03058L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2098
IN RE: ESTATE OF ROSE CIULLA,
Deceased.

The administration of the estate of Rose Ciulla, deceased, whose date of death was June 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 August 15, 2025.

Personal Representative:
Rosemarie Cranston
12 Thompson Street
Gloucester, MA 01930
Attorney for Personal Representative:
/s/ Marve Ann M. Alaimo, Esq.
Marve Ann M. Alaimo
malaimo@porterwright.com
flprobate@porterwright.com
Florida Bar No. 117749
Porter Wright Morris & Arthur LLP
9132 Strada Place, Suite 301
Naples, FL 34108
Telephone: 239-593-2964
August 15, 22, 2025 25-03067L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2080
Division Probate
IN RE: ESTATE OF JOAN ROSE BRETSCHER
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 Joan Rose Bretscher, deceased, File Number 25-CP-002080 by the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902; that the decedent's date of death was January 7, 2025; that the total value of the estate is $6,078.36 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Patricia Harrison
1206 La Faunce Way,
Fort Myers, FL 33919
George Bretscher
1015 N. Ocean Ave,
Medford, NY 11763
Henry Bretscher
6 Sheri Ct,
Farmingville, NY 11738

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 August 15, 2025.

Person Giving Notice:
Patricia Ann Harrison
1206 La Faunce Way
Fort Myers, Florida 33919
Attorney for Person Giving Notice
/s/Wess M. Jacobs
Wess M. Jacobs, Attorney
Florida Bar Number: 932655
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: wessj@omplaw.com
Secondary E-Mail:
elizabethw@omplaw.com
August 15, 22, 2025 25-03070L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002122
IN RE: ESTATE OF SANDRA LEE KUNKLE
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 Sandra Lee Kunkle, deceased, File Number 25-CP-002122, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902, that the decedent's date of death was May 31, 2025; that the total value of the estate is $15,000.00 and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
James B. Kunkle and Josephine M. Kunkle, Trustees of the Sandra Lee Kunkle Trust
24543 Rocky Rd.
Bonita Springs, Florida 34135

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 August 15, 2025.

Persons Giving Notice:
James B. Kunkle
24543 Rocky Road
Bonita Springs, FL 34135
Josephine M. Kunkle
24543 Rocky Road
Bonita Springs, FL 34135
Attorney for Persons Giving Notice
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Ste 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellers.com
August 15, 22, 2025 25-03066L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE, GUARDIANSHIP AND TRUST DIVISION
Case No. 25-CP-002395
IN RE: THE ESTATE OF ELAINE LALLY FRIEL
Deceased.

The administration of the estate of ELAINE LALLY FRIEL, deceased, Case Number 25-CP-002395, 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 the decedent=s estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 August 15, 2025.

Personal Representative:
DANIEL PILOSENO
6012 Yeats Manor Drive #108
Tampa, Florida 33616
Attorney for Personal Representative:
Susan G. Haubenstock, Esquire
Florida Bar No. 118869
238 East Davis Boulevard, Suite 208
Tampa, Florida 33606
Telephone: (813) 259-9955
susan@sghlawoffice.com
August 15, 22, 2025 25-03059L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002281
Division PROBATE
IN RE: ESTATE OF ARMAND R. LAFLEUR
Deceased.

The administration of the estate of Armand R. LaFleur, deceased, whose date of death was June 29, 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 personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is August 15, 2025.

Personal Representative:
Mrs. Denise G. Lafleur
917 SE 6 Ter.
Cape Coral, FL 33990
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
Augsut 15, 22, 2025 25-03076L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-002174
IN RE: ESTATE OF VICTORIA MAE CUMMINGS aka VICTORIA THIMLAR CUMMINGS,
Deceased.

The administration of the estate of Victoria Mae Cummings aka Victoria Thimlar Cummings, deceased, whose date of death was June 16, 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 August 15, 2025.

Personal Representative:
Signed by: Terry Thimlar
Terry Thimlar
11449 Waterford Village Drive
Fort Myers, Florida 33913
Attorney for Personal Representative:
/s/ Alvaro C. Sanchez
ALVARO C. SANCHEZ
Attorney for Petitioner
1714 Cape Coral Parkway East
Cape Coral, Florida 33904
Tel 239/542-4733
FAX 239/542-9203
FLA BAR NO. 105539
Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com
August 15, 22, 2025 25-03096L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.:25-CP-2322
IN RE: THE ESTATE OF FAITH A. CASEY,
Deceased.

The administration of the estate of FAITH A. CASEY, deceased, File Number 25-CP-2322 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, 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, including unmatured, contingent or unliquidated claims, 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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 the first publication of this Notice is August 15, 2025.

JEFFREY J. CASEY
Personal Representative
25 Chilton Av.
Kingston, MA 02364
PHILLIP A. ROACH
Attorney for Personal Representative
Fla Bar No. 0765864
28179 Vanderbilt Drive, Suite 1
Bonita Springs, Florida 34134
239-992-0178
August 15, 22, 2025 25-03083L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2440
Division Probate
IN RE: ESTATE OF PATRICIA C. GORDIN
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 Patricia C. Gordin, deceased, File Number 25-2440-CP, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901; that the decedent's date of death was April 2, 2024; that the total value of the estate is $19,466 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Marsha Gray, TTEE
Lawrence A. Gordin and Patricia C. Gordin Joint Revocable Living Trust u/a/d 11-22-2006
20462 Foxworth Circle
Estero, Florida 33928

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 August 15, 2025.

Person Giving Notice:
Marsha Gray
20462 Foxworth Circle
Estero, Florida 33928
Attorney for Person Giving Notice
David M. Platt
Attorney
Florida Bar Number: 939196
David M. Platt, P.A.
8880 Gladiolus Dr., Ste. 201
Fort Myers, Florida 33908
Telephone: (239) 472-5400
E-Mail: david.platt@sancaplaw.com
August 15, 22, 2025 25-03065L

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-001012
LAKEVIEW LOAN SERVICING, LLC
Plaintiff, VS.
KRISTIAN ALTAMURA; WENDY ALTAMURA; ET AL
Defendant(s).

To the following Defendant(s):
KRISTIAN ALTAMURA
Last Known Address
1722 SW 4TH AVE
CAPE CORAL, FL 33991
WENDY ALTAMURA
Last Known Address
1722 SW 4TH AVE
CAPE CORAL, FL 33991

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

LOTS 54 AND 55, BLOCK 3091, CAPE CORAL, UNIT 62, ACCORDING TO THE PLAT THEREOF, OF RECORD IN PLAT BOOK 21, PAGE(S) 21 THROUGH 38, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

a/k/a 1722 SW 4TH AVE, CAPE CORAL, FL 33991 (Lee County).

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), 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.

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

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

WITNESS my hand and the seal of this Court this 13th day of August, 2025.

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

Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
August 15, 22, 2025 25-03104L

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 Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 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: John Tom, 105 TUMBLEDOWN ROAD, Burlington KOE1L0 Canada and Melissa Louise Tom, 105 TUMBLEDOWN ROAD, Burlington KOE1L0 Canada; WEEK: 32; UNIT: 5384; TYPE: Annual; TOTAL: $3,848.57; PER DIEM: $1.42; NOTICE DATE: August 7, 2025

OBLIGOR: Colleen Marie McGhee, AKA Colleen McGhee, PO BOX 993, Southampton, PA 18966; WEEK: 9; UNIT: 5180L; TYPE: ; TOTAL: $3,781.94; PER DIEM: $1.40; NOTICE DATE: August 7, 2025

File Numbers: 25-005400, 25-005411

The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien 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 Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date 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 Claim of Lien.

Jordan A Zeppetello, Esq.
Michael E. Carleton, Esq.
Valerie N Edgecombe, 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
August 15, 22, 2025 25-03091L

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: Susan Victoria George, 59 EAST CARIBBEAN, Port St. Lucie, FL 34952 and Ernest Francis George, 59 EAST CARIBBEAN, Port St. Lucie, FL 34952; WEEK: 36; UNIT: 5160L; TYPE: Annual; TOTAL: $1,053.55; PER DIEM: $0.11; NOTICE DATE: July 30, 2025

File Numbers: 25-010099

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 Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The 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 Edgecombe, Esq.
Jordan A Zeppetello, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
PO Box 165028
Columbus, OH 43216-5028
Telephone: (407) 404-5266
Telecopier: (614) 220-5613
August 15, 22, 2025 25-03061L

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 Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 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: Lauren A. O'Leary, 2020 WALNUT ST, APT 4J, Philadelphia, PA 19103; WEEK: 48; UNIT: 5364; TYPE: Annual; TOTAL: $22,487.53; PER DIEM: $4.67; NOTICE DATE: July 31, 2025

OBLIGOR: Heather M. Stone, 17131 PLEASURE ROAD, Cape Coral, FL 33909; WEEK: 34; UNIT: 5282L; TYPE: Annual; TOTAL: $5,832.36; PER DIEM: $2.21; NOTICE DATE: July 31, 2025

OBLIGOR: Hope E. Johnson Nesteruk, AKA Hope E. Nesteruk, 919 CHESTNUT MANOR CT, Curtis Bay, MD 21226 and Kyle Albert Nesteruk, 919 CHESTNUT MANOR CT, Curtis Bay, MD 21226; WEEK: 12; UNIT: 5168L; TYPE: Even Year Biennial; TOTAL: $1,359.66; PER DIEM: $0.32; NOTICE DATE: July 31, 2025

OBLIGOR: Hayden Wengrow, 737 GLENRIDGE RD, Spartanburg, SC 29301 and Seana Wengrow, 737 GLENRIDGE RD, Spartanburg, SC 29301; WEEK: 29; UNIT: 5186; TYPE: Annual; TOTAL: $3,747.24; PER DIEM: $1.39; NOTICE DATE: July 31, 2025

OBLIGOR: John Wayne Sheppard, 1419 PALMWOOD DRIVE, Melbourne, FL 32935 and Ellen Louise Sheppard, 1419 PALMWOOD DRIVE, Melbourne, FL 32935; WEEK: 24; UNIT: 5248L; TYPE: ; TOTAL: $5,721.43; PER DIEM: $2.21; NOTICE DATE: July 31, 2025

File Numbers: 25-005393, 25-005407, 25-005408, 25-005415, 25-005419

The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien 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 Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date 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 Claim of Lien.

Jordan A Zeppetello, Esq.
Michael E. Carleton, Esq.
Valerie N Edgecombe, 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
August 15, 22, 2025 25-03062L

SECOND INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-005606
LATANYA R. GILES,
Plaintiff, vs.
ROYAL PALM MASONIC LODGE #512, Inc., a defunct Florida not for profit corporation, a/k/a ROYAL PALM MASONIC LODGE, ROYAL PALM MASONIC LODGE #512, and ROYAL PALM LODGE #512, VERNA L. THOMAS, deceased, the MOST WORSHIPFUL GRAND LODGE OF FREE AND ACCEPTED MASONS OF FLORIDA, a Florida not for profit corporation, GENE THOMAS, JOHN THOMAS, CURTIS THOMAS, Unknown heirs of VERNA L. THOMAS, Unknown spouse of VERNA L. THOMAS, and ALL OTHER UNKNOWN PARTIES, Defendants.

TO: Defendant, GENE THOMAS, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right, title or interest in the first and/or second deposits relating to the subject property described in Plaintiff, LATANYA R. GILES, Complaint.

YOU ARE NOTIFIED that an action for seeking to quiet title relating to property in Lee County, Florida described as follows:

The Southerly Ninety (90) feet of Lots 31 and 32, Block 4, LINCOLN PARK, according to the map or plat thereof as recorded in Plat Book 3, page 43, Public Records of Lee County, Florida,
Folio ID: 10252904.

The 3026 Property is more particularly described as follows:

Lots 3, 4, 5 and 6, Block 4, LINCOLN PARK, according to the map or plat thereof as recorded in Plat Book 3, page 43, less the 20 feet on the Northerly side adjacent to Anderson Avenue, Public Records of Lee County, Florida,
Folio ID: 10252905.

The 3003 Property is more particularly described as follows:

Lots 1 and 2 and the Northerly Ten (10) feet of Lots 31 and 32, all in Block 4, LINCOLN PARK, according to the map or plat thereof as recorded in Plat Book 3, page 43, Public Records of Lee County, Florida, less and excepting therefrom, the right of way of Anderson Avenue, along the Northerly side of Lots 1 and 2 and less and excepting that portion of Lot 1, Block 4, as described in Deed to State of Florida Department of Transportation recorded in Official Records Book 2992, page 3341, Public Records of Lee County, Florida,
Folio ID: 10252918.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Eggert Fitzpatrick., 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before September 22, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated on 08/11/2025.

Kevin C. Karnes
CLERK OF CIRCUIT COURT
(SEAL) By: K Shoap
Deputy Clerk

EGGERT FITZPATRICK
/s/, Scott W. Fitzpatrick, Esq., B.C.S.
Scott W. Fitzpatrick, Esq., B.C.S.
Florida Bar No. 0370710
scott@eggfitz.com – Email
811-B Cypress Village Boulevard
Ruskin, Florida 33573
(813) 633-3396 - Telephone
(813) 633-3397 – Telecopier
Attorney for Plaintiff,
LATANYA R. GILES
Aug. 15, 22, 29; Sept. 5, 2025
25-03081L

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 Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 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: Dale Clarke, 11531 S.W. 109 RD #W, Miami, FL 33176 and Judy L. Clarke, 11531 S.W. 109 RD #W, Miami, FL 33176; WEEK: 31; UNIT: 5285; TYPE: Annual; TOTAL: $3,780.58; PER DIEM: $1.39; NOTICE DATE: August 1, 2025

OBLIGOR: Leigh Anne Keener, 7710 SHELBURNE CIRCLE, Spring, TX 77379 and Ronny Glen Keener Jr., 2614 Rippling Bend Drive, Manvel, TX 77578; WEEK: 25; UNIT: 5182L; TYPE: Even; TOTAL: $2,726.95; PER DIEM: $0.85; NOTICE DATE: August 1, 2025

OBLIGOR: Quaneka Hoskin, 5035 LAKEWOOD CREEK AVENUE, Las Vegas, NV 89141; WEEK: 26; UNIT: 5380L; TYPE: Even; TOTAL: $3,253.33; PER DIEM: $1.06; NOTICE DATE: August 1, 2025

OBLIGOR: Glenn Berger, AKA Glenn Thomas Berger, 2719 30TH ST. SW, Lehigh Acres, FL 33976; WEEK: 39; UNIT: 5262L; TYPE: Annual; TOTAL: $3,780.58; PER DIEM: $1.39; NOTICE DATE: August 1, 2025

OBLIGOR: Michael J. Peragine, 6231 PGA BLVD #104-308, Palm Beach Gardens, FL 33418; WEEK: 26; UNIT: 5146; TYPE: Annual; TOTAL: $5,834.57; PER DIEM: $2.21; NOTICE DATE: August 1, 2025

File Numbers: 25-005397, 25-005398, 25-005401, 25-005413, 25-005416

The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien 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 Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date 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 Claim of Lien.

Jordan A Zeppetello, Esq.
Michael E. Carleton, Esq.
Valerie N Edgecombe, 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
August 15, 22, 2025 25-03063L

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 Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 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: Margaret M. Carey, C/O RFA CORPORATION, P.O. BOX 1364, Mustang, OK 73064 and Timothy O' Beirne, C/O RFA CORPORATION, P.O. BOX 1364, Mustang, OK 73064; WEEK: 48; UNIT: 5384; TYPE: Annual; TOTAL: $5,834.57; PER DIEM: $2.21; NOTICE DATE: August 1, 2025

OBLIGOR: Lisa E. Zwick, 11370 ISLAND LAKES LANE, Boca Raton, FL 33498 and Andrew H. Zwick, 11370 ISLAND LAKES LANE, Boca Raton, FL 33498; WEEK: 32; UNIT: 5285; TYPE: Annual; TOTAL: $3,755.58; PER DIEM: $1.39; NOTICE DATE: August 1, 2025

OBLIGOR: Christy M. Brown, 18838 GOLF BLVD, UNIT 202, Indian Shores, FL 33785; WEEK: 50; UNIT: 5285; TYPE: ; TOTAL: $5,834.57; PER DIEM: $2.21; NOTICE DATE: August 1, 2025

OBLIGOR: Sue A. Ferguson, 13761 E 51ST ST., #5104, Tulsa, OK 74134; WEEK: 33; UNIT: 5160L; TYPE: Annual; TOTAL: $3,790.58; PER DIEM: $1.39; NOTICE DATE: August 1, 2025

OBLIGOR: Emily R. Massa, 899 POWERS FERRY ROAD SE, Marietta, GA 30067 and Luke J. Massa, 899 POWERS FERRY ROAD SE, Marietta, GA 30067; WEEK: 46; UNIT: 5144; TYPE: ; TOTAL: $5,834.57; PER DIEM: $2.21; NOTICE DATE: August 1, 2025

File Numbers: 25-005395, 25-005399, 25-005402, 25-005405, 25-005417

The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien 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 Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date 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 Claim of Lien.

Jordan A Zeppetello, Esq.
Michael E. Carleton, Esq.
Valerie N Edgecombe, 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
August 15, 22, 2025 25-03064L

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20378_V28

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002093
Division: Probate
IN RE: ESTATE OF JAMES HENRY WALSH, 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 James Henry Walsh, deceased, File Number 25-CP-002093, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the decedent's date of death was February 6, 2024; that the total value of the estate is $16,639.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Kevin R. Walsh
7131 Murray Lane
Annadale, VA 22003
Kristin R. Mellott
19867 Diamond Hill Ct.
North Fort Myers, FL 33903
Jennifer Gullickson
48186 Caskey Lane
Buxton, NC 27920
Maureen M. Marino
419 US Hwy. 1 #E102
North Palm Beach, FL 33408
Kara M. Philippou
8 SE Mesa Lane
Port Saint Lucie, FL 34952

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

The date of first publication of this Notice is August 15, 2025.

Person Giving Notice:
Kristin R. Mellott
19867 Diamond Hill Ct.
North Fort Myers, FL 33903
Attorney for Person Giving Notice:
Courtney V. Lovejoy, Attorney
Florida Bar Number: 1010542
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: courtneyl@trustska.com
01011024.DOC/1
4936-6477-6016, v. 1
Augsut 15, 22, 2025 25-03085L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2404
Division Probate
IN RE: ESTATE OF CALVIN GEORGE KNAPP A/K/A CALVIN G. KNAPP Deceased.

The administration of the estate of Calvin George Knapp a/k/a Calvin G. Knapp, deceased, whose date of death was December 11, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, 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 August 15, 2025.

Personal Representative:
Kevin Knapp
15600 Old Wedgewood Court
Fort Myers, Florida 33908
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
August 15, 22, 2025 25-03093L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002486
Division Probate
IN RE: ESTATE OF SUSAN REX MICHAEL A/K/A SUSAN KAY REX MICHAEL Deceased.

The administration of the estate of Susan Rex Michael a/k/a Susan Kay Rex Michael, deceased, whose date of death was March 28, 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 August 15, 2025.

Personal Representative:
Stephanie Ann Balma
14547 Cantabria Drive
Fort Myers, Florida 33905
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
August 15, 22, 2025 25-03089L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2332
Division P (7)
IN RE: ESTATE OF WALTER L. SCHWATKA Deceased.

The administration of the estate of WALTER L. SCHWATKA, deceased, whose date of death was July 11, 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 August 15, 2025.

Personal Representative:
Darrin R. Schutt, Esq.
12601 New Brittany Boulevard
Fort Myers, Florida 33907
Attorney for Personal Representative:
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@schuttlaw.com
Secondary E-Mail:
briana@schuttlaw.com
August 15, 22, 2025 25-03060L

THIRD INSERTION

NOTICE OF ACTION FOR STEPPARENT ADOPTION AND OTHER RELATED DOCUMENTS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-DR-2773
NAHUM VELASCO VELASCO, Petitioner
and
LiLi Ramirez Ramirez, Emmanuel Garcia Matias
Respondent.

TO: Emmanuel Garcia Matias
8247 Beacon Blvd., Ft Myers, FL 33907

YOU ARE NOTIFIED that an action for STEPPARENT ADOPTION has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on NAHUM VELASCO VELASCO, whose address is 1525 NE 35th ST., CAPE CORAL, FL 33909, on or before Sept 15, 25, 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 Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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: 08/04/25.

CLERK OF THE CIRCUIT COURT
By: JG
{Deputy Clerk}

August 8, 15, 22, 29, 2025
25-02985L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2457
Division Probate
IN RE: ESTATE OF LAWRENCE A. GORDIN Deceased.

The administration of the Estate of Lawrence A. Gordin, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 15, 2025.

Personal Representative:
Marsha Gray
20462 Foxworth Circle
Estero, Florida 33928
Attorney for Personal Representative:
David M. Platt
Attorney
Florida Bar Number: 939196
David M. Platt, P.A.
8880 Gladiolus Dr., Ste. 201
Fort Myers, FL 33908
Telephone: (239) 472-5400
E-Mail: david.platt@sancaplaw.com
August 15, 22, 2025 25-03071L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 24-CA-000956
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
CHRISTOPHER SHANE MURRAY, et al.,
Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on September 18, 2025, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lots 16 and 17, Block 224, UNIT NO. 15 SAN CARLOS PARK, according to the plat thereof recorded in Official Records Book 50, Page 509, of the Public Records of Lee County, Florida.
Property Address: 17160 Phlox Drive, Fort Myers, FL 33967

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 8 day of August, 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
August 15, 22, 2025 25-03069L

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-000825
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JEMAL ALEMDAR, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 09, 2024, and entered in 24-CA-000825 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JEMAL ALEMDAR; BRITTANY HERNANDEZ; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRIANA HERNANDEZ, DECEASED; AIDEN HERNANDEZ; ANALISA HERNANDEZ 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 September 04, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 93, PLAT OF SOUTHWOOD UNIT 19, SECTION 8, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 26, PAGE 82 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Property Address: 434 PICTURESQUE, 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 this 6 day of August, 2025.

Kevin C. Karnes
As Clerk of the Court
(SEAL) By: T. Mann
As Deputy Clerk

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
23-147125 - MaM
August 15, 22, 2025 25-03057L

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 August 7, 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 18th day of September, 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.

08/12/2025

Kevin Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the 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
August 15, 22, 2025 25-03090L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Case No: 25-CA-001429
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
CARMELO RIVERA, ET AL.,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated and entered in Case No. 25-CA-001429 of the Circuit Court of the Judicial Circuit in and for Lee County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and CARMELO RIVERA; EVELYN RIVERA; FOUNDATION FINANCE COMPANY LLC; UNKNOWN TENANT #1, are Defendants, I, Kevin C. Karnes, Lee County Clerk of Courts, will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 a.m. on October 23, 2025 the following described property set forth in said Final Judgment, to wit:

LOT (S) 1 AND 2, BLOCK 477, CAPE CORAL UNIT 14, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 61 THROUGH 88, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Commonly known as: 3802 SE 7th Ave, Cape Coral, FL 33904

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

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

DATED in Lee, Florida this, day of 08/12/2025

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

LLS14249
August 15, 22, 2025 25-03094L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
Probate Division
File No. 25-CP-001920
IN RE: ESTATE OF DEBRA LEE MOSCATO deceased.

The administration of the testate estate of Debra Lee Moscato, deceased, whose date of death was November 17, 2024, File Number 25-CP-001920 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 1st Floor, PO Box 9346, Fort Myers, Florida 33902. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is served 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.

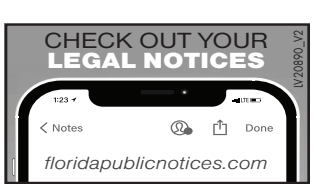
All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice to Creditors is August 15, 2025

Abo
Jason Jerome Moscato
Personal Representative
13749 Linden Ct, Thornton, CO 80602p
Brian J. Downey, Esq.
FL Bar Number: 0017975
BARRETT MCNAGNY LLP
Attorney for Personal Representative
215 E. Berry St.
Fort Wayne, IN 4682
260-423-8871
bjd@barrettlaw.com
August 15, 22, 2025 25-03106L



--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2301
IN RE: ESTATE OF RICHARD S. YOUSCHAK, SR., Deceased.

The administration of the estate of RICHARD S. YOUSCHAK, SR., deceased, whose date of death was March 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: August 15, 2025.

ADAM YOUSCHAK
Personal Representative
1700 Boardwalk
North Wildwood, NJ 08260
JAMES R. NICI, ESQ.
Attorney for Personal Representative
Florida Bar No. 0000507
Nici Law Firm, P.L.
1865 Veterans Park Drive, Suite 203
Naples, FL 34109
Telephone: (239) 449-6150
Email: jnici@nicilawfirm.com
August 15, 22, 2025 25-03075L

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002423
IN RE: ESTATE OF PATRICIA A. SWEETING 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 Patricia A. Sweeting, deceased, File Number 25-CP-002423, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was February 22, 2025; that the total value of the estate is $55,781.88, and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Douglas J. Sweeting & Jennifer L. Sweeting, Successor Trustees of the Patricia A. Sweeting Trust dated October 17, 2006, as amended
24044 Susan Dr.
Farmington Hills, MI 48336

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 August 15, 2025.

Persons Giving Notice:
Douglas J. Sweeting
24044 Susan Dr.
Farmington Hills, MI 48336
Jennifer L. Sweeting
3417 Ranbir Dr.
Durham, NC 27713
Attorney for Persons Giving Notice
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd., Ste 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellers.com
Augsut 15, 22, 2025 25-03086L

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002379
IN RE: ESTATE OF BRIAN J. METZGER 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 Brian J. Metzger, deceased, File Number 25-CP-002379, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was May 15, 2025; that the total value of the estate is $401,000.00, of which $400,000.00 is considered exempt property of decedent, and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Shayla Metzger
8342 Trillium Rd.
Fort Myers, FL 33967

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 August 15, 2025.

Person Giving Notice:
Shayla Metzger
8342 Trillium Rd.
Fort Myers, FL 33967
Attorney for Person Giving Notice
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd.,
Ste 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
E-Mail:
csellers@richardsonsellers.com
Augsut 15, 22, 2025 25-03095L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Court Case No.: 25-CP-001538
IN RE: THE ESTATE OF GARY F. LEISS, Deceased.

The administration of the Estate of GARY F. LEISS, deceased, whose date of death was March 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd, Ft. Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is August 15, 2025.

Personal Representative:
Philip Leiss
4640 Case Street – 90593
San Diego, California 92109
Attorney for Personal Representative
KEVIN D. BRENAN
Florida Bar No. 22359
Law Office of Kevin Brenan PLLC
3460 Marbella Court
Bonita Springs, Florida 34134
Cell Phone: 908-310-1206
Email: brenanlaw@comcast.net
August 15, 22, 2025 25-03098L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2298
Division McHugh, Michael
IN RE: ESTATE OF CHRISTOPHER MICHAEL PICARELLI Deceased.

The administration of the estate of Christopher Michael Picarelli, deceased, whose date of death was July 7, 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 August 15, 2025.

Personal Representative:
Brendan Picarelli
128 SW 30th Street
Cape Coral, Florida 33914
Attorney for Personal Representative:
Michele S. Belmont, Attorney
Florida Bar Number: 52001
Belmont Law Group
8270 College Parkway, #201
Fort Myers, FL 33919
Telephone: (239) 848-6552
E-Mail: michele@belmontesq.com
Secondary E-Mail:
noelle@belmontesq.com
August 15, 22, 2025 25-03092L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001336
Division PROBATE
IN RE: ESTATE OF HARBHAJAN SINGH Deceased.

The administration of the Estate of Harbhajan Singh, deceased, whose date of death was January 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 15, 2025.

Personal Representative:
Suneeta Proper
10042 Carrigan Drive
Ellicott City, Maryland 21042
Attorney for Personal Representative:
Beth A. Prather, Attorney
Florida Bar Number: 974692
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail:
ruthmelendez@gskattorneys.com
Sec E-Mail:
courtneylovejoy@gskattorney.com
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August 15, 22, 2025 25-03088L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001798
Division PROBATE
IN RE: ESTATE OF DENNIS J. HOLT Deceased.

The administration of the Estate of Dennis J. Holt, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 15, 2025.

Personal Representative:
Sharon Holt-Decastro
545 Birdsong Place
Sanibel, Florida 33957
Attorney for Personal Representative:
Beth A. Prather, Attorney
Florida Bar Number: 974692
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Blvd.
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: ruthm@trustska.com
Sec. E-Mail: courtneyl@trustska.com
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August 15, 22, 2025 25-03077L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
File No. 25-CP-2471
Division: Probate
IN RE: ESTATE OF STANLEY K. INK Deceased.

The administration of the estate of Stanley K. Ink, deceased, whose date of death was May 23, 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 August 15, 2025.

Personal Representative:
Stefanie Jean Ink Edwards
7129 S. Brentwood Rd.
Fort Myers, FL 33919
Attorney for Personal Representative:
Hayley E. Donaldson
Attorney
Florida Bar Number: 1002236
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: donaldson@sbshlaw.com
Secondary E-Mail:
bmerhige@sbshlaw.com
August 15, 22, 2025 25-03097L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-2127-CP
IN RE: ESTATE OF NOEL F. COHEN, Deceased.

The ancillary administration of the estate of Noel F. Cohen, 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 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the ancillary personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 15, 2025.

Personal Representatives:
Signed by: David Cohen
David Cohen
6010 Danenhauer Lane
Mays Landing, NJ 08330
Signed by: Laurie Glascock
Laurie Cohen Glascock
29695 Prokop Road
Albany, LA 70711
WILSON & JOHNSON P.A,
DocuSigned by: Jennifer Nackley
By: Jennifer J. Nackley
Florida Bar No. 0968552
Bigham Galleria Building
2425 Tamiami Trail North, Suite 211
Naples, Florida 34103
Telephone: (239) 436-1500
Email: jjnackley@naplesestatelaw.com
Secondary Email:
smhillock@naplesestatelaw.com
Attorney for the Personal Representatives
4938-4002-1844, v. 1
August 15, 22, 2025 25-03082L

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002293
Division: Probate
IN RE: ESTATE OF NILDA HERNANDEZ, 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 Nilda Hernandez, deceased, File Number 25-CP-002293, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the decedent's date of death was May 30, 2025; that the total value of the estate is $21,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Linda J. Cancel
4812 SW 24th Ave.
Cape Coral, FL 33914
Sally A. Santos
1000 West Kennedy Blvd. #412
Orlando, FL 32810

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

The date of first publication of this Notice is August 15, 2025.

Person Giving Notice:
Linda J. Cancel
4812 SW 24th Ave.
Cape Coral, FL 33914
Attorney for Person Giving Notice:
Courtney V. Lovejoy, Attorney
Florida Bar Number: 1010542
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: courtneyl@trustska.com
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4915-2964-8978, v. 1
Augsut 15, 22, 2025 25-03087L

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- TAX DEEDS ---

SECOND INSERTION

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

Tax Deed #:2025000745

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: 23-09291 Year of Issuance 2023 Description of Property LOT 11, BLOCK 50, UNIT 5, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 59, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-26-05-00050.0110

Names in which assessed: ROSAILE VALENTINE, ROSALIE VALENTINE

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03006L

SECOND INSERTION

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

Tax Deed #:2025000749

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: 23-13726 Year of Issuance 2023 Description of Property LOT 16, BLOCK 13, UNIT 4, SECTION 2, 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 5, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-27-04-00013.0160

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03012L

SECOND INSERTION

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

Tax Deed #:2025000750

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: 23-13729 Year of Issuance 2023 Description of Property LOT 8, BLOCK 14, UNIT 4, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 5, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-27-04-00014.0080

Names in which assessed: AARON C. PACIFICO, AARON PACIFICO, KRISTEN M PACIFICO

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03013L

SECOND INSERTION

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

Tax Deed #:2025000730

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: 23-14060 Year of Issuance 2023 Description of Property LOT 11, BLOCK 27, UNIT 6, GREENBRIAR, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 9, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 03-44-27-08-00027.0110

Names in which assessed: M E ABDULATIE, M. E. ABDULATIE

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03017L

SECOND INSERTION

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

Tax Deed #:2025000766

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: 23-14225 Year of Issuance 2023 Description of Property LOT 3, BLOCK 89, EAST PART OF UNIT 18, GREENBRIAR, SECTION 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 29, OF THE PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 04-44-27-15-00089.0030

Names in which assessed: MICHAEL KOUMOULLOU

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03018L

SECOND INSERTION

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

Tax Deed #:2025000760

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: 23-14069 Year of Issuance 2023 Description of Property LOT 7, BLOCK 28, UNIT 6, GREENBRIAR, SECTION 3, 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 9, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-27-08-00028.0070

Names in which assessed: L & I INVESTING LLC, LUNDI AUTO SALES & REPAIRS 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 10/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 15, 22, 29; Sept. 5, 2025

25-03037L

SECOND INSERTION

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

Tax Deed #:2025000783

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: 23-15090 Year of Issuance 2023 Description of Property LOT 4, BLOCK 18, UNIT 5, SECTION 9, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 11, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-27-05-00018.0040

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03025L

SECOND INSERTION

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

Tax Deed #:2025000744

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: 23-17882 Year of Issuance 2023 Description of Property LOTS 5 AND 6, BLOCK 44, UNIT 8, LEHIGH ACRES, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 177, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-45-27-08-00044.0050

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03028L

SECOND INSERTION

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

Tax Deed #:2025000696

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: 23-19343 Year of Issuance 2023 Description of Property LOT 8, BLOCK 3, UNIT 1, LEHIGH ACRES, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 223, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-27-01-00003.0080

Names in which assessed: RAPAEL GOMEZ LOPEZ

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03031L

SECOND INSERTION

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

Tax Deed #:2025000734

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: 23-20132 Year of Issuance 2023 Description of Property LOT 18, BLOCK 65, UNIT 10, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 46, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 15-45-27-10-00065.0180

Names in which assessed: JORGE LUIS PAEZ

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03032L

SECOND INSERTION

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

Tax Deed #:2025000801

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: 23-02843 Year of Issuance 2023 Description of Property LOTS 44 AND 45 BLOCK 2384 UNIT 35 CAPE CORAL ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 100-111, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-44-23-C2-02384.0440

Names in which assessed: VIRGINIA PALMER, WILLIAM E PALMER, WM E PALMER

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03033L

SECOND INSERTION

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

Tax Deed #:2025000768

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: 23-14350 Year of Issuance 2023 Description of Property LOT 1, BLOCK 207, UNIT 31, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 51 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-27-14-00207.0010

Names in which assessed: MICHEL NEHME

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03039L

SECOND INSERTION

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

Tax Deed #:2025000748

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: 23-09377 Year of Issuance 2023 Description of Property LOT 6, BLOCK 95, LEHIGH ACRES UNIT 10, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 59, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-26-10-00095.0060

Names in which assessed: ANGEL HANDS HEALTHCARE PLLC, ANGEL HANDS HEALTHCARE, PLLC

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03008L

SECOND INSERTION

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

Tax Deed #:2025000754

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: 23-13838 Year of Issuance 2023 Description of Property LOT 3, BLOCK 61, UNIT 16, SECTION 2, 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 20, PAGE 19, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-27-16-00061.0030

Names in which assessed: JOS MAURICE VRANCKX

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03016L

SECOND INSERTION

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

Tax Deed #:2025000777

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: 23-14620 Year of Issuance 2023 Description of Property LOT 5, BLOCK 325, UNIT 56, GREENBRIAR, SECTIONS 6 & 7, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 79, OF THE PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 07-44-27-11-00325.0050

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03023L

SECOND INSERTION

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

Tax Deed #:2025000765

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: 23-14153 Year of Issuance 2023 Description of Property LOT 2, BLOCK 56, UNIT 12, GREENBRIAR, SECTION 4, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 19, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-27-05-00056.0020

Names in which assessed: ANGELA PLUMMER-TURNER, KEITHLYN TURNER

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03038L

SECOND INSERTION

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

Tax Deed #:2025000778

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: 23-14621 Year of Issuance 2023 Description of Property LOT 16, BLOCK 325, UNIT 56, GREENBRIAR, SECTIONS 6 & 7, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 79, OF THE PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 07-44-27-11-00325.0160

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03042L

SECOND INSERTION

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

Tax Deed #:2025000791

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: 23-15329 Year of Issuance 2023 Description of Property LOT 10, BLOCK 47, UNIT 12, SECTION 11, 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(S) 13, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-27-12-00047.0100

Names in which assessed: ELIER 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.realtaxdeed.com on 10/07/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Aug. 15, 22, 29; Sept. 5, 2025

25-03045L

--- TAX DEEDS ---

SECOND INSERTION

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

Tax Deed #:2025000786

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: 23-18928 Year of Issuance 2023 Description of Property LOT 10, BLOCK 42, UNIT 8, LEHIGH ACRES, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 10-45-27-08-00042.0100

Names in which assessed:
AAMIR A. CHAGANI, AAMIR CHAGANI, ISMAT A. CHAGANI, NOORUNISSA A. CHAGANI

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03049L

SECOND INSERTION

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

Tax Deed #:2025000796

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: 23-19098 Year of Issuance 2023 Description of Property LOT 4, BLOCK 8, UNIT 2, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 150, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-27-02-00008.0040

Names in which assessed:
GLADIS ZAAROUR FISHBEIN

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03050L

SECOND INSERTION

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

Tax Deed #:2025000803

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: 23-15399 Year of Issuance 2023 Description of Property LOT 9, BLOCK 20, UNIT 5, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-44-27-05-00020.0090

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03046L

SECOND INSERTION

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

Tax Deed #:2025000769

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: 23-14352 Year of Issuance 2023 Description of Property LOT 3, BLOCK 207, UNIT 31, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 51 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-27-14-00207.0030

Names in which assessed:
MICHEL NEHME

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03040L

SECOND INSERTION

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

Tax Deed #:2025000794

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: 23-12928 Year of Issuance 2023 Description of Property LOT 10, BLOCK 48, LEHIGH ACRES UNIT 4, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 190, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-26-04-00048.0100

Names in which assessed:
TRAM THI NGUYEN

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03036L

SECOND INSERTION

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

Tax Deed #:2025000751

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: 23-13730 Year of Issuance 2023 Description of Property LOT 17, BLOCK 14, UNIT 4, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, RECORDED IN PLAT BOOK 15, PAGE 5, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-27-04-00014.0170

Names in which assessed:
MARION C COX

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03014L

SECOND INSERTION

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

Tax Deed #:2025000761

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: 23-12475 Year of Issuance 2023 Description of Property LOT 1, BLOCK 26, UNIT 3, LEHIGH ACRES, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 95, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-03-00026.0010

Names in which assessed:
ESTATE OF DIAZ PEDRO, MARLEN YAMILETH ARTEAGA, RENE DIAZ, XAVIER JOSE RUEDA PALACIO

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03010L

SECOND INSERTION

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

Tax Deed #:2025000752

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: 23-13767 Year of Issuance 2023 Description of Property LOT 24-E 1/2, BLOCK 32, UNIT 8, SECTION 2, 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 6, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-27-08-00032.024A

Names in which assessed:
MARTHA W WELLS, MARTHA W. WELLS

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03015L

SECOND INSERTION

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

Tax Deed #:2025000742

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: 23-17848 Year of Issuance 2023 Description of Property LOT 6, BLOCK 34, UNIT 6, 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, RECORDED IN PLAT BOOK 15, PAGE 175 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-45-27-06-00034.0060

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03026L

SECOND INSERTION

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

Tax Deed #:2025000743

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: 23-17862 Year of Issuance 2023 Description of Property LOT 30, BLOCK 37, UNIT 6, 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, RECORDED IN PLAT BOOK 15, PAGE 175, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-45-27-06-00037.0300

Names in which assessed:
A NORMAN SHORT, A. NORMAN SHORT

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03027L

SECOND INSERTION

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

Tax Deed #:2025000755

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: 23-12388 Year of Issuance 2023 Description of Property LOT 4, BLOCK 77, REPLAT OF TRACT G-UNIT 8, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 180, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-45-26-08-00077.0040

Names in which assessed:
GIUSEPPE MALATESTA

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03034L

SECOND INSERTION

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

Tax Deed #:2025000793

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: 23-12890 Year of Issuance 2023 Description of Property LOT 14, BLOCK 11, UNIT 1, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 97, PUBLIC RECORDS LEE COUNTY, FLORIDA. Strap Number 11-45-26-01-00011.0140

Names in which assessed:
ESTATE OF GEORGIA JOHNSON, JOHN L BAUGHMAN

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03035L

SECOND INSERTION

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

Tax Deed #:2025000776

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: 23-14534 Year of Issuance 2023 Description of Property EAST 1/2 OF LOT 1, BLOCK 6, UNIT 2, SECTION 7, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 7, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-27-02-00006.001B

Names in which assessed:
DANNE RAMOS RIZO

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03022L

SECOND INSERTION

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

Tax Deed #:2025000782

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: 23-15087 Year of Issuance 2023 Description of Property LOT 1, BLOCK 17, LEHIGH ACRES, UNIT 5, SECTION 9, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 11, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-27-05-00017.0010

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03024L

SECOND INSERTION

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

Tax Deed #:2025000756

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: 23-17984 Year of Issuance 2023 Description of Property LOT 6, BLOCK 2, UNIT 1, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 27 EAST, PLAT OF SECTION 2, OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 188, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-45-27-01-00002.0060

Names in which assessed:
EKKEHARD DEUTNER

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03029L

SECOND INSERTION

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

Tax Deed #:2025000758

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: 23-18107 Year of Issuance 2023 Description of Property LOT 13, BLOCK 56, UNIT 9, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 199, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-45-27-09-00056.0130

Names in which assessed:
EDGAR PADRON VENTURA, JORGE A. GUTIERREZ, OSCAR ISAAC CABRERA

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03047L

SECOND INSERTION

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

Tax Deed #:2025000785

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: 23-18853 Year of Issuance 2023 Description of Property LOT 12, BLOCK 10, UNIT 2, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK FO THE CIRCUIT COURT, RECORDED IN PLAT BOOK 18, PAGE 3, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 10-45-27-02-00010.0120

Names in which assessed:
ELIZABETH JEAN ASSINCK

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03048L

SECOND INSERTION

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

Tax Deed #:2025000790

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: 23-15226 Year of Issuance 2023 Description of Property LOT 16, BLOCK 4, UNIT 1, SECTION 11, 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 13, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 11-44-27-01-00004.0160

Names in which assessed:
ROSEMARY C WELCH, ROSEMARY C. WELCH

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03044L

--- TAX DEEDS ---

THIRD INSERTION

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

Tax Deed #:2025000686

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: 23-14299 Year of Issuance 2023 Description of Property LOT 1, BLOCK 165, SOUTH PART UNIT 26, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 43, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 05-44-27-07-00165.0010

Names in which assessed:
KIMBERLY STURLESE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02914L

THIRD INSERTION

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

Tax Deed #:2025000641

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: 23-15511 Year of Issuance 2023 Description of Property WEST 1/2 OF LOT 1, BLOCK 2, UNIT 1, SECTION 13, 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 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-01-00002.001A

Names in which assessed:
JAMES WRIGHT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02918L

THIRD INSERTION

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

Tax Deed #:2025000647

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: 23-15868 Year of Issuance 2023 Description of Property LOT 15, BLOCK 45, UNIT 12, SECTION 15, 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 17, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 15-44-27-12-00045.0150

Names in which assessed:
MAX R RAMIREZ ROSALES, MAX RICARDO RAMIREZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02921L

THIRD INSERTION

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

Tax Deed #:2025000697

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: 23-18463 Year of Issuance 2023 Description of Property LOT 5, BLOCK 20, UNIT 5, SOUTHWOOD, SECTION 7, 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 26, PAGE 64, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 07-45-27-05-00020.0050

Names in which assessed:
SUI WAH LOU

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02929L

THIRD INSERTION

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

Tax Deed #:2025000706

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: 23-21221 Year of Issuance 2023 Description of Property LOT 6, BLOCK 70, SOUTH PART UNIT 7, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE CLERK OF THE CIRCUIT COURT, AS RECORDED IN PLAT BOOK 18, AT PAGE 101, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-07-00070.0060

Names in which assessed:
CARL A. JOHNSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02936L

THIRD INSERTION

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

Tax Deed #:2025000664

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: 23-17399 Year of Issuance 2023 Description of Property UNIT 22, BUILDING 4, SUNSET LAKES, PHASE 1, AND AN UNDIVIDED SHARE IN THE COMMON ELEMENTS THERETO, LYING IN SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 2698, PAGES 65 THROUGH 155, INCLUSIVE, AND AMENDED AS RECORDED IN O.R. BOOK 2723, PAGE 1478, AND ANY FURTHER AMENDMENTS TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION THEREOF CONSTITUTING PART OF THE 18 COMPLETED UNITS OR ANY COMMON ELEMENTS APPURTENANT TO THE 18 COMPLETED UNITS. Strap Number 31-44-27-18-00004.0022

Names in which assessed:
HERITAGE ENTERPRISES FL 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02924L

THIRD INSERTION

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

Tax Deed #:2025000722

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: 23-08665 Year of Issuance 2023 Description of Property LOT 78, BLOCK 7, OF THAT CERTAIN SUBDIVISION KNOWN AS LEITNER CREEK MANOR, UNIT 2, 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 30, PAGE 80. TOGETHER WITH THAT CERTAIN 1968 VANDYKE MOBILE HOME, IDENTIFICATION NUMBER 4GV5212F2N4151. Strap Number 25-47-25-B4-00207.0780

Names in which assessed:
BRIGID K. CONNOR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02893L

THIRD INSERTION

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

Tax Deed #:2025000674

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: 23-12084 Year of Issuance 2023 Description of Property LOT 2, BLOCK 112, UNIT 12, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS ASSESSED UNDER 36-44-26-99-00112.0020 AS DESC IN OR 4516 PG 2118 Strap Number 36-44-26-12-00112.0020

Names in which assessed:
PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02904L

THIRD INSERTION

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

Tax Deed #:2025000705

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: 23-16680 Year of Issuance 2023 Description of Property LOT 15, BLOCK 14, UNIT 4, SECTION 23, 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 34, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-44-27-04-00014.0150

Names in which assessed:
ANDREW J CUDAR, ANDREW J. CUDAR, CLARA J CUDAR, DEBORAH C. CUDAR, ESTATE OF GERALD A CUDAR, ESTATE OF GERALD A. CUDAR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02923L

THIRD INSERTION

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

Tax Deed #:2025000677

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: 23-19031 Year of Issuance 2023 Description of Property LOTS 12 AND 13, BLOCK 75, UNIT 13, SECTION 10, 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 14, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 10-45-27-13-00075.0120

Names in which assessed:
MARGARET G GIBSON, MARGARET GIBSON, N GIBSON, NIAL L GIBSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02930L

THIRD INSERTION

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

Tax Deed #:2025000707

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: 23-21268 Year of Issuance 2023 Description of Property LOT 3, BLOCK 85, SOUTH PART PLAT OF UNIT 9, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 105 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-09-00085.0030

Names in which assessed:
CYRE RICHARDS, JESSICA HUBERT-TOUSSAINT, MICHAEL A HOLDER II

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02937L

THIRD INSERTION

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

Tax Deed #:2025000559

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: 23-05902 Year of Issuance 2023 Description of Property A TRACT OR PARCEL OF LAND BEING PART OF LOTS 11 AND 13, DR. W. HANSON'S PROPERTY, AS RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE AFORESAID LOT 13; THENCE RUN SOUTH 01 DEGREES 31' 35" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF MCCANN STREET (25.00 FEET WIDE), FOR 185.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 31' 35" EAST, ALONG SAID WEST RIGHT OF WAY LINE, FOR 83.00 FEET; THENCE RUN SOUTH 89 DEGREES 14' 52" WEST FOR 113.01 FEET TO A POINT LYING 138.00 FEET WEST OF THE WEST LINE OF BLOCK 2, GROVE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 01 DEGREES 31' 35" WEST, (138.00 FEET WEST OF THE WEST LINE OF SAID BLOCK 2), FOR 83.00 FEET; THENCE RUN NORTH 89 DEGREES 14' 52" EAST FOR 113.01 FEET TO THE POINT OF BEGINNING. BASIS FOR BEARING FROM THE AFORESAID WEST RIGHT-OF-WAY LINE FOR MCCANN STREET AS BEING SOUTH 01 DEGREES 35' 31" EAST. Strap Number 26-44-24-P2-00400.0130

Names in which assessed:
ROBERT G POMPONIO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02891L

THIRD INSERTION

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

Tax Deed #:2025000672

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: 23-12048 Year of Issuance 2023 Description of Property LEHIGH ACRES UNIT 8 BLK.81 DB 281 PG 50 LOTS 11 + 12 LESS SUBSURFACE RIGHTS ASSESSED UNDER 36-44-26-99-00081.0110 AS DESC IN OR 4516 PG 2118 Strap Number 36-44-26-L3-08081.0110

Names in which assessed:
PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02902L

THIRD INSERTION

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

Tax Deed #:2025000605

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: 23-17896 Year of Issuance 2023 Description of Property LOT 10, BLOCK 51, UNIT 9, LEHIGH ACRES, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 178, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-45-27-09-00051.0100

Names in which assessed:
JUAN ROBERTO VALDEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02927L

THIRD INSERTION

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

Tax Deed #:2025000666

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: 23-11689 Year of Issuance 2023 Description of Property LOT 7, BLOCK 24, UNIT 3, LEHIGH ACRES, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-26-03-00024.0070

Names in which assessed:
PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02898L

SECOND INSERTION

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

Tax Deed #:2025000731

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: 23-11384 Year of Issuance 2023 Description of Property LOT 8, BLOCK 94, UNIT 14, SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 49 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-44-26-14-00094.0080

Names in which assessed:
YORDAN CARRAZANA

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03009L

SECOND INSERTION

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

Tax Deed #:2025000738

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: 23-13683 Year of Issuance 2023 Description of Property LOT 7, BLOCK 40, UNIT 10, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 3 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-27-10-00040.0070

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

Aug. 15, 22, 29; Sept. 5, 2025

25-03011L

--- TAX DEEDS ---

THIRD INSERTION

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

Tax Deed #:2025000569

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: 23-03828 Year of Issuance 2023 Description of Property LOT 11, LESS THE EASTERLY 45.06 FEET THEREOF, RESUBDIVISION OF PART OF UNIT ONE, INDIAN PINES SUBDIVISION, AS RECORDED IN PLAT BOOK 33, PAGE 115, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-43-24-05-00000.011A

Names in which assessed: ESTATE OF KIBLER JEAN A, JEAN A KIBLER, ROBERT A KIBLER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02888L

THIRD INSERTION

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

Tax Deed #:2025000717

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: 23-05697 Year of Issuance 2023 Description of Property THE WEST 34.4 FEET OF LOT 3 AND THE EAST 34.2 FEET OF LOT 4, BLOCK 8, 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-P1-01108.0030

Names in which assessed: CENTRAL FT MYERS PORTFOLIO LLC, 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02889L

THIRD INSERTION

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

Tax Deed #:2025000668

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: 23-11714 Year of Issuance 2023 Description of Property LOT 11, BLOCK 49, UNIT 5, SECTION 34, 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 15, PAGE 90, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 34-44-26-05-00049.0110

Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02899L

THIRD INSERTION

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

Tax Deed #:2025000719

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: 23-09270 Year of Issuance 2023 Description of Property LOT 1, BLOCK 38, UNIT 4, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 59, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-26-04-00038.0010

Names in which assessed: ABUDALAZIZ H W HOU HOU, AHMAD KH A KARAM

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02894L

THIRD INSERTION

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

Tax Deed #:2025000685

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: 23-09535 Year of Issuance 2023 Description of Property LOT 13, BLOCK 62, EAST PART UNIT 12, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-26-12-00062.0130

Names in which assessed: JRBONILLA INVESTMENTS 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02895L

THIRD INSERTION

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

Tax Deed #:2025000669

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: 23-11728 Year of Issuance 2023 Description of Property LOT 17, BLOCK 61, UNIT 6, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 34-44-26-06-00061.0170

Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02900L

THIRD INSERTION

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

Tax Deed #:2025000643

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: 23-13215 Year of Issuance 2023 Description of Property LOT 9, BLOCK 43, LEHIGH ACRES UNIT 5, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-26-05-00043.0090

Names in which assessed: PRAXEDES MARIA JIMENEZ, YNGRID VANESSA JORGE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02910L

THIRD INSERTION

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

Tax Deed #:2025000673

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: 23-12077 Year of Issuance 2023 Description of Property LOT 14, BLOCK 103, UNIT 11, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 36-44-26-11-00103.0140

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.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02903L

THIRD INSERTION

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

Tax Deed #:2025000683

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: 23-12273 Year of Issuance 2023 Description of Property LOT 20, BLOCK 123, UNIT 12, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 174, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-45-26-12-00123.0200

Names in which assessed: JOHN STANGAS, SOTIRIA STANGAS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02905L

THIRD INSERTION

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

Tax Deed #:2025000694

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: 23-14356 Year of Issuance 2023 Description of Property LOT 9, BLOCK 207, GREENBRIAR UNIT 31, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 51, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-44-27-14-00207.0090

Names in which assessed: LOS PILARES 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02915L

THIRD INSERTION

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

Tax Deed #:2025000644

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: 23-13228 Year of Issuance 2023 Description of Property LOT 17, BLOCK 49, UNIT 6, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 99, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-45-26-06-00049.0170

Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02911L

THIRD INSERTION

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

Tax Deed #:2025000636

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: 23-13089 Year of Issuance 2023 Description of Property LOT 10, BLOCK 64, UNIT 6, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 207, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 12-45-26-06-00064.0100

Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02908L

THIRD INSERTION

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

Tax Deed #:2025000646

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: 23-15659 Year of Issuance 2023 Description of Property LOT 20, BLOCK 7, UNIT 2 OF LEHIGH ACRES, SECTION 14, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 16, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-44-27-02-00007.0200

Names in which assessed: MIRIAM EDELVIRA LEIVA CARILLO DE GOMEZ, NERI LEONEL GOMEZ CANO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02919L

THIRD INSERTION

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

Tax Deed #:2025000675

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: 23-13668 Year of Issuance 2023 Description of Property LOT 6, BLOCK 22, UNIT 6, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 3 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-27-06-00022.0060

Names in which assessed: MARGUERITE AUGUSTE JUDE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02912L

THIRD INSERTION

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

Tax Deed #:2025000642

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: 23-13207 Year of Issuance 2023 Description of Property LOT 3, BLOCK 39, UNIT 4, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 99, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-26-04-00039.0030

Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02909L

THIRD INSERTION

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

Tax Deed #:2025000693

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: 23-19271 Year of Issuance 2023 Description of Property LOT 2, BLOCK 59, UNIT 14, OF LEHIGH ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 165, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 11-45-27-14-00059.0020

Names in which assessed: JASON A SMITH, JASON 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02931L

THIRD INSERTION

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

Tax Deed #:2025000679

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: 23-15855 Year of Issuance 2023 Description of Property LOT 18, BLOCK 41, UNIT 11, SECTION 15, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, 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 15, PAGE 17. Strap Number 15-44-27-11-00041.0180

Names in which assessed: NUSRAT JAHAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02920L

THIRD INSERTION

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

Tax Deed #:2025000720

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: 23-14169 Year of Issuance 2023 Description of Property LOT 11, BLOCK 58, UNIT 12,GREENBRIAR, SECTION 4, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN PLAT BOOK 27, PAGE 19, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-44-27-05-00058.0110

Names in which assessed: RYAN HOWARD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02913L

--- TAX DEEDS ---

THIRD INSERTION

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

Tax Deed #:2025000708

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: 23-21344 Year of Issuance 2023 Description of Property LOT 35, BLOCK 35, LEHIGH ACRES, UNIT 6 IN SECTION 25, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 112 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-45-27-06-00035.0350

Names in which assessed: JAMES SPARROW

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02938L

THIRD INSERTION

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

Tax Deed #:2025000709

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: 23-21546 Year of Issuance 2023 Description of Property LOT 3, BLOCK 27, UNIT 9, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 20, PAGE 46, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-45-27-09-00027.0030

Names in which assessed: RANDOLPH GOLDSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02939L

THIRD INSERTION

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

Tax Deed #:2025000654

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: 23-20882 Year of Issuance 2023 Description of Property LOT 14, BLOCK 6, UNIT 2, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 22, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-27-02-00006.0140

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.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02934L

THIRD INSERTION

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

Tax Deed #:2025000656

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: 23-21002 Year of Issuance 2023 Description of Property LOT 14, BLOCK 46, UNIT 12, SECTION 23, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 32, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-45-27-12-00046.0140

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.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02935L

THIRD INSERTION

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

Tax Deed #:2025000741

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: 23-17847 Year of Issuance 2023 Description of Property LOT 5, BLOCK 34, UNIT 6, 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, RECORDED IN PLAT BOOK 15, PAGE 175, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-45-27-06-00034.0050

Names in which assessed: LEHIGH PARTNERS 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02926L

THIRD INSERTION

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

Tax Deed #:2025000652

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: 23-20643 Year of Issuance 2023 Description of Property LOT 10, BLOCK 8, UNIT 2, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 18, PAGE 72, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-27-02-00008.0100

Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02933L

THIRD INSERTION

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

Tax Deed #:2025000657

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: 23-05743 Year of Issuance 2023 Description of Property LOT 18, BLOCK 20, EVANS ADDITION NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 1A, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-44-24-P2-02720.0180

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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02890L

THIRD INSERTION

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

Tax Deed #:2025000710

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: 23-11448 Year of Issuance 2023 Description of Property LOT 6, BLOCK 15, UNIT 2, LEHIGH ESTATES, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 82, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-44-26-02-00015.0060

Names in which assessed: AMERICA BERMUDEZ, LUIS A BERMUDEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02896L

THIRD INSERTION

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

Tax Deed #:2025000711

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: 23-11449 Year of Issuance 2023 Description of Property LOT 8, BLOCK 15, UNIT 2, LEHIGH ESTATES, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 82, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-44-26-02-00015.0080

Names in which assessed: AMERICA BERMUDEZ, LUIS A BERMUDEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02897L

THIRD INSERTION

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

Tax Deed #:2025000670

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: 23-11889 Year of Issuance 2023 Description of Property LOT 13, BLOCK 70, UNIT 8, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-26-08-00070.0130

Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02901L

THIRD INSERTION

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

Tax Deed #:2025000689

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: 23-14611 Year of Issuance 2023 Description of Property LOT 23, BLOCK 261, GREENBRIAR, UNIT 41, SECTION 7, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 64, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-27-10-00261.0230

Names in which assessed: SAN MANNA 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02916L

THIRD INSERTION

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

Tax Deed #:2025000684

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: 23-17937 Year of Issuance 2023 Description of Property LOT 6, BLOCK 62, UNIT 11, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 180, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-45-27-11-00062.0060

Names in which assessed: VIAMAR HOMES 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02928L

THIRD INSERTION

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

Tax Deed #:2025000635

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: 23-13088 Year of Issuance 2023 Description of Property LOT 7, BLOCK 64, REPLAT OF TRACT L, UNITS 5, 6, AND 7, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 207, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 12-45-26-06-00064.0070

Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02907L

THIRD INSERTION

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

Tax Deed #:2025000634

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: 23-13053 Year of Issuance 2023 Description of Property LOT 13, BLOCK 28, REPLAT OF TRACT T, UNITS 3 & 4, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 211, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 12-45-26-04-00028.0130

Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02906L

THIRD INSERTION

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

Tax Deed #:2025000690

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: 23-15121 Year of Issuance 2023 Description of Property LOT 6, BLOCK 100, NORTH PART UNIT 19, GREENBRIAR, SECTIONS 4 & 9, 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 30, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 09-44-27-07-00100.0060

Names in which assessed: FENIX8 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 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02917L

THIRD INSERTION

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

Tax Deed #:2025000704

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: 23-16609 Year of Issuance 2023 Description of Property THE WEST 1/2 OF LOT 13, IN BLOCK 29, UNIT 8, LEHIGH ACRES, SECTION 22, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 33, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-44-27-08-00029.013B

Names in which assessed: FELIX M ROSARIO, FELIX M. ROSARIO, FELIX ROSARIO, JUAN M. ROSARIO, MARIA I ROSARIO, MARIA I. PERELES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02922L

THIRD INSERTION

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

Tax Deed #:2025000712

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: 23-17597 Year of Issuance 2023 Description of Property LOT 2, BLOCK 37, UNIT 10, SECTION 35, 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 52, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-27-10-00037.0020

Names in which assessed: GEORGE SAMUELS, MYNTELYN BALDIE, MYNTLELYN BALDIE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02925L

THIRD INSERTION

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

Tax Deed #:2025000701

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: 23-19838 Year of Issuance 2023 Description of Property LOT 18, BLOCK 9, UNIT 2, 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 130, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 14-45-27-02-00009.0180

Names in which assessed: ESTATE OF J.S. MARNEY, ESTATE OF JOHN S MARNEY, MEILAN MARNEY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 09/30/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

August 8, 15, 22, 29, 2025

25-02932L