

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211 Time: 10:45 AM Sale to be held at www.storage treasures.com. 0003 - Orellana, Eduardo; 0031 - Jeskey, Paul; 0041 - Washington, Susana; 0080 - Winstorm Shutters Hicks, Colin; 0096 - Davidson, Chuck; 0143 - Frai s, Shidney; 0226 - Frequent, Edison; 0235 - Zero The Hero THEHERO, Zero; 0237 - Mcknight-Simms, Velisicia; 0317 - Frequent, Edison; 0326 - Jeskey, Paul; 0389 - III, William Campos; 0397 - luckey, mindy; 0426 - Lane, Stephanie; 0593 - Elliott, Reginald; 0604 - Dickman, Steven; 0610 - Matthews, Demetria; 0646 - Vinton, Yvonne; 0881 - Herrera, Caridad; 0965 - Pacheco, Amy; RV1160 - Rodriguez, Jose PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721 Time: 11:00 AM Sale to be held at www.storage treasures.com. 0016 - McFarlane, Chrissy; 0029 - Drago, Jo Ann; 0069 - Blaydes, Hannah; 0102E - DOONAN, MARYA; 0105E - Taylor, Nicholas; 1016 - St-Laurent, Mathieu; 1168 - TONGE, SALOME PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489 Time: 11:15 AM Sale to be held at www.storage treasures.com. 016 - Peoples, William Anthier; 078 - Joseph, Aclane; 102 - Sells, Alisia; 164 - Cintora, Christopher; 175 - Jaramillo, Johnny; 221 - Milito, Val; 230 - Powell, Carla; 262 - Ford, Enrique; 398 - Bordeaux, April; 487 - Tonge, Barbara L; 951 - Belinato, Weslei; X1005 - coger, michele PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635 Time: 11:30 AM Sale to be held at www.storage treasures.com. A141 - jekic, Melissa; A242 - Killingsworth, Tamiaka; D509 - Rexroat, Bryan; D516 - leibel, Karlee; E658 - Dimmitt, Darla PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571 Time: 12:15 PM Sale to be held at www.storage treasures.com. 2063 - Kern, Amanda; 3033 - VENANCIO, JENNIFER PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897 Time: 12:30 PM Sale to be held at www.storage treasures.com. B026 - Vandyke, Brett; C039 - Berrios-Ordenez, Dorothy; D006 - Deltore, Junior; D007 - Iriza Rodriguez, Julieta; D023 - Nielsen, Leif; D060 - Caceres, Barbara; E002 - Walker, Z'kyria; E011 - ESPINOZA, Emir; E064 - bean, Seth; F056 - Olibo, Jerry; G004 - Moore, Noel; G017 - Nicholas, Nelson; H015 - Raco, Morgan; H017 - Gilbert, Tara; H019 - Reyes, Gilberto; H036 - Reyes, Gilberto PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811 Time: 12:45 PM Sale to be held at www.storage treasures.com. B021 - minyetty, Cindy; C054 - Cyr, Pam; D135 - Robinson, Katwila; D147 - Edgar, Elizabeth; F200 - sletten, daniel; F219 - WALKER, NATHALIE; G230 - boyd, Rudolph; H272 - Porter, George; H281 - Vega, Ramsey; I351 - askew, William; J381 - mirra, Antonio; K407 - Amico, Dave; L002A - REYES, RAUL; M529 - Mansell, Tatum PUBLIC STORAGE # 27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200 Time: 01:00 PM Sale to be held at www.storage treasures.com. 1040 - Gamez, Manuel; 1073 - Ortiz, Wilfredo; 1109 - Petito, Dale; 1113 - Suthard, Frances; 2020 - Smith, Laurence; 2222 - Miller, Terry; 3053 - Chaney, Jordan; 3055 - Glade, Marc; 3075 - Cantera, Fernando; 3085 - O'Neill-Boisvert, Stephenie; 3206 - Barreiro, Jose; 3231 - Taylor, Lindsay Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. November 7, 14, 202525-04431L

FIRST INSERTION
NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534 Time: 09:45 AM Sale to be held at www.storage treasures.com. 1012 - Gomez, Robert; 1043 - Hernandez, Gabrielle; 1061 - DOWNER, DESIREE; 1100 - Harmon, Steve; 1213 - Valentin, Karlina; 1263 - dwyer, michael; 1267 - Ford, Beth; 2010 - Estelan, Wilda; 2044 - whiting, Callie; 2049 - Rodriguez, Angel; 2137 - Doctor, Zenesia; 2182 - Fleming, Desiree A; 2238 - Zielinski, Ami; 2253 - Cardenas, Jocelyn; 2275 - Alvarado, Maria; 3045 - tatlock, Ashlee; 3059 - Reis, Heather; 3069 - Crutchley, Nicholas; 3078 - Rarick, Shannley; 3080 - Izidor, Paulo; 3100 - Urbina, Cindy; 3128 - Lee, Angela; 3194 - Rene, Claudiaisha; 3237 - Guzman, Nicholas; 3260 - Lozano, Delia PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447 Time: 10:00 AM Sale to be held at www.storage treasures.com. 1049 - Morales, Edgar; 1089 - Morales, Edgar; 1115 - Spanulo, Jillian; 1119 - Kontonis, George; 1131 - Timmerman, Kevin; 1133 - Morales, Edgar; 1145 - Currington, Alyssia; 1175 - Ruilova, Jesus; 1212 - Morales, Edgar; 2055 - Jestes, James; 2178 - Lawton, Jamaya; 2289 - Beaver, Krisa; 2294 - Mole, Debbie; 2321 - Pacheco, Carolina Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. November 7, 14, 202525-04432L

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	Notice Under Fictitious Name Law According to Florida Statute Number 865.09	NOTICE OF PUBLIC SALE: THE LOCK UP SELFSTORAGE at
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CreeseMed located at 2059 Altamont Ave #311 in the City of Fort Myers, Lee County, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of October, 2025. Andre Creese, MD, LLC Novmeber 7, 202525-04465L	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The G Spot and Chef & Co located at 2400 First St Unit 100 in the City of Fort Myers, Lee County, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of October, 2025. Keith B Towles November 7, 202525-04448L	22776 S.Tamiami Trail Estero, FL 33928 will sell the contents of the following units to satisfy a lien to the highest bidder on November 25 2025 by 11:00AM at WWW.STORAGETREASURES.COM All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account. Unit #20 Michael Pastore November 7, 14, 202525-04435L

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	Notice Under Fictitious Name Law According to Florida Statute Number 865.09	Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SUJI JAPANESE STEAKHOUSE & SUSHI LOUNGE located at 10801 CORKSCREW ROAD, STE 51 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 4th day of November, 2025. SUJI LLC November 7, 202525-04497L	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of BAYSIDE BURGER & BEER located at 211 HANCOCK BRIDGE PKWY, #9-11 in the City of CAPE CORAL, Lee County, FL 33990 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of November, 2025. TBF BBB, LLC November 7, 202525-04496L	NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Kitchen Supply Pro located at 25144 Quaker Ridge Ave, in the County of Lee, in the City of Sorrento, Florida 32776 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Sorrento, Florida, this 30th day of October, 2025. Paul Wanex November 7, 202525-04464L

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 list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorage auction.com on 11/25/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Trey Link unit #102; James Potter unit #335; Sondra Coletta unit #529. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. November 7, 14, 202525-04433L

FIRST INSERTION
NOTICE OF PUBLIC SALE
at The Lock Up Self Storage 9901 Estero Oaks Drive Estero FL 33967 Will sell the contents of the following units to satisfy a lien to the highest bidder on November 25th, 2025 by 11:30 am at: WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit 122- John Shields Items: Grills, outdoor furniture, chest, folding tables, boxes, totes Unit 1201- John Shields Items: lights, decorative items, camp chairs, boxes, totes, printers, ladders, sauna, grill, tables, pressure washer, sign November 7, 14, 202525-04462L

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 Adapt Waste Dumpster Rentals. Fort Myers located at 5237 Summerlin Commons Blvd in the City of Fort Myers, Lee County, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of October, 2025. Adapt Dumpster Services LLC Novmeber 7, 202525-04466L

FIRST INSERTION
MEDITERRA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Mediterra Community Development District ("District") will hold a Regular Meeting on November 19, 2025 at 9:00 a.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://mediterracdd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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	25-04501L
November 7, 2025	

Q&A

Who benefits from legal notices?

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

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

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Prime Storage - North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on 11/25/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Debra Bitondo unit #00327; Kenia Espinal unit #00344. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. November 7, 14, 202525-04434L

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of JUNE LOIS POTTS will, on November 19, 2025, at 10:00 a.m., at 64 Quanto Court, Lot #466, Fort Myers, Lee County, Florida 33912; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1980 ELDO MOBILE HOME, VIN: 05543A, TITLE NO.: 0016956095, and VIN: 05543B, TITLE NO.: 0016956147 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#3326-3160) November 7, 14, 202525-04446L

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 DiBlanco Premier™ CRM located at 3512 18th ST SW in the City of Lehigh Acres, Lee County, FL 33976 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of November, 2025. DiBlanco Premier Tax & Accounting, Inc. Didiet Garrido Blanco Novmeber 7, 202525-04447L

FIRST INSERTION
NOTICE OF PUBLIC SALE
at The Lock Up Self Storage 5500 Timmers Lane Lehigh Acres Fl 33971 Will sell the contents of the following units to satisfy a lien to the highest bidder on November 25, 2025 by 10:00 am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit 1055-Wendy Barnes-Pre-school furniture, baby accessories Unit 1102-Michel Vanesa-Dresser, cabinet, assorted household items, kitchen mixer, luggage, sewing machine Unit 2021-Lisa Wright-Pots and plants Unit 2132-Jesse Hough-Store shelving, wood pieces, electronics, assorted boxes Unit 3059-Amanda Maybin-Clothing, flat screen tv, cosmetic case, assorted household items Unit 3097-Linnie Torres Stanley-Household items, totes, window a/c, home décor, sewing machine Unit 3131-Tramisha Mcgee-Totes, shelving, holiday décor November 7, 14, 202525-04492L

FIRST INSERTION
Fictitious Name Notice
Notice Is Hereby Given that Lee Health System, Inc., 4211 Metro Pkwy, Fort Myers, FL 33916 , desiring to engage in business under the fictitious name of LPG OBGYN Lehigh Williams Ave, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. November 7, 202525-04463L

FIRST INSERTION
Fictitious Name Notice
Notice Is Hereby Given that Lee Health System, Inc., 1138 Country Club Blvd, Cape Coral, FL 33990, desiring to engage in business under the fictitious name of Lee Health, OBGYN Residency Program, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. November 7, 202525-04436L

FIRST INSERTION
NOTICE
TO: ALEX JUSTINIANO, FATHER OF A FEMALE CHILD BORN UNTO CHRYSTAL M. HALL ON MARCH 31, 2017 (JUVENILE CASE NO.: 25-JA-116-WS) CHRYSTAL M. HALL, MOTHER OF A FEMALE CHILD BORN UNTO CHRYSTAL M. HALL ON MARCH 31, 2017 (JUVENILE CASE NO.: 25-JA-116-WS) Pursuant to Chapter 49, Article 4, Section 601 of the Code of West Virginia, notice is hereby given to you that a petition has been filed in the Circuit Court of Mercer County, West Virginia, alleging that your child is a neglected and/or abused child, which proceedings can result in the permanent termination of parental rights. This matter has been scheduled for a hearing on the 16th day of DECEMBER, 2025 at 1:00 p.m., before the Honorable William J. Sadler, Judge of the Circuit Court, at the Mercer County Courthouse, Princeton, West Virginia. Jason Ballard, Esq., 1409 Wenonah Avenue, Pearisburg, VA 24740, (540) 787-5011, is appointed as counsel of record for Respondent Alex Justiniano. You are hereby notified that you may be present at such hearing and defend your rights. DATED: November 3, 2025. JULIE A. BALL CLERK OF THE CIRCUIT COURT MERCER COUNTY, WEST VIRGINIA BY: SHERRY COX HER DEPUTY CLERK November 7, 14, 202525-04493L



--- PUBLIC SALES ---

FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Brightwater Community Development District

The Board of Supervisors (“**Board**”) of the Brightwater Community Development District (“**District**”) will hold a regular meeting and public hearing on **Friday, December 5, 2025, at 11:00 a.m., at the Hyatt Place Ft. Myers at the Forum located at 2600 Champion Ring Road, Fort Myers, Florida 33905.**

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (“**Debt Assessments**”) that will secure the District’s proposed capital improvement revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Amended Master Special Assessment Methodology Report dated October 28, 2025. The proposed bonds will fund the public improvements described in the Amended Master Report of the District Engineer dated October 28, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$44,560,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION								
DEVELOPED PROPERTY ERU ASSIGNMENT, DEBT AND MADs ALLOCATION								
PRODUCT	UNIT COUNT	ERU PER UNIT	TOTAL ERUs	% OF ERUs	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	TOTAL MADs ⁽²⁾	TOTAL PRINCIPAL	TOTAL MADs ⁽²⁾
Villas 35'	222	0.70	155.40	21.55%	\$9,604,194	\$773,967	\$43,262	\$3,486
Single Family 40'	47	0.80	37.60	5.21%	\$2,323,795	\$187,266	\$49,442	\$3,984
Single Family 50'	524	1.00	524.00	73.23%	\$32,632,011	\$2,629,666	\$61,803	\$4,980
TOTAL	797		721.00	100%	44,560,000	3,590,930		
(1) Allocation of total bond principal & assessments based on equivalent residential units. Individual lot principal and interest assessments calculated on a per unit basis. 12 months Capitalized Interest Period.								
(2) Includes principal, interest and is net of early payment discount and collection fees.								

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Lee County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Audette Bruce, District Manager

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Brightwater Community Development District (the “**District**”) has determined to construct and/or acquire certain public improvements (the “**Project**”) set forth in the plans and specifications described in the Amended Master Report of the District Engineer dated October 28, 2025 (the “**Engineer’s Report**”), incorporated by reference as part of this Resolution and which is available for review at the offices of Kai, located at 2502 North Rocky Point Drive, Suite 1000, Tampa, Florida 33607 (the “**District Office**”); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the “**Debt Assessments**”); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Amended Master Special Assessment Methodology Report dated October 28, 2025, (the “**Assessment Report**”) incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer’s Report, the estimated cost of the Project is approximately **\$36,263,500** (hereinafter referred to as the “**Estimated Cost**”).
- As stated in the Assessment Report, the Debt Assessments will defray approximately **\$44,560,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District’s proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

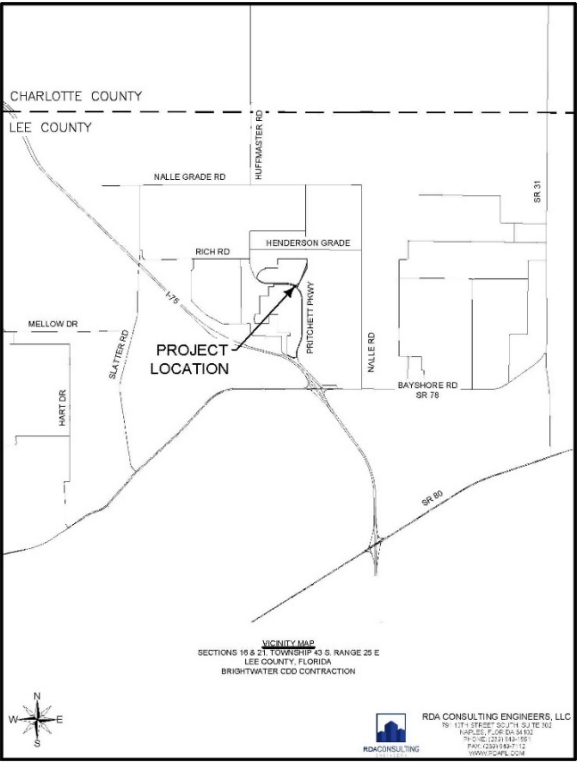
Passed and Adopted on October 28, 2025.

Attest:

/s/ Audette Bruce
Printed Name: Audette Bruce
Secretary

Brightwater Community Development District

/s/ Michael Lawson
Michael Lawson
Chair of the Board of Supervisors



4921-3431-3330, v. 1
November 7, 14, 2025

25-04449L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
20th JUDICIAL CIRCUIT IN AND
FOR LEE COUNTY, FLORIDA
CASE NO: 2024-CC-009542
RIVER HALL COUNTRY CLUB
HOMEOWNERS ASSOCIATION,
INC., a not-for-profit Florida
corporation,
Plaintiff, vs.
BORIS BURRAGE; UNKNOWN
SPOUSE OF BORIS BURRAGE;
AND UNKNOWN TENANT(S),
Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Lee County, Florida, I will sell all the property situated in Lee County, Florida described as:

Lot 84, Block K, RIVER HALL COUNTRY CLUB, PHASE TWO, according to the Plat thereof as recorded in Instrument Number 2006000409514, of the Public Records of Lee

County, Florida, and any subsequent amendments to the aforesaid.
Property Address: 17393 Walnut Run Drive, Alva, FL 33920
at public sale, to the highest and best bidder, for cash, via the Internet at www.lee.realforeclose.com at 9:00 A.M. on December 4, 2025.

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

KEVIN C KARNES,
CLERK OF COURT
(SEAL) By: T Mann
DEPUTY CLERK
MANKIN LAW GROUP
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
November 7, 14, 2025

25-04480L

NOTICE OF ACTION AS TO COUNT(S) III AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST JOHNNY LEE HERRING, DECEASED AND KIMANI HERRING, AS POTENTIAL HEIR TO JOHNNY LEE HERRING
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-004116
Division: Civil
Judge Rachael Spring Loukonen
Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida
Plaintiff, vs.
Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or

as other claimants, by, through, under or against Lawrence Paul Mc Namara, deceased, et al.
Defendants.
To: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST JOHNNY LEE HERRING, DECEASED
10409 ALAMEDA ALMA ROAD
CLERMONT, FL 34711
UNITED STATES OF AMERICA
KIMANI HERRING, AS POTENTIAL HEIR TO JOHNNY LEE HERRING
29 MANOR COURT
GLEN ROCK, NJ 07452
UNITED STATES OF AMERICA
and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST JOHNNY LEE HERRING, DECEASED

DECEASED AND KIMANI HERRING, AS POTENTIAL HEIR TO JOHNNY LEE HERRING, and all parties having or claiming to have any right, title or interest in the property herein described;
YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Lee County, Florida: Unit 5242L, Week 43, Annual Coconut Plantation, a Condominium (the “Condominium”), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the “Declaration”).
Contract No.: 09-3630
has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, Plaintiff’s attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Com-

plaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court on the 29th day of October, 2025.

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
LEE COUNTY, FLORIDA
(SEAL) By: K Shoap
Deputy Clerk
THE MANLEY LAW FIRM LLC
MICHAEL E. CARLETON,
Plaintiff’s attorney,
P. O. Box 165028,
Columbus, OH 43216-5028
25-016180_MAG
November 7, 14, 2025

25-04439L

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com

Business Observer
FLORIDA

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Stoneybrook North Community Development District

The Board of Supervisors (“**Board**”) of the Stoneybrook North Community Development District (“**District**”) will hold a regular meeting and public hearing on **Friday, December 5, 2025, at 11:00 a.m., at the Hyatt Place Ft. Myers at the Forum located at 2600 Champion Ring Road, Fort Myers, Florida 33905.**

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (“**Debt Assessments**”) that will secure the District’s proposed capital improvement revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Amended Master Special Assessment Methodology Report dated October 28, 2025. The proposed bonds will fund the public improvements described in the Amended Master Report of the District Engineer dated October 28, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$41,815,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION								
DEVELOPED PROPERTY ERU ASSIGNMENT, DEBT AND MADs ALLOCATION								
PRODUCT	UNIT COUNT	ERU PER UNIT	TOTAL ERUs	% OF ERUs	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	TOTAL MADs ⁽¹⁾	TOTAL PRINCIPAL	TOTAL MADs ⁽¹⁾
Villas 35'	120	0.70	84.00	11.25%	\$4,703,348	\$379,026	\$39,195	\$3,159
Single Family 50'	227	1.00	227.00	30.40%	\$12,710,237	\$1,024,272	\$55,992	\$4,512
Single Family 60'	278	1.20	333.60	44.67%	\$18,679,009	\$1,505,274	\$67,191	\$5,415
Single Family 70'	73	1.40	102.20	13.69%	\$5,722,406	\$461,148	\$78,389	\$6,317
TOTAL	698		746.80	100%	41,815,000	3,369,720		
(1) Allocation of total bond principal & assessments based on equivalent residential units. Individual lot principal and interest assessments calculated on a per unit basis, 23 months Capitalized Interest Period.								
(2) Includes principal, interest and is net of early payment discount and collection fees.								

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Lee County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Audette Bruce, District Manager

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Stoneybrook North Community Development District (the “**District**”) has determined to construct and/or acquire certain public improvements (the “**Project**”) set forth in the plans and specifications described in the Amended Master Report of the District Engineer dated October 28, 2025 (the “**Engineer’s Report**”), incorporated by reference as part of this Resolution and which is available for review at the offices of Kai, located at 2502 North Rocky Point Drive, Suite 1000, Tampa, Florida 33607 (the “**District Office**”); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the “**Debt Assessments**”); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt

Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Amended Master Special Assessment Methodology Report dated October 28, 2025, (the “**Assessment Report**”) incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer’s Report, the estimated cost of the Project is approximately **\$30,870,000** (hereinafter referred to as the “**Estimated Cost**”).
- As stated in the Assessment Report, the Debt Assessments will defray approximately **\$41,815,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District’s proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

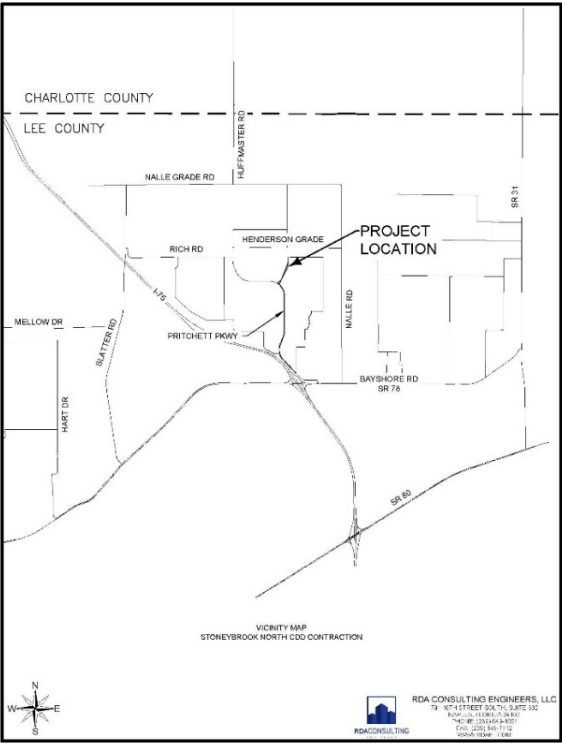
Passed and Adopted on October 28, 2025.

Attest:

/s/ Audette Bruce
Printed Name: Audette Bruce
Secretary

Stoneybrook North Community Development District

/s/ Michael Lawson
Michael Lawson
Chair of the Board of Supervisors



4937-2126-8850, v. 1
November 7, 14, 2025

25-04450L

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION AS TO COUNT(S) I AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST LAWRENCE PAUL MC NAMARA, DECEASED, ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MARIE FOY MCNAMARA, DECEASED AND CAITLYN ELIZABETH MOYNIHAN, AS POTENTIAL HEIR TO MARIE FOY MCNAMARA IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA
Case No.: 25-CA-004116
Division: Civil

Judge Rachael Spring Loukonen
Coconut Plantation Condominium Association, Inc., a corporation
not-for-profit under the laws of the State of Florida
Plaintiff, vs.
Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Lawrence Paul Mc Namara, deceased, et al.
Defendants.
To: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST LAWRENCE PAUL MC NAMARA, DECEASED
4 CALLAGHAN BLVD
MALTA, NY 12020
UNITED STATES OF AMERICA
ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINIS-

TRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MARIE FOY MCNAMARA, DECEASED
4 CALLAGHAN BLVD
MALTA, NY 12020
UNITED STATES OF AMERICA
CAITLYN ELIZABETH MOYNIHAN, AS POTENTIAL HEIR TO MARIE FOY MCNAMARA
4 CALLAGHAN BLVD
MALTA, NY 12020
UNITED STATES OF AMERICA
and all parties claiming interest by, through, under or against Defendant(s)
ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST LAWRENCE PAUL MC NAMARA, DECEASED, ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MARIE FOY MCNAMARA, DE-

CEASED AND CAITLYN ELIZABETH MOYNIHAN, AS POTENTIAL HEIR TO MARIE FOY MCNAMARA, and all parties having or claiming to have any right, title or interest in the property herein described;
YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Lee County, Florida: Unit 5160L, Week 49, Annual Coconut Plantation, a Condominium (the “Condominium”), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the “Declaration”).
Contract No.: 09-6445
has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, Plaintiff’s attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court on the 29th day of October, 2025.
KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT
LEE COUNTY, FLORIDA
(SEAL) By: K Shoap
Deputy Clerk
THE MANLEY LAW FIRM LLC
MICHAEL E. CARLETON,
Plaintiff’s attorney,
P. O. Box 165028,
Columbus, OH 43216-5028
25-015780_MAG
November 7, 14, 2025 25-04437L

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 Brighton Academy I located at 15058 Citrus Tree Ct., in the County of Lee County in the City of Alva, Florida 33920 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Lee, Florida, this Wednesday, November 5, 2025.
Tami’s Sonshine School’s LLC
November 7, 2025 25-04502L

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 TURCO TACO located at 2451 FIRST STREET in the City of FORT MYERS, Lee County, FL 33901 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of November, 2025.
THE TACO CONCEPT 3 LLC
November 7, 2025 25-04507L

ESTATE

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File no. 25-CP-003247
IN RE: ESTATE OF DELORIS M. WENSEL,
Deceased.

The administration of the estate of DE-LORIS M. WENSEL, deceased, whose date of death was February 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 STATUES 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 November 7, 2025.

Personal Representative:
Paul E. Wensel, c/o Joshua R. Fink
3025 Miller Rd.,
Ann Arbor, MI 48103
Attorney for Personal Representative:
Joshua R. Fink
Florida Bar No. 19104
Fink & Fink, PLLC
3025 Miller Rd., Ann Arbor, MI 48103
Telephone: (734) 994-1077
Fax: (734) 994-3737
Email address:
Joshua.Fink@finkandfink.com
November 7, 14, 2025 25-04445L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
File No. 2025-CP-3005
Division: Probate
IN RE: ESTATE OF CHRISTINE TOMASZEWSKI a/k/a CHRISTINA TOMASZEWSKI,
Deceased.

The administration of the estate of Christine Tomaszewski, deceased, whose date of death was July 31, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representatives 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: November 7, 2025.

WOJCIECH TOMASZEWSKI
Personal Representative
ADAM M. GROSS, ESQ.
Florida Bar No. 114922
E-mail: agross@crewlawfl.com
Secondary Email:
jhendricks@crewlawfl.com
DOMINICO PALMA, ESQ.
Florida Bar No. 1030514
E-mail: dpalma@crewlawfl.com
Secondary Email:
jhendricks@crewlawfl.com
Attorneys for Personal Representative
CREW LAW, P.A.
1333 3rd Ave. S., Suite 505
Naples, FL 34102
Telephone:239-790-8133
Facsimile: 239-230-2078
November 7, 14, 2025 25-04490L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWENTIETH CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 15-CP-002948
IN RE: ESTATE OF THOMAS MICHAEL FLYNN
Deceased.

The administration of the estate of THOMAS MICHAEL FLYNN, deceased, whose date of death was August 10, 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.

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: November 7, 2025.

KATHY ANN FLYNN
Petitioner
2501 64th St W
Lehigh Acres, FL 33971
Susan M. Larned, Esq.
Attorney for Personal Representative
Florida Bar No. 1011025
The Larned Law Group, P.A.
Suite 39
Ft. Myers, FL 33907
Telephone: 239-202-2881
Email: susan@larnedlegal.com
November 7, 14, 2025 25-04455L

FIRST INSERTION
NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2427
Division Probate
IN RE: ESTATE OF JAMES T. WRIGHT
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 T. WRIGHT, deceased, File Number 25-CP-2427, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr Boulevard, Fort Myers, Florida 33901; that the decedent's date of death was June 12, 2025; that the total value of the estate is \$29,825.47 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Shannon L. Dezendorf	3403 Wiz Montana Way
Fort Myers, FL 33917	

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN 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 November 7, 2025.

Persons Giving Notice:
Shannon L. Dezendorf
Attorney for Persons Giving Notice
Tasha Warnock, Esq.
Florida Bar Number: 116474
The Warnock Law Group LLC
6843 Porto Fino Circle
Fort Myers, Florida 33912
Telephone: (239) 437-1197
Fax: (239) 437-1196
E-Mail:
service@warnocklawgroup.com
Secondary E-Mail:
twarnock@warnocklawgroup.com
November 7, 14, 2025 25-04454L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWENTIETH CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002635
Probate: Shenko, James R
IN RE: ESTATE OF AUGUST UMLAUF
Deceased.

The administration of the estate of AUGUST UMLAUF, 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 1700 MONROE ST, FORT MYERS, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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: November 7, 2025.

Signed on this 5th day of August 2025.
Sean A. Umlauf
Personal Representative
156 Gail Drive
Tryon, NC 28782
Susan M. Larned, Esq.
Attorney for Personal Representative
Florida Bar No. 1011025
The Larned Law Group, P.A.
Suite 39
Ft. Myers, FL 33907
Telephone: 239-202-2881
Email: susan@larnedlegal.com
November 7, 14, 2025 25-04453L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002783
IN RE: THE ESTATE OF: MARLIN KENT SHAW
Deceased.

The administration of the estate of MARLIN KENT SHAW, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court of Lee County, Florida Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
Dana Shaw
2249 Grayson Way
Pocatello, ID 83201
Attorney for Personal Representative:
WESLEY T. MATHIEU, ESQ.
sklawyers, pll
1314 Cape Coral Pkwy E. Ste. 320
Cape Coral, FL 33904
Telephone: (239) 772-1993
Email: wmathieu@sklawyers.net
Florida Bar No. 116222
November 7, 14, 2025 25-04468L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003156
IN RE: ESTATE OF JOHN STEPHEN DAVIDSON
a/k/a JOHN S. DAVIDSON,
Deceased.

The administration of the Estate of John Stephen Davidson a/k/a John S. Davidson, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469, 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 November 7, 2025.

Personal Representative:
Daisy Thompson
2045 Bayside Parkway
Fort Myers, Florida 33901
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atacauselaw.com
Secondary E-Mail:
ashley.cribbis@atacauselaw.com
November 7, 14, 2025 25-04486L

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003003
IN RE: ESTATE OF YVES C. VAN DEN BRANDEN,
AKA YVES VAN DEN BRANDEN,
Deceased.

The administration of the estate of YVES C. VAN DEN BRANDEN, aka YVES VAN DEN BRANDEN, deceased, whose date of death was April 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Circuit Court, Probate Division, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003314
IN RE: ESTATE OF RICHARD G. BAKER, AKA RICHARD GRIFFITH BAKER,
Deceased.

The administration of the estate of RICHARD G. BAKER, aka RICHARD GRIFFITH BAKER, deceased, whose date of death was September 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Circuit Court, Probate Division, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Richard G. Baker Jr
RICHARD G. BAKER JR
612 River Rd
West Cossackie, NY 12192
Attorney for Personal Representative:
/s/ Gregory J Nussbickel
Gregory J Nussbickel
E-Mail Addresses:
greg@will.estate
christine@will.estate
Florida Bar No. 0580643
The Nussbickel Law Firm P.A.
12487 Brantley Commons Court
Fort Myers, FL 33907
Telephone: (239)900-9455
November 7, 14, 2025 25-04470L

FIRST INSERTION
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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3357
Division Probate
IN RE: ESTATE OF MORRIS CHAZIN
Deceased.

The administration of the estate of Morris Chazin, deceased, whose date of death was September 16, 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.

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

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2198
Division Probate
IN RE: ESTATE OF ESTHER A. BANKUTI
Deceased.

The administration of the estate of ESTHER A. BANKUTI, 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 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, 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 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 November 7, 2025.

Personal Representative:
Ann M. Jona
380 Belmont Avenue
Redwood City, CA 94061
Attorney for Personal Representative:
Darrin R. Schutt
Attorney for Ann M. Jona
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:
info@schuttlaw.com
November 7, 14, 2025 25-04467L

FIRST INSERTION
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 November 7, 2025.
Personal Representatives:
ERIC A. VAN DEN BRANDEN
588 Vitano Street
Las Vegas, NV 89138
NICOLAS A. VAN DEN BRANDEN
741 AnaCapri Street
Las Vegas, NV 89138
Attorney for Personal Representatives:
Gregory J Nussbickel
E-Mail Addresses:
greg@will.estate
christine@will.estate
Florida Bar No. 0580643
The Nussbickel Law Firm P.A.
12487 Brantley Commons Court
Fort Myers, FL 33907
Telephone: (239)900-9455
November 7, 14, 2025 25-04495L

FIRST INSERTION

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 November 7, 2025.

Personal Representative:
Steve Chazin
11398 Amber Hills CT
Fairfax, Virginia 22033
Attorney for Personal Representative:
Jennifer J. Hammond, Esq. - Attorney
Florida Bar Number: 121531
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square
FORT MYERS, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: jenniferj@trustska.com
Secondary E-Mail:
carolg@trustska.com
4904-2332-2229, v. 1
November 7, 14, 2025 25-04441L

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-003335
IN RE: ESTATE OF NANCY LEE DE VOS,
Deceased.
The administration of the estate of NANCY LEE DE VOS, deceased, whose date of death was July 29, 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.
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, 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 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 November 7, 2025.
Signed by: Gregory Lee Hoyle
Gregory Lee Hoyle
128 NW 10th Ave
Cape Coral, Florida 33993
/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
November 7, 14, 2025 25-04484L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3192
IN RE: ESTATE OF JAMES E. SAYLOR,
Deceased.
The administration of the Estate of JAMES E. SAYLOR, deceased, whose date of death was July 16, 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 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 three (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR thirty (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The 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 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.
The date of first publication of this notice is November 7, 2025.
Personal Representative:
WILLIAM N. HOROWITZ
c/o Cummings & Lockwood, LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
Attorney for Personal Representative:
DEVIN A. DAMON, ESQ.
Florida Bar No. 1003634
Cummings & Lockwood LLC
8000 Health Center Boulevard,
Suite 300
Bonita Springs, FL 34135
9261829.1.docx 10/31/2025
November 7, 14, 2025 25-04469L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3293
Division: Probate
IN RE: ESTATE OF ROBERT F. ANDERSON,
Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Ancillary Summary Administration has been entered in the Estate of Robert F. Anderson, deceased, File Number 25-CP-3293 by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the Decedent's date of death was December 16, 2024; that the total value of the Estate is \$64,511.00; and that the names and addresses of those to whom it has been assigned by such Order are:
Name Address
Allan C. Anderson
401 Hemlock Drive,
Petersburg, IL 62675
Lisa K. Anderson-Shaw
420 E. Waterside Drive, Unit 3910,
Chicago, IL 60601
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

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-003913
Lake Michigan Credit Union,
Plaintiff, vs.
MaryAnn B. Wilbur, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-003913 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Lake Michigan Credit Union is the Plaintiff and MaryAnn B. Wilbur; Scott Wilbur; The Periwinkle Pines Homeowners Association, Inc. are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 09:00 AM on the January 8, 2026, the following described property as set forth in said Final Judgment, to wit:
Parcel 12, phase 2, Periwinkle Pines unrecorded
A parcel of land lying in the southwest quarter of the north-west quarter of section 25, township 46 south, range 22 east, Sanibel island, Lee county, Florida, and described as follows:
From the northwest corner of the southwest quarter of the said northwest quarter; thence along the north line of the said southwest quarter south 88° 37' 36" east for 163.74 feet; thence south 00° 52' 32" east for 162.09 feet; thence north 89° 07' 28" east for 49.08 feet to the point of beginning; thence north 04° 50' 45" east for 60.39 feet; thence north 50° 00' 02" east for 56.16 feet; thence south 89° 22' 31" east for 45.33 feet; thence south 08° 37' 36" east for 91.34 feet; thence south 71° 15' 13" west for 23.36 feet; thence north 88° 37' 36" west for 85.06 feet to the point of beginning.
TAX ID: 25-46-22-T1-00600.0120
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 10/27/2025
Kevin Karnes
As Clerk of the Court
(SEAL) By: N Wright-Angad
As Deputy Clerk
Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff
File # 24-F00787
November 7, 14, 2025 25-04504L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3275
IN RE: THE ESTATE OF LARRY GENE WHATLEY,
Deceased.
The administration of the estate of LARRY GENE WHATLEY, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, P.O. Box 9346, Fort Myers, FL33902-9346. 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.
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.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 – 732.228 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 November 7, 2025.
Persons Giving Notice:
Allan C. Anderson
401 Hemlock Drive
Petersburg, IL 62675
Lisa K. Anderson-Shaw
420 E. Waterside Drive, Unit 3910
Chicago, IL 60601
Attorney for Persons 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
4907-7275-6048, v. 1
November 7, 14, 2025 25-04482L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-001959
IN RE: ESTATE OF MAHLON LEROY HETRICK,
Deceased.
The administration of the estate of Mahlon Leroy Hetrick, deceased, whose date of death was April 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division; Case Number 25CP001959, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy 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 other persons who have 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 SO FILED 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.
Please note that 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 DATE OF FIRST PUBLICATION OF THIS NOTICE IS November 7, 2025.
Personal Representative:
Signed by: Ken Hetrick
KENNETH M. HETRICK
3048 Saratoga Drive
Orlando, Florida 32806
Attorney for Personal Representative:
/s/ Charles W Cramer
CHARLES W. CRAMER, Esquire
cramer@cramerprice.com
Florida Bar No. 0879347
MATTHEW C. GIOVENCO, Esquire
matt@cramerprice.com
Florida Bar No. 1038856
Cramer, Price & de Armas, P.A.
1420 Edgewater Drive, Suite 200
Orlando, Florida 32804
407-843-3300 (office)
407 843-6300 (facsimile)
Attorneys for Petitioner
November 7, 14, 2025 25-04471L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-3275
IN RE: THE ESTATE OF LARRY GENE WHATLEY,
Deceased.
The administration of the estate of LARRY GENE WHATLEY, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, P.O. Box 9346, Fort Myers, FL33902-9346. 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.
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.
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 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 November 7, 2025.
Personal Representative:
RUTH A. BINKLEY WHATLEY
607 Meadow Lane
Ossian, IN 46777
Attorney for Personal Representative:
LISA B. GODDY
Attorney for Personal Representative
Florida Bar Number: 507075
Henderson, Franklin, Starnes & Holt, P.A.
3451 Bonita Bay Blvd., Suite 206
Bonita Springs, FL 34134
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail: lisa.goddy@henlaw.com
Secondary E-Mail: angela.gioni@henlaw.com
lynn.ramirez@henlaw.com
November 7, 14, 2025 25-04479L

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 20th JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-003187
IN RE: The Estate of JOHN H. LEE,
Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
The administration of the estate of JOHN H. LEE, deceased, whose date of death was December 2, 2023, and whose social security number is XXX-XX-1895, 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.
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 §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211.
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

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FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-3160 IN RE: ESTATE OF STANLEY ROBERT MOORE a/k/a STANLEY MOORE, Deceased. The administration of the estate of STANLEY ROBERT MOORE a/k/a STANLEY MOORE, deceased, whose date of death was November 20, 2024, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King, Jr. Blvd., Fort Myers, FL 33901. The names and addresses of 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death
by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 7, 2025. Personal Representative: CRISTINA LEUTHNER 5520 NE Trieste West Boca Raton, Florida 33487 ABIGAIL MOORE-REITER 2181 Las Amigas Road Napa, CA 94959 Attorney for Personal Representative: LAURENCE I. BLAIR, ESQ. Florida Bar Number: 999430 Greenspoon Marder LLP 2255 Glades Road, Suite 400-E Boca Raton, FL 33431 Telephone: (561) 994-2212 Fax: (561) 322-2965 E-Mail: larry.blair@gmlaw.com Alt. E-Mail: maryann.zucker@gmlaw.com 85696.0001 62271370v1 November 7, 14, 2025 25-04491L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP-2739 IN RE: ESTATE OF DIANE M. ZABELL, Deceased. The administration of the Estate of Diane M. Zabell, deceased, whose date of death was August 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Fort Myers, FL 33907. 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 Sections 732.216-732.228, Florida Statutes, applies, or may apply,
unless a written demand is made by a creditor as specified under Section 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 7, 2025. /s/ Don L. Dolan, Jr., Don L. Dolan, Jr., Personal Representative 22286 Edgewater, Novi, MI 48375 /s Matthew A. Linde Matthew A. Linde, Esq. FL 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 the Personal Representative November 7, 14, 2025 25-04488L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003152 Division PROBATE IN RE: ESTATE OF TORNES B. MOCK Deceased. The administration of the estate of Tornes B. Mock, 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 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER
BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk. The date of first publication of this notice is November 7, 2025. Personal Representative: Mr. Michael Todd 20731 East Farwood Ter. Cypress, TX 77433 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 November 7, 14, 2025 25-04485L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002959 IN RE: ESTATE OF RONALD LEWIS LEE, Deceased. The administration of the estate of RONALD LEWIS LEE, Deceased, whose date of death was March 1, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221. The date of first publication of this notice is November 7, 2025. Personal Representative: Dillana Rendant Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, Florida 33020 Telephone: (954) 767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com November 7, 14, 2025 25-04487L
FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024-CA-005516 COASTAL COMMUNITY BANK, Plaintiff, vs. DARREL YOUNG et al., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on October 29, 2025, in Case No. 2024-CA-005516 of the Circuit Court of the Twentieth Judicial Circuit, in and for Lee County, Florida, wherein COASTAL COMMUNITY BANK, is Plaintiff, and DARREL YOUNG is Defendant, 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 December 18, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 25, RESUBDIVISION OF ADDITION 2 OF FORT MYERS ESTATES, PART 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 66, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 1E Clermont Court, Ft. Myers, FL 33916 (the "Property") 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: 10/30/2025 Kevin Karnes Clerk of Court, Lee County (SEAL) By: N Wright-Angad Deputy Clerk of Court
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 3390 IN RE: ESTATE OF EILEEN GRACE PALMER Deceased. The administration of the Estate of Eileen Grace Palmer, deceased, File Number 2025 CP 3390, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner'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 tile their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 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. A Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a Creditor, as specified under s. 732.221. The date of first publication of this Notice is November 7, 2025. Petitioner: Christine Marie Scalzo 17773 Spanish Harbour Court Fort Myers, Florida 33908 Attorney for Petitioner: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 Email: contact@nathandoughertylaw.com November 7, 14, 2025 25-04494L
FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No. 24-CC-2121 SEVEN LAKES ASSOCIATION, INC., Plaintiff, v. BEVERLY LONDONO, UNITED STATES OF AMERICA, et al., Defendants NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated August 28, 2025, entered in Civil Case No. 2024-CC-2121 of the County Court of the Twentieth Judicial Circuit in and for Lee County, I will sell to the Highest and Best Bidder for Cash by electronic sale beginning at 9:00 a.m. on the prescribed date at www.lee.realforeclose.com at 9:00 a.m. on the 11 day of December, 2025, the following described property as set forth in said Final Judgment, to-wit: That certain condominium parcel composed of Family Unit 217 and the undivided shares in the common elements appurtenant thereto, in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of the DECLARATION OF CONDOMINIUM OF SEVEN LAKES BUILDING NO. 7, a condominium, with the schedules annexed thereto, as recorded in Official Records Book 929, Pages 238 through 276, as subsequently amended, all 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 within 60 days after the sale. Dated day of 10/31/2025, Kevin C. Karnes Clerk of Court (SEAL) By: N Wright-Angad Deputy Clerk
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-006234 PINGORA LOAN SERVICING LLC, Plaintiff, vs. DANIELLE MASON, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 24, 2025, and entered in 24-CA-006234 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and DANIELLE MASON 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 December 04, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 19, BLOCK E OF THAT CERTAIN SUBDIVISION KNOWN AS WILLOWood ADDITION NO. 2 ACCORDING TO THE PLAT THEREEOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 28, PAGE 56 Property Address: 7171 DRAKE DR, FORT MYERS, FL 33908 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated this day of 10/31/2025 Kevin C. Karnes As Clerk of the Court (SEAL) By: N Wright-Angad As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 25-303590 - MaM November 7, 14, 2025 25-04459L

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-004500 MIDFIRST BANK Plaintiff, v. LINDA P JORDAN JONES A/K/A LINDA PEARL JORDAN JONES A/K/A LINDA P. JORDAN A/K/A LINDA PEARL JORDAN A/K/A LINDA P. JONES A/K/A LINDA J. JONES; UNKNOWN SPOUSE OF LINDA P. JORDAN JONES A/K/A LINDA PEARL JORDAN JONES A/K/A LINDA P. JORDAN A/K/A LINDA PEARL JORDAN A/K/A LINDA P. JONES A/K/A LINDA J. JONES; UNKNOWN TENANT 1; UNKNOWN TENANT 2; PNC BANK, NATIONAL ASSOCIATION Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 14, 2025, in this cause, in the Circuit Court of Lee County, Florida, the clerk shall sell the property situated in Lee County, Florida, described as: LOT 2, BLOCK 95, UNIT 14, LEHIGH ACRES, SECTION 29, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 49, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. at public sale, to the highest and best bidder, for cash, online at www.lee.realforeclose.com, on November 20, 2025 beginning at 09:00 AM. 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 10/31/2025 Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk eXL Legal, PLLC 12425 28TH ST NORTH, STE. 200 ST. PETERSBURG, FL 33716-1826 EFILING@EXLLLEGAL.COM 1000010272 November 7, 14, 202525-04474L
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003222 Division Probate IN RE: ESTATE OF THOMAS CANNELL, aka THOMAS A CANNELL Deceased. The administration of the estate of THOMAS CANNELL, also known as THOMAS A CANNELL, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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. 732.211-732.228, 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: November 7, 2025. ROBERT C. LITAKER Personal Representative Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Ste. 202 Daytona Beach, FL 32114 Telephone: (386) 257-3332 Email: heidi@heidwebb.com November 7, 14, 202525-04500L

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO.: 25-CA-005004

GROUND FLOOR PROPERTIES GA LLC,

Plaintiff, vs.

24/7 QUALITY CONTRACTING, LLC; et al.,

Defendant(s).

TO: 24/7 Quality Contracting, LLC
Last Known Residence: 22347 County Road 15 Elk River, MN 55330

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

LOT (S) 40 AND 41, BLOCK 107, CAPE CORAL SUBDIVISION, UNIT 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 80 THROUGH 90, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH THOSE LANDS DESCRIBED WITHIN THE QUIT CLAIM DEED FROM THE CITY OF CAPE CORAL, AS RECORDED IN OFFICIAL RECORD BOOK 2558, PAGE 4061, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

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

Dated on 10/30/2025

Kevin C. Karnes

As Clerk of the Court

(SEAL) By: N Wright-Angad

As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1696-045B
Ref# 13030

November 7, 14, 202525-04442L

FIRST INSERTION

NOTICE TO CREDITORS

(Summary Administration)

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003408

Division Probate

IN RE: ESTATE OF JAMIE LYNN JESKIE

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 Jamie Lynn Jeskie, deceased, File Number 25-CP-3408, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901; that the decedent's date of death was April 9, 2025; that the total value of the estate is \$22,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name

Address

Matthew Ryan Karas

8820 Jocelyn Drive

Waynesboro, PA 17268

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 November 7, 2025.

Person Giving Notice:

Patricia Jeskie

4135 SW 23rd Avenue

Cape Coral, Florida 33914

Attorney for Person Giving Notice:
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

November 7, 14, 202525-04498L

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 24-CC-005919 LAZY DAYS PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. TIMOTHY JAMES HOSHOR, LINDA DIANE HOSHOR, SUSAN MICHELLE HOSHOR, and JANET SUE HOSHOR, Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered in this cause, in the County Court of Lee County, Kevin C. Karnes, Lee County Clerk of the Court, will sell the property which is located at 661 Coral Lane, Unit No. 661, North Fort Myers, Florida 33917, in Lee County, Florida, and described more specifically as: LOT 124, Unit 1, SECTION 26, TOWNSHIP 43 SOUTH, RANGE 24 EAST, of that certain subdivision known as LAZY DAYS MOBILE VILLAGE, UNIT 1, 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, attached to Official Record book 736, Page 467 through 470, inclusive, in the Public Records of Lee County, Florida, more particularly described as: From the Northwest corner of the South 1/2 of the Southwest 1/4 of SECTION 26, TOWN- SHIP 43 SOUTH, RANGE 24 EAST, run South 89° 30' 05" East along the North line of said South 1/2 of the Southwest 1/4 1832.40 feet, thence South 0° 06' 50" West 440.00 feet to the Point of Beginning, thence South 89° 30' 05" East 100.00 feet, thence South 0° 06' 50" West 54.98 feet, thence North 89° 36' 10" West 100.00 feet, along the South line of the Southwest 1/4 of Section 26, thence North 0° 06' 50" West 55.11 feet to the Point of Beginning. at public sale, to the highest and best bidder, for cash, via the internet at www.lee.realforeclose.com at 9:00 A.M. on the 20th day of November 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. 11/03/2025 Kevin C. Karnes Clerk of Court (SEAL) T Mann by Deputy Clerk Respectfully submitted, ATLAS LAW, PLLC Daniel M. Hartzog, Esq. - Fla. Bar No. 652067 1313 North Howard Avenue Tampa, Florida 33607 813.241.8269 efiling@atlaslaw.com Attorneys for Plaintiff November 7, 14, 202525-04481L
FIRST 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-004268 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MARIA G. HERNANDEZ MIRELES, et al., Defendants. TO: JUAN MANUEL BOTELLO UNKNOWN SPOUSE OF JUAN MANUEL BOTELLO YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOTS 2 AND 3, BLOCK 61, UNIT 5, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 70, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 within thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this day of 10/30/2025 KEVIN C. KARNES As Clerk of the Court (SEAL) By N Wright-Angad As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 25-02939 November 7, 14, 202525-04461L
FIRST INSERTION
RE-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 HOMEOWNERS ASSOCIATION, INC; THE HUNTINGTON NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, SUCCESSOR BY MERGER TO TCF BANK, A NATIONAL BANKING AS-

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION Case No. 25-CA-003256 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2023-NQM1 Plaintiff, vs. JAYSON ARDAHL A/K/A JAYSON E. ARDAHL, BETH ARDAHL , et al. Defendants. TO: BETH ARDAHL CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 2361 NW 37TH PL CAPE CORAL, FL 33993 and and 428 NW THE DR TOPEKA, KS 66606 1369 and and 2550 STATE HIGHWAY 248 APT 511 BRANSON, MO 65616 and and 1301 NE 7TH AVE CAPE CORAL, FL 33909 1331 You are notified that an action to foreclose a mortgage on the following property in Lee County, Florida: LOTS 43 AND 44, BLOCK 4336, CAPE CORAL UNIT 61, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 4, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. commonly known as 2361 NW 37TH PL, CAPE CORAL, FL 33993 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, within 30 days from the first date of publication, whichever is later) 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. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: October 30, 2025. CLERK OF THE COURT Honorable Kevin C. Karnes 1700 Monroe Street Ft. Myers, Florida 33902 (SEAL) By: N Wright-Angad Deputy Clerk Jennifer M. Scott Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 328202/2427995/wlp November 7, 14, 202525-04452L
FIRST INSERTION
NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO: 25-CA-5461 MARC DYKES, Plaintiff, v. EMERSON SOUZA PIRES, LUCIMAR SOUZA PIRES, ENOQUE JOANAS PIRES, JEFFERSON CAPITAL SYSTEMS, LLC, UNITED STATES SECURITIES AND EXCHANGE COMMISSION, and GOODLEAP, LLC Defendants. TO: EMERSON SOUZA PIRES (address unknown) COMES NOW, the Plaintiff, MARC DYKES, by and through his undersigned counsel, and hereby gives notice that a mortgage foreclosure action on the following property listed below has been instituted in the above action and is now pending in the Twentieth Judicial Circuit Court of the State of Florida, County of Lee, on October 4, 2025; Case No: 2025-CA-5461. Lot(S) 29 and 30, Block 1766, Cape Coral Unit 45, according to the map or plat thereof, as recorded in Plat Book 21, page(s) 122 through 134, inclusive of the Public Records of Lee County, Florida. More commonly known as: 606 S.W. 35th Street, Cape Coral, Florida 33914. You are required to serve an Answer to this action upon: ADAM J. STEVENS, ESQ., STEVENS LEGAL GROUP, Plaintiffs' counsel, whose address is 4706 Chiquita Boulevard South, PMB 308, Cape Coral, Florida 33914, within 30 days from first date of publication and file the original with the Clerk of this Honorable Court at the Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Plaintiffs' counsel or immediately thereafter. You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's Office. Dated this 3rd day of November, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K. Shoap Deputy Clerk STEVENS LEGAL GROUP Counsel for Plaintiff 4706 Chiquita Boulevard S. PMB 308 Cape Coral, Florida 33914 Telephone: (239) 374-4353 Facsimile: (239) 374-4356 BY: /s/ Adam J. Stevens, Esq. ADAM J. STEVENS, ESQ. Florida Bar No. 31898 astevens@stevenslegalgroup.com nbolden@stevenslegalgroup.com fbenoit@stevenslegalgroup.com November 7, 14, 202525-04473L
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-006020 CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDNA C. MAZUR A/K/A EDNA MAZUR, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in 24-CA-006020 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDNA C. MAZUR A/K/A EDNA MAZUR, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; TERRY TREPANIER; MICHAEL MAZUR; DEBORAH FUNSTON; DEBORAH FUNSTON, AS

ACTIONS / SALES

FIRST INSERTION

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

CASE NO.: 24-CA-006440

SERVBANK, SB, Plaintiff, v. EDWARD DAVENPORT III, et al., Defendants.

NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on December 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:

Lot 35, IMPERIAL RIVER ESTATES, more particularly described as follows:

From the Northwest corner of Lot 16, Bonita Farms #1, as recorded in Plat Book 3, Page 27, Public Records of Lee County, Florida, in the Northwest Quarter of Section 35, Township 47 South, Range 25 East, Lee County, Florida, run South 150 feet; thence East 1 foot; thence South 75 feet to the Point of Beginning; continue South 75 feet; thence East 159 feet; thence North 75

FIRST INSERTION

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

PROBATE DIVISION

CASE NO: 25-CP-1599

IN RE: ESTATE OF BARBARA ANN MURPHY, Deceased.

The administration of the estate of Barbara Ann Murphy, deceased, whose date of death was November 27, 2024, 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 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 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 representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,

FIRST 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 Tischuk, AKA John M. Tischuk, 1325 SW 1 TERRACE, Deerfield Beach, FL 33441 and Aimee L. Tischuk, 1325 SW 1 TERRACE, Deerfield Beach, FL 33441; WEEK: 41; UNIT: 5390L; TYPE: Odd Year Biennial; TOTAL: \$3,282.78; PER DIEM: \$1.15; NOTICE DATE: October 31, 2025

OBLIGOR: Jeffrey L. Rubin, 66 STONY RIDGE, Asheville, NC 28804 and Judy Boyd, 66 STONY RIDGE, Asheville, NC 28804; WEEK: 11; UNIT: 5164; TYPE: Annual; TOTAL: \$3,889.58; PER DIEM: \$1.40; NOTICE DATE: October 31, 2025

feet; thence West 159 feet to the Point of Beginning.

Property Address: 27041 Edgewood St, Bonita Springs, FL 34135

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

WITNESS my hand and official seal of this Honorable Court this 11/04/2025

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
November 7, 14, 2025 25-04505L

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 November 7, 2025.

Edmund Andrew Stanczak, Jr., Personal Representative

7745 Scenic Dr.,
Cumming, GA 30041

James Alan Stanczak, Personal Representative

8572 Prince William Ct.,
Montgomery, TX 77316

/s/ Matthew A. Linde
Matthew A. Linde, Esq.
Florida Bar No: 528791

LINDE, GOULD & ASSOCIATES
12693 New Brittany Blvd.
Fort Myers, FL 33907
Telephone: (239) 939-7100
Facsimile: (239) 939-7104
malinde@lindegould.com
courtfilings@lindegould.com
Attorney for the Personal Representatives
November 7, 14, 2025 25-04499L

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

CASE NO. 25-CA-003824

MASIS HOLDINGS LLC, a Florida Limited Liability Company, Plaintiff(s), vs. FELIX A. FORTUNATA, ANTHONY W. FORTUNATA, HOWARD SOMYK, HELEN SOMYK, NOEL BRUGEILLE, UNKNOWN BENEFICIARIES OF FELIX A. FORTUNATA and ANTHONY W. FORTUNATA, Defendant(s).

COMES NOW, the Plaintiff, MASIS HOLDINGS LLC, a Florida Limited Liability Company, by and through the undersigned attorney, and hereby gives notice that a civil action to:

ANTHONY W. FORTUNATA
129 SEVILLA AVE, ROYAL PALM BEACH, FL 33411-1116
HOWARD SOMYK
4123 BOYD AVE APT 3, BRONX, NY 10466-2060
HELEN SOMYK

FIRST INSERTION

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

CIVIL DIVISION

CASE NO.: 25-CA-004840

FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. TINA DREW, ET AL., DEFENDANT(S).

TO: Estate of Ira Miller A/K/A Ira Lawrence Miller
Last Known Address: 19 Bee Ridge Circle, Columbia, SC 29223
Current Residence: UNKNOWN

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

LOT 36, BLOCK 6, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, PLAT OF LEHIGH ACRES , UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 67, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within thirty (30) days after the first publication of this

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. 25-CA-000939

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2023-R4, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARION E. HENDERSON, DECEASED; DISCOVER BANK; DEBRA MAY CASTELOT; BARBARA ANN SHERMAN; MARY JANE RICH; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST 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 October 9, 2025, and entered in Case No. 25-CA-000939 of the Circuit Court in and for Lee County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2023-R4 is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARION E. HENDERSON, DECEASED; DISCOVER BANK; DEBRA MAY CASTELOT; BARBARA ANN SHERMAN; MARY JANE RICH; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY,

4123 BOYD AVE APT 3, BRONX, NY 10466-2060
NOEL BRUGEILLE
1516 NE 36th Street
Cape Coral, Florida 33909

if alive, or if dead, their unknown spouses, widows, widowers, heirs, devisees, creditors, grantees, and all parties having or claiming by, through, under or against them, and any and all persons claiming any right, title, interest, claim, lien, estate or demand against the Defendant(s) in regards to the following described property in Lee County, Florida:

Lots 21 and 22, Block 5684, Cape Coral Unit 87, according to the map or plat thereof recorded in Plat Book 24, Page 74, Official Records Book 1617. Page 0158, of Public Records of Lee County, Florida.

Parcel Identification Number: 18-43-24-C4-05684.0210
a/k/a: 4017 NE 8th Place, Cape Coral, Florida 33909

Lots 23 and 24, Block 5535, Unit 91, Cape Coral, according to the plat thereof recorded in

Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 3rd day of November, 2025.

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

MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff,
210 N. University Drive, Suite 900,
Coral Springs, FL 33071
25FL373-0498

November 7, 14, 2025 25-04477L

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 December 4, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 25, BLOCK C, FOREST PARK MOBILE HOME SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN OFFICIAL RECORD BOOK 943, PAGE 230, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN DOUBLEWIDE MOBILE HOME VIN NUMBER(S): 327A AND 327B, TITLE NUMBER(S): 11893724 AND 11893723

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 DESCRIPTION, 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 11/03/2025

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
1491-211728 / LAW2
November 7, 14, 2025 25-04489L

Plat Book 24, Pages 88 through 98, of the Public Records of Lee County, Florida.

Parcel Identification Number: 18-43-23-C1-05535.0230
a/k/a: 4053 NW 36th Place, Cape Coral, Florida 33993
Lots 9 and 10, Block 5601, Unit 84, Cape Coral Subdivision, as per plat thereof, recorded in Plat Book 24, Pages 30 through 48, inclusive, of the Public Records of Lee County, Florida.

Parcel Identification Number: 19-43-24-C2-05601.0090
a/k/a: 1516 NE 36th Street, Cape Coral, Florida 33909

Notice is hereby given to each of you that an action to quiet title to the above described properties has been filed against you and you are required to serve your written defenses on Plaintiff's attorney, JUAN J. PILES, ESQUIRE, whose address is 4905 Chiquita Blvd. S., Suite 103, Cape Coral, Florida 33914, and file the original with the Clerk of the Circuit Court, Lee County, at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Flor-

FIRST INSERTION

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

CIVIL ACTION

Case No. 2025CA3229

RIVERWALK COVE CONDOMINIUM ASSOCIATION, INC., a Florida Not for Profit Corporation, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WELLINGTON BAQUERO, UNKNOWN SPOUSE OF WELLINGTON BAQUERO AND UNKNOWN TENANT(S)/ OCCUPANT(S), Defendants.

TO: UNKNOWN SPOUSE OF WELLINGTON BAQUERO

Last Known Address: 5837 Whiting Court, Fort Myers, FL 33919

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 Sarasota County, Florida:

Unit 256, of Riverwalk Cove Condominium f/k/a Harbour

FIRST INSERTION

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

Case No.: 25-CA-004116

Division: Civil

Judge Rachael Spring Loukonen

Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida

Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Lawrence Paul Mc Namara, deceased, et al. Defendants.

To: ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST DORIN CRAE CLEMENTS, DECEASED

20700 GROVELINE COURT
ESTERO, FL 33928
UNITED STATES OF AMERICA

and all parties claiming interest by, through, under or against Defendant(s)

ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST DORIN CRAE CLEMENTS, DECEASED, and all parties having or claiming to have any right, title or in-

ida 33901, on or before December 15, 2025, or otherwise a default judgment will be entered against you for the relief sought in the Complaint.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.

This Notice will be published four times, once each week for four consecutive weeks, in a newspaper of general circulation published in Lee County, Florida.

DATED THIS 3rd day of November, 2025.

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

JUAN J. PILES, ESQUIRE
4905 Chiquita Boulevard South
Suite 103
Cape Coral, Florida 33914
Telephone: (239) 443-5900
Facsimile: (888) 267-9061
Email: jjpiles@esqres.com
November 7, 14, 21, 28, 2025

25-04476L

Cay Condominium, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 956, Page 63, as amended, and amended in Official Records Book 3060, Page 3002, as may be amended, of the Public Records of Lee County, Florida.

Property Address: 5837 Whiting Court, Fort Myers, FL 33919

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Boulevard, Ft. Myers, FL 33901, within thirty (30) days after the first date 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 31st day of October, 2025.

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

Kristie P. Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
2030 McGregor Boulevard,
Ft. Myers, FL 33901
KMace@gadclaw.com;
kgermanis@gadclaw.com
November 7, 14, 2025 25-04472L

terest in the property herein described;

YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Lee County, Florida:

Unit 5165, Week 22, Odd Year Biennial Coconut Plantation, a Condominium (the ‘Condominium’), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments thereof (the ‘Declaration’).

Contract No.: 09-5497

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

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

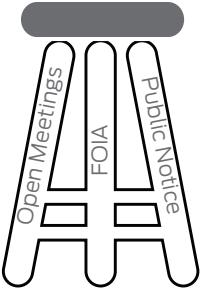
WITNESS my hand and seal of this Court on the 29th day of October, 2025.

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

THE MANLEY LAW FIRM LLC
MICHAEL E. CARLETON,
Plaintiff's attorney,
P. O. Box 165028,
Columbus, OH 43216-5028
25-016179_MAG
November 7, 14, 2025 25-04438L

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

Q&A

What is a public notice?

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

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

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

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.

Who benefits from legal notices?

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

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

How much do legal notices cost?

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

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

--- ACTIONS / SALES ---

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-007524

IN RE: The Marriage of Editha Karen Haldos Gonzales
Petitioner and Jason Jeshua Fernandes Ellington
Respondent

TO: Jason Jeshua Fernandes Ellington
10408 Fly Fishing Street, Riverview, Florida 33569

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 Editha Karen Haldos Gonzales whose address is 3222 Moonlit Lily Place, Brandon, Florida 33511 on or before November 25, 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 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 emailed 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: 10/16/2025

Kevin C. Karnes

CLERK OF THE CIRCUIT COURT

(SEAL) By: E Bakelman

Deputy Clerk

November 7, 14, 21, 28, 2025

25-04503L

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

at

The Lock Up Self Storage

12700 University Dr

Fort Myers, FL 33907

Will sell the contents of the following units to satisfy a lien to the highest bidder on November 25th, 2025 by 10:30am at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 2071: Mar Morillon; 55"

4K Vizio TV, Boxes, Totes, bags, cleaning supplies, sofa, chairs, luggage, hp computer, lamps, vacuum, assorted household items.

Oct. 31; Nov. 7, 2025 25-04406L

FOURTH INSERTION

NOTICE OF ACTION WITH MAILING

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

Case No.: 25-DR-5035

Division: Family

IN THE MATTER OF THE ADOPTION OF:

THATCHER WILLIAM JONES

TO: SEAN D CROY, 2275 Central Ave #39, Fort Myers, FL 33901

YOU ARE HEREBY NOTIFIED that a Complaint or other related relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner's Counsel Timothy P. Culhane, Esq., at the Law Firm of LANDMARK LAW, located at 3949 Evans Avenue, Suite 300B, Fort Myers, Florida 33901 on or before November 17, 2025 and file the original with the clerk of this Court at Lee County Clerk of Court, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901 before service on Plaintiff's Counsels 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.

This matter will be ran in the Business Observer.

Dated: 10/08/2025

KEVIN C. KARNES

Clerk of the Court

(SEAL) By: E Bakelman

Deputy Clerk

/s/ Timothy P. Culhane

Timothy P. Culhane

3949 Evans Avenue, Suite 300B

Fort Myers, Florida 33901

Fla. Bar No. 124657

Oct. 17, 24, 31; Nov. 7, 2025

25-04074L

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

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Business Observer

LV20890_V9

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charlotteclerk.com

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COLLIER COUNTY

collierclerk.com

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

LV18237_V28

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

SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CC-8396 FOXMOOR II CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. PATRICIA C. CLUFF, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 20, 2025, and entered in Case No. 23-CC-8396 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein FOXMOOR II CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Patricia C. Cluff, Michele Hopkins, Pamela Atkinson, Michael Cluff, Bill Cluff and Pannagadeth Sensouphone are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com, the Clerk's website for online auctions, at 9:00 AM, on the 20th day of November, 2025 the following described property as set forth in said Final Judgment, to wit: Condominium Parcel Known as Unit No. H-7 of Foxmoor II Con-	dominium, Phase 7, a Condominium according to the Declaration of Condominium, recorded in Official Records Book 1344, Page 1649, and as amended from time to time, Public Records of Lee County, Florida, together with an undivided interest as tenants in common in and to the common elements. A/K/A: 7092 Nantucket Circle, Unit 7, North Fort Myers, FL 33917 Any person claiming an interest in the surplus from the sale, if any, other than property owner as if the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. DATED this 10/23/2025 KEVIN C. KARNES, as Clerk of said Court (SEAL) By: T Mann As Deputy Clerk BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff Carolyn C. Meadows, Esq. Florida Bar #92888 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com F14485/417220/30011662 Oct. 31; Nov. 7, 202525-04370L

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-002090 BONCADIO, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PATRICIA DEAN, DECEASED, et al., Defendants. NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on November 20, 2025, at 9:00 am, EST at www.lee.realforeclose.com, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situate in Lee County, Florida: UNIT 1-205, RIVER TOWERS CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED IN O.R. BOOK 1011 AT PAGE 268 AND CONDOMINIUM PLAT BOOK 3 AT PAGE 241 THROUGH 256, INCLUSIVE AND AMENDED IN O.R. BOOK 1067, PAGE 828, O.R. BOOK 1578, PAGE 1224, O.R. BOOK 1654, PAGE 1311, O.R. BOOK 1713, PAGE 4608,	O.R. BOOK 1764, PAGE 3549, O.R. BOOK 1920, PAGE 4120, O.R. BOOK 2120, PAGE 1493, O.R. BOOK 2102, PAGE 1499, O.R. BOOK 2124, PAGE 3688, O.R. BOOK 2130 PAGE 1349, O.R. BOOK 2371, PAGE 3561, O.R. BOOK 2587, PAGE 2535, O.R. BOOK 2620, PAGE 2964, AND O.R. BOOK 2954, PAGE 3353, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 4260 SE 20TH PLACE, #205, CAPE CORAL, FL 33904 pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CA-002090 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated above. Any person claiming in 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 10/24/2025 Kevin Karnes Clerk of the Circuit Court (SEAL) By: T Mann Deputy Clerk Law Offices of Damian G. Waldman, Esq. PO Box 5162, Largo, FL 33779 727-538-4160; service@dwaldmanlaw.com Oct. 31; Nov. 7, 202525-04393L

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. 25-CA-000500 Andrews Federal Credit Union, Plaintiff, vs. Lukeus Allen, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-000500 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Andrews Federal Credit Union is the Plaintiff and Lukeus Allen; Jessica Allen; Department of Commerce Federal Credit Union are the Defendants, that I will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 09:00 AM on the 20th day of November, 2025, the following described property as set forth in said Final Judgment, to wit: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF LOT 22, WALDENS RIVIERA ESTATES, AS RECORDED IN PLAT BOOK 10, PAGE 70, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN SOUTH 66.85 FEET; THENCE WEST 385.0 FEET TO THE POINT OF BEGINNING OF LANDS HEREBY CONVEYED; THENCE SOUTH 173.15 FEET; THENCE WEST 125.0 FEET; THENCE NORTH 10 DEGREES 01' 01" EAST 151.22 FEET TO THE ARC OF CURVE	HAVING FOR ITS ELEMENTS A CHORD BEARING ON NORTH 65 DEGREES 00' 30" EAST, A RADIUS OF 50 FEET, A DELTA ANGLE OF 70 DEGREES 01' 01" BEARING LEFT, AND AN ARC OF SAID CURVE 61.10 FEET; THENCE ALONG THE ARC OF SAID CURVE 61.10 FEET; THENCE EAST 46.70 FEET TO THE POINT OF BEGINNING. ALL LYING IN AND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTH-EAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY; FLORIDA. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LANDS: FROM THE, INTERSECTION OF THE CENTERLINES OF MCGREGOR BOULEVARD AND WALDEN DRIVE, AS SHOWN ON PLAT OF WALDENS RIVIERA ESTATES, AS RECORDED IN PLAT BOOK 10, PAGE 70, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 68 DEGREES 25' 15" WEST ALONG THE CENTERLINE OF SAID WALDEN DRIVE 151.174 FEET TO THE P.C. OF A CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 325 FEET, A DELTA ANGLE OF 23 DEGREES 34' 45", BEARING LEFT, AND AN ARC OF 122.404 FEET, THENCE ALONG THE ARC OF SAID CURVE 122.404 FEET TO THE P.T. OF SAID CURVE; THENCE RUN WEST ALONG THE CENTERLINE OF SAID WALDEN DRIVE 799.158 FEET TO THE P.O.B. OF THE CENTERLINE

SECOND INSERTION	
AMENDED 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-007587 IN RE: The Marriage of Tracy Michele Faulks Petitioner and Dionn Lamont Faulks Respondent TO: Dionn Lamont Faulks 2604 Price Avenue, Apt. 9, Cincinnati, Ohio 45204 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 Tracy Michele Faulks whose address is 1316 Deltona Boulevard, Spring Hill, Florida 34606 on or before December 2, 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 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 emailed 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: 10/23/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman Deputy Clerk Oct. 31; Nov. 7, 14, 21, 202525-04409L	
SECOND INSERTION	
Notice of Self Storage Sale Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 11/17/2025 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jodi Lawhead unit #B24. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Oct. 31; Nov. 7, 202525-04377L	
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-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 November 20, 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. Dated this 10/23/2025 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 Oct. 31; Nov. 7, 202525-04365L	

FOURTH INSERTION	
NOTICE OF ADMINISTRATIVE COMPLAINT To: WISTANE JUIN Case: CD202505888/D 3224704/3402255 An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. Oct. 17, 24, 31; Nov. 7, 202525-04061L	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001712 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-16140 Year of Issuance 2023 Description of Property LOT 21, BLOCK 12, UNIT 3, SECTION 18, 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 22, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 18-44-27-03-00012.0210 Names in which assessed: TURAG KOKHABI All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 202525-04229L	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002958 IN RE: ESTATE OF CARRIE ANN LONERO a/k/a CARRIE LONERO, Deceased. The administration of the Estate of Carrie Ann Lonero a/k/a Carrie Lonero, deceased, whose date of death was July 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 2469, 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. 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 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 October 31, 2025. Personal Representative: Lawrence Lonero 7757 North Pointe Drive Port Hope, Michigan 48468 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashley.cribbis@atcauselaw.com Oct. 31; Nov. 7, 202525-04413L	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2985 IN RE: ESTATE OF REINER BERNARD NEUMANN, Deceased. The administration of the estate of REINER BERNARD NEUMANN (also known as REINER B. NEUMANN), deceased, whose date of death was April 9, 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. 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	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002820 IN RE: ESTATE OF BLAIR E. GIBSON, a/k/a BLAIR EDWIN GIBSON Deceased. The administration of the estate of BLAIR E. GIBSON, also known as BLAIR EDWIN GIBSON, deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 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. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 31, 2025 SUE BOYES GIBSON P.O. Address: 11757 Lady Anne Circle, Cape Coral, FL 33991 Personal Representative Attorneys for Personal Representative Email Addresses: jcorrealaw@tampabay.rr.com Florida Bar No. 330061 SPN 002142 Correa Legal Services, PLLC 275 96TH AVENUE NORTH SUITE 6 ST. PETERSBURG, FL 33702 Telephone: (727) 577-9876 Oct. 31; Nov. 7, 202525-04414L

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2985 IN RE: ESTATE OF REINER BERNARD NEUMANN, Deceased. The administration of the estate of REINER BERNARD NEUMANN (also known as REINER B. NEUMANN), deceased, whose date of death was April 9, 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. 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: October 31, 2025 Signed on this 22nd day of October, 2025. CHRISTOPHER NEUMANN Personal Representative 75 Woods Edge Close London, Ontario N6K 4K8 Canada SUSAN NESBET-SIKUTA Attorney for Personal Representative Florida Bar No. 859001 Dentons Cohen & Grigsby P.C. 9110 Strada Place, Suite 6200 Naples, FL 34108 Telephone: (239)390-1900 Email: susan.sikuta@dentons.com Secondary Email: wanda.portnoy@dentons.com 5305053.v1 Oct. 31; Nov. 7, 202525-04373L

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

1V10184

--- PUBLIC SALES / TAX DEEDS ---

SECOND INSERTION		FOURTH INSERTION	
NOTICE OF TRUSTEE'S SALE Tropical Sands Resort Pursuant to Section 721.855, Florida Statutes, on December 5, 2025 at 11:00 a.m., Harry Klausner, Esq., 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, as Trustee pursuant to that Appointment of Trustee recorded on April 11, 2014, in Instrument Number 2014000074476, of the Public Records of Lee County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Tropical Sands Resort, recorded in Official Records Book 1608, at Page 2098, of the Public Records of Lee County, Florida. Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any ju-		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001529 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20304 Year of Issuance 2023 Description of Property LOT 11, BLOCK 61, UNIT 18, MIRROR LAKES, SECTION 18, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 105, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 07-45-27-18-00091.0120 Names in which assessed: ROY W EVANS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	
		25-04057L	

SECOND INSERTION		FOURTH INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE Tropical Sands Resort - STATE OF FLORIDA, COUNTY OF LEE Pursuant to Section 721.855, Florida Statutes, Tropical Sands Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the daily per diem rate of (See Exhibit "A"), and recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, and the undersigned Trustee as appointed by Tropical Sands Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation, hereby formally notifies (See Exhibit "A") if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Tropical Sands Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation on the following described real property located in Lee County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium, recorded in Official Records Book 1608, at Page 2098, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Tropical Sands Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Tropical Sands Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Lee County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Lee County newspaper. If you fail to cure the default as set forth in this		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001494 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-04678 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN: UNIT/LOT NO. 63, BLOCK 3 (FORMERLY KNOWN AS UNIT/LOT NO. 63, BLOCK 3 (IF APPLICABLE) ("COOPERATIVE LOT")) OF TAMIAMI CO-OP, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("CORPORATION"), ACCORDING TO THE DECLARATION OF MASTER FORM OCCUPANCY AGREEMENT RECORDED IN O.R. BOOK 3719, PAGE 319, ET SEQ., AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF MASTER FORM OCCUPANCY AGREEMENT RECORDED IN O.R. BOOK 4622, PAGE 3405, ET SEG.. (THE "SECOND AMENDMENT"), AS FURTHER AMENDED BY THE THIRD AMEND-	
		25-04033L	

SECOND INSERTION		SECOND INSERTION	
NOTICE OF TRUSTEE'S SALE Tropical Sands Resort Pursuant to Section 721.855, Florida Statutes, on December 5, 2025 at 11:00 a.m., Harry Klausner, Esq., 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, as Trustee pursuant to that Appointment of Trustee recorded on April 11, 2014, in Instrument Number 2014000074476, of the Public Records of Lee County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Tropical Sands Resort, recorded in Official Records Book 1608, at Page 2098, of the Public Records of Lee County, Florida. Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any ju-		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001529 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20304 Year of Issuance 2023 Description of Property LOT 11, BLOCK 61, UNIT 18, MIRROR LAKES, SECTION 18, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 105, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 07-45-27-18-00091.0120 Names in which assessed: ROY W EVANS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	
		25-04057L	

SECOND INSERTION		SECOND INSERTION	
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		25-04033L	

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

SECOND INSERTION		SECOND INSERTION	
NOTICE OF TRUSTEE'S SALE Tropical Sands Resort Pursuant to Section 721.855, Florida Statutes, on December 5, 2025 at 11:00 a.m., Harry Klausner, Esq., 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, as Trustee pursuant to that Appointment of Trustee recorded on April 11, 2014, in Instrument Number 2014000074476, of the Public Records of Lee County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Office of the Trustee, 11595 Kelly Rd., Suite 216, Fort Myers, FL 33908, all right, title and interest in the property situated in Lee County, Florida, described as: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium for Tropical Sands Resort, recorded in Official Records Book 1608, at Page 2098, of the Public Records of Lee County, Florida. Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Declaration of Condominium, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default and any ju-		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001529 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20304 Year of Issuance 2023 Description of Property LOT 11, BLOCK 61, UNIT 18, MIRROR LAKES, SECTION 18, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 105, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 07-45-27-18-00091.0120 Names in which assessed: ROY W EVANS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	
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SECOND INSERTION		SECOND INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE Tropical Sands Resort - STATE OF FLORIDA, COUNTY OF LEE Pursuant to Section 721.855, Florida Statutes, Tropical Sands Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the daily per diem rate of (See Exhibit "A"), and recorded in Instrument Number (See Exhibit "A"), of the Public Records of Lee County, Florida, and the undersigned Trustee as appointed by Tropical Sands Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation, hereby formally notifies (See Exhibit "A") if living, and if dead, the unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees and all other parties claiming an interest by, through, under and against the above-named Obligor(s) that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to Tropical Sands Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation on the following described real property located in Lee County, Florida: (See Exhibit "A") Time Share Interest(s) (See Exhibit "A") according to the Declaration of Condominium, recorded in Official Records Book 1608, at Page 2098, of the Public Records of Lee County, Florida. As a result of the aforementioned default, Tropical Sands Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by Tropical Sands Resort Condominium Association, Inc., a Florida Not-For-Profit Corporation in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Lee County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Lee County newspaper. If you fail to cure the default as set forth in this		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001494 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-04678 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN: UNIT/LOT NO. 63, BLOCK 3 (FORMERLY KNOWN AS UNIT/LOT NO. 63, BLOCK 3 (IF APPLICABLE) ("COOPERATIVE LOT")) OF TAMIAMI CO-OP, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("CORPORATION"), ACCORDING TO THE DECLARATION OF MASTER FORM OCCUPANCY AGREEMENT RECORDED IN O.R. BOOK 3719, PAGE 319, ET SEQ., AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF MASTER FORM OCCUPANCY AGREEMENT RECORDED IN O.R. BOOK 4622, PAGE 3405, ET SEG.. (THE "SECOND AMENDMENT"), AS FURTHER AMENDED BY THE THIRD AMEND-	
		25-04033L	

SECOND INSERTION		SECOND INSERTION	
NOTICE OF PUBLIC SALE The following personal property of GEORGE WALDRON and PATRICIA WALDRON SEMPSROTT will, on November 12, 2025, at 10:00 a.m., at 19719 Kara Circle, Lot #473, North Fort Myers, Lee County, Florida 33917; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1990 PALM MOBILE HOME, VIN: PH066245A, TITLE NO.: 0061071070, and VIN: PH066245B, TITLE NO.: 0061060451 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#11096-1541) Oct. 31; Nov. 7, 2025		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001529 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20304 Year of Issuance 2023 Description of Property LOT 11, BLOCK 61, UNIT 18, MIRROR LAKES, SECTION 18, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 105, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 07-45-27-18-00091.0120 Names in which assessed: ROY W EVANS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	
		25-04415L	

FOURTH INSERTION		FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001529 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20304 Year of Issuance 2023 Description of Property LOT 11, BLOCK 61, UNIT 18, MIRROR LAKES, SECTION 18, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 105, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 07-45-27-18-00091.0120 Names in which assessed: ROY W EVANS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001580 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-18594 Year of Issuance 2023 Description of Property LOT 12, BLOCK 91, UNIT 18, SOUTHWOOD, SECTION 7, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 81, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-45-27-18-00091.0120 Names in which assessed: HAYDEE GUTIERREZ FERREIRO, LAZARO PIAS MOREDO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	
		25-04057L	

FOURTH INSERTION		FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001494 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-04678 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN: UNIT/LOT NO. 63, BLOCK 3 (FORMERLY KNOWN AS UNIT/LOT NO. 63, BLOCK 3 (IF APPLICABLE) ("COOPERATIVE LOT")) OF TAMIAMI CO-OP, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("CORPORATION"), ACCORDING TO THE DECLARATION OF MASTER FORM OCCUPANCY AGREEMENT RECORDED IN O.R. BOOK 3719, PAGE 319, ET SEQ., AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF MASTER FORM OCCUPANCY AGREEMENT RECORDED IN O.R. BOOK 4622, PAGE 3405, ET SEG.. (THE "SECOND AMENDMENT"), AS FURTHER AMENDED BY THE THIRD AMEND-		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001580 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-18594 Year of Issuance 2023 Description of Property LOT 12, BLOCK 91, UNIT 18, SOUTHWOOD, SECTION 7, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 81, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-45-27-18-00091.0120 Names in which assessed: HAYDEE GUTIERREZ FERREIRO, LAZARO PIAS MOREDO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	
		25-04033L	

SECOND INSERTION		SECOND INSERTION	
Notice of Public Auction for monies due on storage units. The auction will be held on November 17, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001529 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20304 Year of Issuance 2023 Description of Property LOT 11, BLOCK 61, UNIT 18, MIRROR LAKES, SECTION 18, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 105, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 07-45-27-18-00091.0120 Names in which assessed: ROY W EVANS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	
		25-04415L	

PUBLIC SALES / ACTIONS / SALES

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION 21-CP-002411	NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION 21-CP-002411	NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION 21-CP-002411	NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION 21-CP-002411	NOTICE OF UNCLAIMED PROBATE FUNDS DEPOSITED IN COURT REGISTRY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA, PROBATE ACTION 21-CP-002411	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: 24355 Production Circle, Bonita Springs, FL 34135 Phone: 239-251-7633 Auction Date 11/20/25 @ 11am Spencer Diefenbach Households
IN RE: The Estate of Frederick P Modugno Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$4,477.88 are being held for Remy Maeulen in the registry of the court, deposited per order dated 09/17/2025, IN RE: The Estate of Frederick P Modugno, deceased. Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State. Dated: October 03, 2025 KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Christine Strufe Deputy Clerk Oct. 10; Nov. 7, 2025	IN RE: The Estate of Frederick P Modugno Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$4,477.88 are being held for Frank Maeulen in the registry of the court, deposited per order dated 09/17/2025, IN RE: The Estate of Frederick P Modugno, deceased. Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State. Dated: October 03, 2025 KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Christine Strufe Deputy Clerk Oct. 10; Nov. 7, 2025	IN RE: The Estate of Frederick P Modugno Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$2,974.83 are being held for Frank P Modugno, Jr. in the registry of the court, deposited per order dated 09/17/2025, IN RE: The Estate of Frederick P Modugno, deceased. Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State. Dated: October 03, 2025 KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Christine Strufe Deputy Clerk Oct. 10; Nov. 7, 2025	IN RE: The Estate of Frederick P Modugno Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$8,987.01 are being held for Ralph P Modugno in the registry of the court, deposited per order dated 09/17/2025, IN RE: The Estate of Frederick P Modugno, deceased. Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State. Dated: October 03, 2025 KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Christine Strufe Deputy Clerk Oct. 10; Nov. 7, 2025	IN RE: The Estate of Frederick P Modugno Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$8,987.01 are being held for Ralph P Modugno in the registry of the court, deposited per order dated 09/17/2025, IN RE: The Estate of Frederick P Modugno, deceased. Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of F.S. 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time funds will escheat to the State. Dated: October 03, 2025 KEVIN C. KARNES, CLERK OF CIRCUIT COURT, By: s/ Christine Strufe Deputy Clerk Oct. 10; Nov. 7, 2025	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 may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Oct. 31; Nov. 7, 2025
25-04366L					

SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No: 25-CA-005477 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. MATTHEW TYNER, ET AL., Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ABBIE LYNN TATE A/K/A ABBIE ROSEN TATE, DECEASED 4835 W Triton Ct Cape Coral, FL 33904 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:	LOTS 75 AND 76, BLOCK 94, CAPE CORAL UNIT TWO PART THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 37 THROUGH 41, 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 Nick Geraci, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court within 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of the said Court on the day of 10/24/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: N Wright-Angad Deputy Clerk Nick Geraci, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 Oct. 31; Nov. 7, 2025
25-03958L	25-04391L

SECOND INSERTION	SECOND INSERTION
NOTICE OF DEFAULT AND INTENT TO FORECLOSE; regarding timeshare interest(s) owned by the Obligor(s) (see Schedule “1” attached hereto for Obligor and their notice address) at Caribbean Beach Club, a Condominium , located in Lee County, Florida, and more specifically described as follows: Unit Week(s) No(s). (See Exhibit “A-1”) in Condominium Parcel Number(s) (See Exhibit “A-1”) and its undivided share of the common elements of CARIBBEAN BEACH CLUB, a CONDOMINIUM, a Condominium according to the Declaration of Condominium and exhibits thereof, recorded in Official Records Book 1390, at Page 949, in the Public Records of Lee County, Florida, and all amendments thereto, together with an undivided interest in the common elements appurtenant thereto. Pursuant to the Declaration(s)/Plan(s) referenced above, Caribbean Beach Club Association, Inc., a Florida non-profit corporation (the “Association”) , did cause a Claim of Lien to be recorded in public records of said county. Obligor is liable for payment in full of amounts as shown in the lien plus costs; and is presently in default of obligation to pay. Trustee is conducting a non-judicial foreclosure pursuant to Florida Statute 721.855. The Obligor must pay all sums no later than 30 days from the first date of publication by contacting Trustee or the Trustee will proceed with the sale of the timeshare interest at such date, time and location as Trustee will include in the Notice of Sale. The Trustee is: First American Title Insurance Company, a Nebraska corporation , duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. Batch No.: Foreclosure HOA 156601-CBC5-HOA, NOD. Schedule “1”: Obligor, Notice Address; Judith Burns and James Burns, 4493 Happy Hollow Ln Howell, Mi 48855 United States; Joseph H. Mannela and Heirs and/or Deviseses Of The Estate Of Clifford W. Mannela, 40 Laura Ln Elmer, Nj 08318 United States; Robert F. Zust and Geraldine D. Zust, 661 Glacier Pass Westerville, Oh 43081 United States; Geraldine D. Zust and Robert F. Zust, 661 Glacier Pass Westerville, Oh 43081 United States; Charles R. Small, III, Po Box 1355 Elfers, Fl 34680 United States; James H. Rohm and Della M. Rohm, 21 Canton Ave Lehigh Acres, Fl 33936 United States; Jackie M. Lamberg and Janice V. Baye, 15620 Duck Crossing Way Saint Paul, Mn 55124 United States; Jacqueline M. Lamberg, Trustee Of The Jacqueline M. Lamberg Revocable Trust, 15620 Duck Crossing Way Saint Paul, Mn 55124 United States; Jackie M. Lamberg and Janice V. Baye, 15620 Duck Crossing Way Saint Paul, Mn 55124 United States; Michael Kelleher and Heirs and Deviseses Of Donna Kelleher, 10854 Alvara Point Drive Bonita Springs, Fl 34135 United States; Michael J. Kelleher and Heirs and Deviseses Of Donna D. Kelleher, 10854 Alvara Point Drive Bonita Springs, Fl 34135 United States; Patricia S. Santiago, 175 Se Saint Lucie Blvd #1223 Stuart, Fl 34996 United States; Agnes F. Campbell and Paul P. Campbell, 831 Franklin Ave Lancaster, Oh 43130 United States; George Springer and Joanne Springer, 252 Parkridge Dr Perkasia, Pa 18944 United States; Elizabeth G. Sappah, 3136 Shorewood Ln Apt A3 Fort Myers, Fl 33907-6514 United States; Gary Figueroa and Fran Figueroa, 3373 Sw 44th Ct Fort Lauderdale, Fl 33312 United States; Vickie L. Figueroa, 4710 Sw 34th Ave Fort Lauderdale, Fl 33312 United States; Rosemary Beane and Earl Beane and Heirs and/or Deviseses Of Lorraine A. Ramey and Heirs and/or Deviseses Of Kenneth L. Ramey, 447 Paseo Perdido Cathedral City, Ca 92234 United States; Harold Victor Hair, Jr. and June D. Hair, 11560 Nw 26th St Plantation, Fl 33323 United States; Harold Victor Hair, Jr. and June D. Hair, 11560 Nw 26th St Plantation, Fl 33323 United States; Sylvia A. Aguilar, 6929 White Pine Pl Ne Albuquerque, Nm 87109 United States; Betty E. Harris, 309 Folkstone Rd Holly Ridge, Nc 28445 United States; Scott Young and Laurie Young, 174 Sweet Alyssum Dr Ladson, Sc 29456 United States; Nancy S. Beuttel and Della V. Schmeisser, 4005 Navaho Dr Johnson City, Tn 37604-1131 United States; Marilyn Barker, 1318 Rahn St Westland, Mi 48186 United States; George B. Murphy and Alice G. Brown, 573 Broad St #230 East Weymouth, Ma 02189 United States; Charles J. Jedlicka and Linda A. Jedlicka, 2619 Manor Oak Dr Valrico, Fl 33596 United States; Catherine J. Woodall, 7344 Lenn Ln Newburgh, In 47630 United States; Duane Firestone and Sherry Firestone, 817 James Ave Lehigh Acres, Fl 33936 United States; Duane Firestone and Sherry Firestone, 817 James Ave Lehigh Acres, Fl 33936 United States; Robyn Sidersky, 4715 Newport Ave Norfolk, Va 23508 United States; Henry G. Carlson, Jr., Po Box 2122 Thomasville, Nc 27361 United States; Thomas F. Lawson and Jane G. Lawson, 14361 Saint Johns Dr Stanfield, Nc 28163 United States; Frank Abplanalp and Phyllis Abplanalp, 4821 Keswick Way Naples, Fl 34105 United States; Sandra L. Fink, 4240 Massillon Rd North Canton, Oh 44720 United States; Kevin Justen and Dariene Justen, 2900 Cherryhill Ct Mchenry, Il 60050 United States; Kevin Justen and Dariene Justen, 2900 Cherryhill Ct Mchenry, Il 60050 United States; Claire Troester, 34 Union Chapel Rd #2 Weaverville, Nc 28787 United States; Mary Kubak, 2512 Shelby Pkwy Cape Coral, Fl 33904 United States; Geraldine D. Zust, 661 Glacier Pass Westerville, Oh 43081 United States; Geraldine D. Zust, 661 Glacier Pass Westerville, Oh 43081 United States; Patrick J. Gowing and Stephanie T. Gowing, 14531 Hickory Court Davie, Fl 33325 United States; Sunny Isles Vacation Club Llc and Glenda Laird, 16850-112 Collings Ave Ste 302 Sunny Isle, Fl 33160 United States; Diana Garcia and Orlando Garcia, 1335 Guinevere Dr Casselberry, Fl 32707 United States; Richard O. Biggs and Marian M. Biggs, 3799 West Mccombs Dr Terre Haute, In 47802 United States; Renee Scott and April Troxell and Bebbly Thornton and Richard M. Thornton, 593 Leisure World Mesa, Az 85206 United States; Geraldine Zust and Maurice Boyd Goodwin, 661 Glacier Pass Westerville, Oh 43081 United States; David G. Simmer and Virginia M. Simmer and Michael P. Simmer and Phillip J. Simmer, Co-Trustees Of The Simmer Family Trust Dated March 16, 2005, As Amended August 9, 2017, 1709 Henry Street Kissimmee, Fl 34741 United States; Kai Cremata, 14900 E Orange Lake Blvd Kissimmee, Fl 34747 United States; Richard J. Salerno, 112 Bay Dr E Huntington, Ny 11743 United States. Exhibit “A-1”: Contract No., Unit Week No., Condominium Parcel No.: 146829, 44, 218; 147090, 1, 220; 147235, 3, 210; 147237, 5, 215; 147432, 7, 108; 147467, 9, 324; 147596, 41, 218; 147597, 13, 224; 147598, 40, 322; 147647, 17, 114; 147648, 18, 214; 147792, 19, 214; 147865, 22, 115; 147888, 23, 202; 147894, 23, 214; 148200, 32, 221; 148202, 32, 224; 148208, 33, 108; 148217, 33, 119; 148218, 34, 119; 148262, 35, 204; 148332, 38, 113; 148360, 36, 209; 148382, 37, 208; 148389, 39, 208; 148406, 40, 114; 148437, 42, 106; 148454, 42, 202; 148465, 42, 210; 148466, 43, 210; 148493, 43, 117; 148500, 43, 217; 148542, 44, 321; 148543, 44, 322; 148564, 48, 106; 148659, 49, 120; 148660, 50, 120; 148675, 21, 115; 148739, 51, 220; 148792, 24, 224; 148794, 6, 118; 148815, 35, 119; 148928, 42, 321; 149007, 19, 109; 149058, 22, 119; 149100, 22, 204; 149142, 4, 212; 149232, 1, 117; 149253, 48, 224; 149294, 36, 217. October 31; November 7, 2025	25-04386L

SECOND INSERTION	SECOND INSERTION
TRUSTEE'S NOTICE OF SALE. Date of Sale: 11/24/2025 at 1:00 PM. Place of Sale: On sidewalk near main entrance awning at 2501 Thompson Street, Fort Myers, FL 33901. This Notice is regarding that certain timeshare interest owned by Obligor in Lighthouse Resort & Club, a Condominium , located in Lee County, Florida, as more specifically described in the Lien(s) referred to on Schedule “1” . The Obligor has failed to pay when due the Assessments, Fees, and Taxes as assessed or advanced and is thereby in default of the obligation to pay such amounts as and when due Pursuant to that certain Declaration for Lighthouse Resort & Club, a Condominium . Accordingly, the Lighthouse Resort & Club Association, Inc., a Florida non-profit corporation (Association) did cause a Claim of Lien (“Lien”) to be recorded in the Public Records of Lee, Florida, as described on Schedule “1” , thereby perfecting the lien of Assessments, Fees, and Taxes pursuant to the Declaration and sections 721.16 and 192.037 Florida Statutes. The Obligor and any junior lienholders have the right to cure the default and to redeem its respective interest, up to the date the trustee issues the certificate of sale, by paying in full the amounts owed as set forth on Schedule “1” attached hereto, which include the amount secured by each lien, per diem up to and including the day of sale, plus the estimated foreclosure costs in the amount of \$600.00 , by delivering cash or certified funds to the Trustee. See Schedule “1” attached hereto for (1) the name and address of each Obligor, (2) the lien(s) reflecting the legal description of the timeshare interest, (3) the recording information for each Lien, (4) the amount secured by each Lien, and (5) the per diem amount to account for the further accrual of the amounts secured by each Lien. See Exhibit “A” attached hereto for the name and address of each Junior Interest holder, if applicable. The Association has appointed the following Trustee to conduct the trustee's sale: First American Title Insurance Company, a Nebraska corporation duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. Foreclosure HOA 155367-LRC1-HOA. Schedule “1”: Lien Recording Reference: Inst: 2025000232771; Per Diem: \$0.00; Obligor, Notice Address, Default Amount; Christobel Carter Kemp and Richard Mark Dunn and Hester E. Weld, 275 Marion Dr Defuniak Springs, Fl 32433 United States, \$1,247.27; Noel Frieson-Lyttle and Michael Lyttle, 358 Brighton Lane Crete, Il 60417 United States, \$2,820.67; Kevin Moore and Elizabeth Moore, Po Box 1328 Wauchula, Fl 33873 United States, \$1,387.37; Richard L. Brittenham and Angela F. Brittenham, 6900 Daniels Pkwy #29 Fort Myers, Fl 33912 United States, \$1,932.59; Anne Luley and Arthur Luley, 8100 Memory Ln #105 Rotonda West, Fl 33947 United States, \$2,817.27; Rebecca Tracey and Leonard Clements, Po Box 8 Perrysburg, Oh 43552 United States, \$2,011.88; Kenneth J. Warger and Jessica E. Warger and Kenneth J. Warger, Jr. and Mark F. Tierney, 704 Ocean Dunes Circle Jupiter, Fl 33477 United States, \$2,820.62; Cathlyn A. Sposato, 2630 Antilles Lane Vero Beach, Fl 32967 United States, \$2,011.88; Cathlyn A. Sposato, 2630 Antilles Lane Vero Beach, Fl 32967 United States, \$2,011.88; Pearl Mahavir and Cy Mahavir and Nick Mahavir, 2859 Brigata Way Ocoee, Fl 34761 United States, \$2,848.27; Pearl Mahavir and Cy Mahavir and Nick Mahavir, 2859 Brigata Way Ocoee, Fl 34761 United States, \$2,851.73; W.M.F. Properties, Inc., a Florida Corporation, 1025 S Atlantic Ave Daytona Beach, Fl 32118 United States, \$2,817.27; Marie E. Dremann, 10907 Johnson Blvd #J304 Seminole, Fl 33772 United States, \$2,022.27; Gloria M. Giovelli, As Trustee of the Gloria M. Giovelli Living Trust Dated October 16, 1996, 2414 Winterset Road Winter Haven, Fl 33884 United States, \$2,015.28; Julie Walker-Hunt and Kenneth L. Watson III, 2056 Hagadorn Rd Mason, Mi 48854 United States, \$1,481.18; Julie Walker-Hunt, 2056 Hagadorn Rd Mason, Mi 48854 United States, \$2,011.88; Heirs and/or Deviseses of the Estate of Lyn J. Main, C/O Kerry J. Barnes 1750 Bikini Court Cape Coral, Fl 33904 United States, \$2,067.19; Mary Jo Hill, Trustee of the Mary Jo Hill Family Trust Dated January 25, 2008, 2221 Rolling Hills Blvd Fairfield, Oh 45014 United States, \$2,008.52; Robert J. Campisi and Rita A. Campisi, 93 Whitman Road Yonkers, Ny 10710 United States, \$2,817.27; James P. Manika and Janet L. Manika, Trustees of the Manika Family Trust Dated June 14, 2006, 9091 Shady Drive Hickory Hills, Il 60457 United States, \$2,011.88; Andrew L. Brenneis and Patricia A. Brenneis, 34704 Radio Road Leesburg, Fl 34788 United States, \$2,817.27; Ramon Torres, Jr. and Maria T. Torres, 633 N 10th Street Allentown, Pa 18102 United States, \$2,039.45; Ramon Torres, Jr. and Harry M. Torres, 633 N 10th Street Allentown, Pa 18102 United States, \$2,039.45; Julian Johnson and Jessica Johnson, Po Box 2754 Livermore, Ca 94551 United States, \$2,011.88; Julian Johnson and Jessica Johnson, Po Box 2754 Livermore, Ca 94551 United States, \$2,008.52; Joanne D. Lukeman and Thomas R. Lukeman, 81 Catspaw Cpe Coronado, Ca 92118 United States, \$2,817.27; Joanne Lukeman and Thomas Lukeman, 81 Catspaw Cpe Coronado, Ca 92118 United States, \$2,817.27; Darrian Raymond Crumbley and Dorcas A. Laidler Crumbley, Po Box 1933 Lakeland, Fl 33802 United States, \$2,832.07; Andrew Wilkes and Sally Wilkes, Waterbridge Frogmore Hill, Watton-At-Stone Herts Sg14 3rr, United Kingdom, \$2,817.27; Nicole Walker and Ryan Hunt, 12314 Mission Hills Drive Dewitt, Mi 48820 United States, \$3,955.57; Thomas N. Mackinson, 2000 N Bayshore Dr #527 Miami, Fl 33137 United States, \$2,813.96; John N. Blackmore and Helen E. Blackmore, 17 Hart Grove, Ealing London W5 3na, United Kingdom, \$2,807.19; John N. Blackmore and Helen E. Blackmore, 17 Hart Grove, Ealing London W5 3na, United Kingdom, \$2,807.19; John N. Blackmore and Shirley K. Robinson, 5024 Saint Germain Ave Belle Isle, Fl 32812 United States, \$2,043.75; Tami Andrews, 14217 Natal Plum Drive Corpus Christi, Tx 78418 United States, \$2,008.52; Tami Andrews, 14217 Natal Plum Drive Corpus Christi, Tx 78418 United States, \$2,008.52; Larry D. Zaval and Wallace W. Corbin, 4781 Nw 66th St Ocala, Fl 34482 United States, \$2,813.96; Larry Zaval and Pamela Zaval, 4781 Nw 66th St Ocala, Fl 34482 United States, \$2,813.96; Edward J. Maher and Lucile H. Maher, 22954 Maple Ridge Road, Unit 206 North Olmsted, Oh 44070 United States, \$2,821.11; Gloria M. Giovelli and Stacie A. Borsello, 2414 Winterset Road Winter Haven, Fl 33884 United States, \$2,015.28; Linda L. Bass, Trustee of the Linda L. Bass Revocable Trust Agreement, Dated February 11, 2002, 5007 East 111th Avenue Tampa, Fl 33617 United States, \$2,817.27; Elizabeth B. Maloney, 111 Market Place Baltimore, Md 21202 United States, \$1,912.46; William P. Geraghty and Roger E. Schaefer and Betty J. Schaefer, 3905 Monserrate St Miami, Fl 33134 United States, \$2,813.96; Beatrice Farrell, As Trustee of the Beatrice Farrell Revocable Living Trust Dated December 16, 2011 and William E. Farrell, 4799 Nw 92nd Terrace Coral Springs, Fl 33067 United States, \$2,011.88; Walter King Laidler, Jr. and Carrie Ada Lewis Laidler, As Trustees of the Walter King Laidler, Jr. and Carrie Ada Lewis Laidler Living Revocable Trust Made March 30, 2016, Po Box 1271 Lakeland, Fl 33802 United States, \$1,861.96; Walter King Laidler, Jr. and Carrie Ada Lewis Laidler, Trustees of the Walter King Laidler, Jr. and Carrie Ada Lewis Laidler Living Revocable Trust Made March 30, 2016, Po Box 1271 Lakeland, Fl 33802 United States, \$1,993.30. Exhibit “A”: Junior Interest Holder Name, Junior Interest Holder Address; None, N/A. October 31; November 7, 2025	25-04385L

ESTATE / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 25-CP-3059
IN RE: ESTATE OF
LARRY LEE ARTHUR DAVIS,
a/k/a LARRY L.A. DAVIS
Deceased.

The administration of the Estate of LARRY LEE ARTHUR DAVIS a/k/a LARRY L.A. DAVIS, deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The personal representative's and the personal representative's attorney names and addresses are set forth below.

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

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

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

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

The first publication of this notice is October 31, 2025.

DERRICK DAVIS
Personal Representative
/S/ RICHARD M. RICCIARDI, JR.
RICHARD M. RICCIARDI, JR.,
ESQ.
Florida Bar No. 90567
YOUR ADVOCATES, P.A.
2050 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail:
rricciardi@your-advocates.org
Oct. 31; Nov. 7, 2025 25-04411L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY FLORIDA
PROBATE DIVISION
Case No. 2025-CP-003147
IN RE: THE ESTATE OF
MAUREEN ELIZABETH POTTLE.
Deceased

The administration of the Estate of MAUREEN ELIZABETH POTTLE, deceased, whose date of death was December 12, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Kevin Clarence Pottle
Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL Bar # 164247
Oct. 31; Nov. 7, 2025 25-04399L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-003306
Division Probate
IN RE: ESTATE OF
DEBORAH ANN
COOPER-HEIMANN,
Deceased.

The administration of the estate of DEBORAH ANN COOPER-HEIMANN, deceased, whose date of death was September 28, 2025, and whose social security number is XXX-XX-0355, file number 25-CP-003306, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902-9346. The names and addresses of the petitioner for administration and the petitioner's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 October 31, 2025.

Petitioner for Administration:
Wayne K. Heimann II
35 Medalist Circle
Rotonda West, FL 33947
Attorney for the Petitioner:
John M. Wicker, Esq.
Florida Bar No. 28637
JOHN M. WICKER, PLLC
2077 First Street, Suite 205
Fort Myers, Florida 33901-3087
Telephone: (239) 537-2875
Oct. 31; Nov. 7, 2025 25-04396L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY FLORIDA
PROBATE DIVISION
Case No. 2025-CP-003025
IN RE: THE ESTATE OF
JAMES ROBERT HOUDE.
Deceased

The administration of the Estate of JAMES ROBERT HOUDE, deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Heather Lavoie
Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL Bar # 164247
Oct. 31; Nov. 7, 2025 25-04398L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
Case No. 2025-CA-003057
JMBA GROUP, LLP
Plaintiff, vs.
JULIO C. AMAYA, AMAYA DIAZ
MORTGAGE BROTHERS
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on September 9, 2025 and an Order Scheduling Foreclosure Sale entered on October 27, 2025, in the Circuit Court of Lee County, Florida, Kevin C. Karnes as the Clerk of Court will sell to the highest bidder for cash at www.lee.realforeclose.com at 9:00am on November 20, 2025 the following described property as set forth in the Final Judgment, to wit:

Lot 67, Yacht Club Colony, West addition, Unit 1, according to the map or plat thereof as recorded in Plat Book 17, Page 115, Public Records of Lee County, Florida
Parcel ID: 18-44-26-06-00028.0000
Physical address: 6941 Eastwood Acres Rd., Fort Myers FL 33905

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

Dated this: 10/27/2025
Kevin C. Karnes
Clerk of Court
(SEAL) By: N Wright Angad
As Deputy Clerk

Submitted by:
/s/ Ivan Dimitrov Ivanov, Esq.
3310 W. Cypress Street, Suite 206
Tampa FL 33607
Attorney for Plaintiff
813-563-6646
Oct. 31; Nov. 7, 2025 25-04371L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003045
IN RE: ESTATE OF
ROBERT ANDREW DALTON
Deceased.

The administration of the estate of Robert Andrew Dalton, deceased, whose date of death was May 22, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Ft. Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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 October 31, 2025.

Personal Representative:
Mary Kay Colaianne
12354 Golden Oaks Dr.
Milford, MI 48380
Attorney for Personal Representative:
Renee E. Nesbit
E-mail Address:
RNesbit@Nesbit-Law.com
Florida Bar No. 75374
Renee E. Nesbit, Attorney At Law
8305 Laurel Lakes Way
Naples, Florida 34119
Telephone: (239) 249-1072
Oct. 31; Nov. 7, 2025 25-04403L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY
GENERAL JURISDICTION
DIVISION
Case No. 24-CA-005234
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC,
Plaintiff, vs.
ADAM SCHWARTZ, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure filed October 23, 2025 entered in Civil Case No. 24-CA-005234 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 9:00 a.m. on 11 day of December, 2025 on the following described property as set forth in said Summary Final Judgment:

Lot 3 and 4, Block 680, CAPE CORAL UNIT 21, according to plat thereof as recorded in Plat Book 13, Page 149 through 171, of the Public Records of Lee County, Florida.

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

Dated this day of 10/27/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: N Wright-Angad
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLP, ATTORNEY FOR
PLAINTIFF
110 SE 6TH STREET
FORT LAUDERDALE, FL 33301
(855) 281-3909
MRSERVICE@MCCALLA.COM
24-09675FL
Oct. 31; Nov. 7, 2025 25-04395L

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-007603
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
NICOLETTE A. HANNAN
PFLUEGLER AS TRUSTEE OF THE
ROBERT HANNAN REVOCABLE
TRUST, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2025, and entered in 24-CA-007603 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and NICOLETTE A. HANNAN PFLUEGLER AS TRUSTEE OF THE ROBERT HANNAN REVOCABLE TRUST; UNKNOWN BENEFICIARIES OF THE ROBERT HANNAN REVOCABLE TRUST; ROBERT J. HANNAN, JR.; NICOLETTE A. HANNAN PFLUEGLER; DANIELLE L. HANNAN; RYNO CORP DBA BLUE SKYE SCREENING 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 November 20, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 41 AND 42, BLOCK 443, UNIT 21, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 149 THROUGH 173, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 2123 SE 11TH AVE, CAPE CORAL, FL 33990

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

Dated this 10/24/2025
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
24-243129 - MaM
Oct. 31; Nov. 7, 2025 25-04401L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2785
Division Probate
IN RE: ESTATE OF
JAMES B. PATTON
Deceased.

The administration of the estate of James B. Patton, deceased, whose date of death was July 24, 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.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Kathleen Ivy Patton
1500 East Ocean Boulevard, Unit 508
Long Beach, California 90802
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
Oct. 31; Nov. 7, 2025 25-04397L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
DIVISION: PROBATE
Case No. 25-CP-3154
IN RE: ESTATE OF
PATSY DARLENE CUNDIFF
a/k/a PATSY D. CUNDIFF,
Deceased

The administration of the estate of PATSY DARLENE CUNDIFF a/k/a PATSY D. CUNDIFF, deceased, whose date of death was May 31, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003011
IN RE: ESTATE OF
ROY A. MIZE
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 A. MIZE, deceased, File Number 25-CP-003011; by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, FL 33902-9346; that the decedent's date of death was July 4, 2025; that the total value of the estate is \$9,262.62, and that the names and those to whom it has been assigned by such order are:

Creditors:
NONE
Beneficiaries:
SHERRI L. OWEN
KIMBERLY M. LYONS
DIANA J. FREEMAN
SHELLEY L. BETHEA
MICHAEL R. MARCUM
SHERRI L. OWEN, CO-TRUSTEE
MICHAEL R. MARCUM,
CO-TRUSTEE
c/o A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102

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 date of first publication of this Notice is October 31, 2025.

Persons Giving Notice:
SHERRI L. OWEN
MICHAEL R. MARCUM
c/o A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102
Attorney for Persons Giving Notice:
A. ERIC ANDERSON
Attorney for Petitioners
Florida Bar No. 0322865
A. ERIC ANDERSON, P.A.
350 Fifth Avenue South, Suite 200
Naples, Florida 34102
Telephone: (239) 262-7748
Facsimile: (239) 262-7144
Oct. 31; Nov. 7, 2025 25-04402L

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
/s/Jeffrey Cundiff
JEFFREY CUNDIFF
114 Alyssa Way
Fishersville, Kentucky 40023
Attorney for Personal Representative:
/s/Stephen W. Buckley
STEPHEN W. BUCKLEY, ESQUIRE
Florida Bar Number: 117747
GOLDSTEIN, BUCKLEY, CECHMAN,
RICE, PURTZ, SMITH, & SMITH, P.A.
Post Office Box 2366
Fort Myers, Florida 33902
Telephone: (239) 334-1146
Fax: (239) 334-3039
E-Mail: sbuckley@gbclaw.com
Secondary E-Mail:
lmintz@gbclaw.com
Oct. 31; Nov. 7, 2025 25-04382L

SECOND INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-004486 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTORIA ANN MURRAY A/K/A VICTORIA MURRAY, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VICTORIA ANN MURRAY A/K/A VICTORIA MURRAY, DECEASED, whose last known residence is: 1810 NW 26TH ST, CAPE CORAL, FL 33993 if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.	YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 33 THROUGH 37, BLOCK 5139, UNIT 80, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 140 THROUGH 159, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on within /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Lee County, Florida, day of 10/24/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) BY: N Wright-Angad DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMAry EMAIL: flmail@raslg.com 25-321965 Oct. 31; Nov. 7, 2025 25-04392L

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-3130-CP Division PROBATE IN RE: ESTATE OF RONALD W. FINER Deceased.

The administration of the estate of RONALD W. FINER, deceased, whose date of death was July 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd., 2nd Floor, Fort Myers, 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 October 31st, 2025.

Personal Representative:
EILEEN P. COSGROVE
10102 Marshall Pond Road
Burke, Virginia 22015
Attorney for Personal Representative:
AMBER R. MONDOCK, ESQ.
Florida Bar Number: 118817
MONDOCK LAW PLLC
4760 Tamiami Trail N., Unit 23
Naples, FL 34103
Telephone: (239) 673-2211
Fax: (239) 734-9933
E-Mail: amber@mondocklaw.com
Secondary E-Mail:
service@mondocklaw.com
Oct. 31; Nov. 7, 2025 25-04410L

SECOND INSERTION		SECOND INSERTION	
NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-002586 DOMEHOUSE, LLC, a Florida limited liability company Plaintiff, vs. ROLDAN DE LA TORRE also known as ROLDAN G. DE LA TORRE, and SINTI LU ORTIZ Defendants. NOTICE IS HEREBY GIVEN that under a Final Judgment of Foreclosure dated October 13, 2025, entered in Case No. 25-CA-002586 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein DOMEHOUSE, LLC, a Florida limited liability company is Plaintiff and ROLDAN DE LA TORRE also known as ROLDAN G. DE LA TORRE, and SINTI LU ORTIZ are Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com , the Clerk's website for on-line auctions at 9:00 A.M., on December 4, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to wit: Lots 19 and 20, in Block 227, SAN CARLOS PARK UNIT NO. 18, according to the plat thereof recorded in O.R. Book 173, Page 389, of the Public Records of Lee County, Florida. Pursuant to F.S. 45.031(2)(f), any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. DATED this day of 10/29/2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N Wright-Angad As Deputy Clerk Oct. 31; Nov. 7, 2025 25-04421L		NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA PROBATE DIVISION Case No. 2025-CP-002873 IN RE: THE ESTATE OF MILDRED KATHRYN FARMER. Deceased The administration of the Estate of MILDRED KATHRYN FARMER, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 31, 2025. Personal Representative Duke A. Temp 2502 13th Pl S La Crosse, WI 54601 Attorney for Personal Representative Tina M. Mays Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tmays@mizell-law.com, ndotres@mizell-law.com Oct. 31; Nov. 7, 2025 25-04422L	

SECOND INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

Case No. 2025-CP-002873

IN RE: THE ESTATE OF MILDRED KATHRYN FARMER.

Deceased

The administration of the Estate of MILDRED KATHRYN FARMER, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Sharon Schmidtke

Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL Bar # 164247
Oct. 31; Nov. 7, 2025 25-04430L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003213

IN RE: ESTATE OF TRACY LYNN WALTER

Deceased

The administration of the estate of TRACY LYNN WALTER, deceased, whose date of death was February 6, 2025; File Number 25-CP-003213, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Post Office Box 2469, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: October 31, 2025.

JACQUELINE MARIE GALLOWAY

Personal Representative

5154 Grobe Street
North Port, FL 34287

Derek B. Alvarez, Esquire - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire - FBN 65928
WCM@GendersAlvarez.com
GENDEERS ALVAREZ DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
Oct. 31; Nov. 7, 2025 25-04372L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION

FILE NO. 25-CP-3298

IN RE: ESTATE OF CAROLYN FONTAINE,

Deceased.

The administration of the estate of Carolyn Fontaine, deceased, whose date of death was August 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 date of first publication of this notice is October 31, 2025.

Personal Representative

4913 Pointe O Woods Drive
Wesley Chapel, FL 33543

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
courtfilings@capecoralattorney.com
Oct. 31; Nov. 7, 2025 25-04424L

SECOND

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 07-CA-012381

DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3,

Plaintiff, vs.

PATRICIA R. MUNOZ; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS NOMINEE FOR LENDERS DIRECT CAPITAL CORPORATION; ALTAGRACIA RAYMOND; ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; UNKNOWN SPOUSE OF ALTAGRACIA RAYMOND; UNKNOWN SPOUSE OF ROBERT RAYMOND A/K/A ROBERT G. RAYMOND; JOHN DOE; JANE DOE,

Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Amended Final Judgment entered January 28, 2016, and the Partial Release of Judgment and Partial Release of Mortgage filed on August 19, 2020 entered in Case No. 07-CA-012381 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3, is Plaintiff and Patricia R. Munoz; Mortgage Electronic Registration Systems, Incorporated as nominee for Lenders Direct Capital Corporation; Altagracia Raymond; Robert Raymond a/k/a Robert G. Raymond; Unknown Spouse of Altagracia Raymond; Unknown Spouse of Robert Raymond a/k/a Robert G. Raymond; John Doe; Jane Doe, are Defendants, the Office of the Clerk, Lee County Clerk of the Court will sell via online auction at www.lee.realforeclose.com at 9:00 a.m. on the 20th day of November, 2025, the following described property as set forth in said Final Judgment, to wit:
LOTS 17, 18, 19 AND 20, BLOCK 5327, UNIT 58, CAPE CORAL SUBDIVISION, ACCORD-

TAX DEEDS / PUBLIC SALES / ACTIONS ---

THIRD INSERTION	THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001777 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-15062 Year of Issuance 2023 Description of Property LOT 4, BLOCK 11, UNIT 3, SECTION 9, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 11, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-44-27-L3-03011.0040 Names in which assessed: JEAN PIERRE VEVE, JEAN VEVE, PIERRE VEVE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025 25-04227L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001686 NOTICE IS HEREBY GIVEN that Buf-falo Bill LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the prop-erty and the name(s) in which it was assessed are as follows: Certificate Number: 18-032288 Year of Issuance 2018 Descrip-tion of Property LOT 27, BLOCK 1799, CAPE CORAL UNIT 45, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGES 122 THROUGH 134, PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA Strap Number 02-45-23-C3-01799.0270 Names in which assessed: GULF & SOUTHERN CORPO-RATION, GULF & SOUTHERN CORP, GULF & SOUTHERN CORPORATION All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04171L

THIRD INSERTION	THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001737 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-16098 Year of Issuance 2023 Description of Property EAST HALF OF LOT 12, BLOCK 37, UNIT 12, SECTION 17, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF	THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-44-27-12-00037.012B Names in which assessed: BLOTTER 001 LLC, BLOTTER 001, 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025 25-04228L

THIRD INSERTION	THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Case No. 25-CA-005208 Civil Division Landlord/Tenant Action MHC BUCCANEER ESTATES, L.L.C. d/b/a BUCCANEER ESTATES, Plaintiff, v. CAMERON COCHRAN, LESLEY ANNE STAPLES and RAYMOND EARL ASPER, Defendants. TO: Defendant, Cameron Cochran YOU ARE NOTIFIED that an action for damages within the jurisdictional limits of this court to evict a residen-tial mobile home tenant and/or owner and a mobile home from real property in Lee County, Florida as authorized by Section 723.061, Florida Statutes, on the following personal property in Lee County, Florida: 1979 COMM double wide with-out land, VIN #CC6697AFLA, Title No. 0016529136 and VIN #CC6697BFLA, Title No.	0016529137, located at 283 Blue Beard Drive, Lot #283, North Fort Myers, Florida in Buccaneer Estates has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Matt Bobo, Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P.A., 2 North Tamiami Trail, Suite 500, Sarasota, Florida 34236, on or before December 01, 2025 and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-manded in the complaint. DATED on October 21, 2025. Kevin C. Karnes Clerk of the Court, Lee County (SEAL) By: K Shoap Deputy Clerk

THIRD INSERTION	THIRD INSERTION
NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR LEE COUNTY, FLORIDA Case No. 25-CC-3911 Civil Division Landlord/Tenant Action JAMAICA BAY - VENTURE III, LLC d/b/a JAMAICA BAY VILLAGE, Plaintiff, v. ROBERT M. HARRISON; IF DECEASED, ALL BENEFICIARIES, HEIRS, SUCCESSORS AND ASSIGNS OF ROBERT M. HARRISON AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED and BARBARA HARRISON TRUSTEE; IF DECEASED, ALL BENEFICIARIES, HEIRS, SUCCESSORS AND ASSIGNS OF BARBARA HARRISON AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED Defendants. TO: Defendants, Robert M. Harrison and Barbara Harrison YOU ARE NOTIFIED that an action for damages within the jurisdictional limits of this court to evict a residen-tial mobile home tenant and/or owner and a mobile home from real property in Lee County, Florida as authorized by	Section 723.061, Florida Statutes, on the following personal property in Lee County, Florida: 1980 Twin 51 Mobile Home - General without land, VIN #T2397268A, Title No. 0017457745, and VIN #T2397268B, Title No. 0017457746, located at 16 Nagua Ct, Lot #251, Fort Myers, Florida in Jamaica Bay Village has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Matt Bobo and Grace E. Desmond, Plaintiff's at-orney, whose address is Lutz, Bobo, Telfair, P.A., 2 North Tamiami Trail, Suite 500, Sarasota, Florida 34236, on or before November 26, 2025 and file the original with the clerk of this court either before service on Plaintiff's at-orney or immediately thereafter; oth-erwise a default will be entered against you for the relief demanded in the com-plaint. DATED on 10/17/2025. Kevin C. Karnes Clerk of the Court, Lee County (SEAL) By: N Wright-Angad Deputy Clerk J. Matt Bobo and Grace E. Desmond, Plaintiff's attorney, Lutz, Bobo, Telfair, P.A., 2 North Tamiami Trail, Suite 500, Sarasota, Florida 34236 Oct. 24, 31; Nov. 7, 14, 2025 25-04284L

THIRD INSERTION	THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001739 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-16306 Year of Issuance 2023 Descrip-tion of Property LOT 18, BLOCK 27, UNIT 7, SECTION 19, 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 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-27-07-00027.0180 Names in which assessed: TURAG KOKHABI All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04231L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001674 NOTICE IS HEREBY GIVEN that BYRON E HIGGINS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 18-015585 Year of Issuance 2018 Descrip-tion of Property THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SEC. 15, T. 45 S, R. 26 E, LEE COUNTY, FLORIDA Strap Number 15-45-26-00-00002.1150 Names in which assessed: CASEY TRUST, THE CASEY TRUST DATED JULY 17, 1991, THE CASEY TRUST DTD 7/17/91 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04169L

THIRD INSERTION	THIRD INSERTION
NOTICE OF CIVIL ACTION WITHOUT MAILING IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA CASE NO: 25-CA-005173 Elizabeth B. Trotter Plaintiff, vs. Sandra Martinez Defendants. Address Unknown. TO: SANDRA MARTINEZ ADDRESS UNKNOWN YOU ARE NOTIFIED that an action to Quiet Title of the following property in Lee County, Florida: 1317 NW 9th Terrace, Cape Cor-al, FL 33993 COMPLAINT TO QUIET TITLE has been filed against you and you are re-quired to serve a copy of your written defenses, if any, to it on Donald Isaac, Esquire, Law Offices of Donald Isaac, Esq., LLC, Attorney for Petitioner, whose address is 5237 Summerlin Commons Blvd., Suite 310, Fort Myers, FL 33907, on or before November 19, 2025 and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter, otherwise a Default will be entered against you for the relief de-manded in the Complaint. WITNESS my hand and seal of this Court on October 10, 2025, Kevin C. Karnes (SEAL) By: K Shoap Deputy Clerk	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001675 NOTICE IS HEREBY GIVEN that Byron E Higgins the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 18-023769 Year of Issuance 2018 Des-cription of Property THE WEST ONE-HALF (W1/2) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUESTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 26 EAST EX-CEPTING THE WEST 25 FEET AND THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT OF WAY. Strap Number 29-47-26-B2-00002.0020 Names in which assessed: CHARLES T KOMPARE, CHER-YL SPRAN, ESTATE OF DOLO-RES LORD, ESTATE OF JULIA A STORTZ, GARY KOMPARE, JOHN SKALA, JOSEPH K KOM-PARE, KARL SKALA, LORA SPRAN, MARIANNE CIEPLY, RAYMOND KOMPARE, RICH-ARD KOMPARE, ROBERT SCHMITZ, ROBERT SPRAN, SHARON M JONES, SHIRLEY D CAMPBELL, WILLIAM J SCHMITZ III All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04170L

FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001689 NOTICE IS HEREBY GIVEN that JAMES LEWIS and KIMBERLY A LEWIS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-021753 Year of Issuance 2019 Descrip-tion of Property LOTS 21 AND 22, BLOCK 19, SAN CARLOS PARK NORTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, AT PAGES 14 THORUGH 17, INCLUSIVE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-46-25-16-00019.0210 Names in which assessed: TARPON IV LLC, TWJ PAN FLORIDA, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04173L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001619 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-09471 Year of Issuance 2023 De-scription of Property LOT 13, BLOCK 24, UNIT 5, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 26, PAGE 7 PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 03-44-26-05-00024.0130 Names in which assessed: MSM DEAL HOLDINGS LLC, MSM DEAL HOLDINGS, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-ing to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 17, 24, 31; Nov. 7, 2025 25-04045L

THIRD INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-004555 HERITAGE ENTERPRISES FL LLC, Plaintiff, vs. SHIRLEY A. POPIELARZ, deceased and all others claiming by, through and under SHIRLEY A. POPIELARZ, deceased, RAYMOND J. POPIELARZ, deceased and all others claiming by, through and under RAYMOND J. POPIELARZ, deceased, DENISE MOTTA, CHERYL DINAPOLI, deceased and all others claiming by, through and under CHERYL DINAPOLI, deceased, and BRENDA CIESIELSKI, Defendant, TO: SHIRLEY A. POPIELARZ, deceased and all others claiming by, through and under SHIRLEY A. POPIELARZ, deceased, RAYMOND J. POPIELARZ, deceased and all others claiming by, through and under RAYMOND J. POPIELARZ, deceased and CHERYL DINAPOLI, deceased and all others claiming by, through and under CHERYL DINAPOLI, deceased, YOU ARE NOTIFIED that an action to quiet the title on the following real property in Lee County, Florida: Lot 7 and 8, Block 2075, Cape Coral Unit 31, according to the	map or plat thereof, as recorded in Plat Book 14 Page(s) 149 through 161, inclusive, of the Public Records of Lee County, Florida. a/k/a 1108 NE 12th Ter, Cape Coral, FL. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before November 26, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. DATED this 17th day of October, 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K Harris As Deputy Clerk J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 Oct. 24, 31; Nov. 7, 14, 2025 25-04282L
THIRD INSERTION	
NOTICE OF ACTION FOR CONSTRUCTIVE SERVICE BY PUBLICATION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001420 ED ALUMINUM CONSTRUCTION, INC. Plaintiff, V. JOHN J PICK CHRISTINE R PICK Defendants. ED ALUMINUM CONSTRUCTION, INC., a Florida corporation, as Plaintiff, vs. JOHN J PICK; CHRISTINE R PICK; Last known address: 8310 Tarpon Th Rd, West Paducah, KY 42086. YOU ARE HEREBY NOTIFIED that an action has been commenced to quiet title to the following real property, lying and being and situated in Lee County, Florida, more particularly described as follows: Lot 12, Block 2, Unit 1, Section 24 Township 45 South, Range 27 East, Lehigh Acres, according to	the map or plat thereof on file in the office of the Clerk of the Circuit Court, recorded in Plat Book 18, Page 88, Public Records, Lee County, Florida. This action has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Kamilah Jolly, Esquire Attorney, whose address is 16855 NE 2nd Ave, Suite 103, North Miami Beach, Florida 33162 on or before November 26, 2025, and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. DATED this day of 10/17/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: N Wright-Angad Deputy Clerk Kamilah Jolly, Esquire Attorney, 16855 NE 2nd Ave, Suite 103, North Miami Beach, Florida 33162 Oct. 24, 31; Nov. 7, 14, 2025 25-04283L
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-001727 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF TRESTLE TITLING TRUST-I, Plaintiff, v. DLIANE SHAUGHNESSY, et al., Defendants. NOTICE is hereby given that Kevin C. Karnes, Clerk of the Circuit Court of Lee County, Florida, will on December 4, 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 50 and 51, Block 1635, CAPE CORAL UNIT 30, according to the map or plat thereof as recorded in Plat Book 16, Page 26, Public Records of Lee County, Florida. Property Address: 4418 SW 1st Ave, Cape Coral, FL 33914 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 10/22/2025 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 Oct. 31; Nov. 7, 2025 25-04369L	
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001765 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23373 Year of Issuance 2023 Description of Property UNIT 212, BUILDING C, OF IVERNNESS VILLAGE CONDOMINIUM NOW KNOWN AS LOCHMOOR ON THE GREEN CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN THE OFFICIAL RECORDS BOOK 1084, PAGE 199, OF THE PUBLIC	RECORDS OF LEE COUNTY, FLORIDA AND ALL AMENDMENTS THERE TO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 21-44-24-30-0000C.2120 Names in which assessed: 5918 LITTLESTONE LANCE UNIT 212 LAND TRUST, JERROLD MATTHEW ZACHARIAS, THE 5918 LITTLESTONE LANCE UNIT 212 LAND TRUST DATED THE 21 DAY OF MAY, 2020 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025 25-04258L
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001867 NOTICE IS HEREBY GIVEN that Municipal Point Capital LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23565 Year of Issuance 2023 Description of Property UNIT 201, BUILDING 4, OF ROYAL POINTE AT MAJESTIC PALMS SECTION I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000444924,	AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 31-45-24-62-00004.0201 Names in which assessed: DENISE MCCARTHY, KEVIN SHIMANSKY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025 25-04260L
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001820 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23045 Year of Issuance 2023 Description of Property UNIT R-709, WHITE SAND VILLAS, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4203, PAGE 2100, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE	ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM. Strap Number 24-46-23-W1-0400R.0709 Names in which assessed: MAIN REAL & CAPITAL LLC, MAIN REAL ESTATE & CAPITAL LLC, MAIN REAL-ESTATE & CAPITAL 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025 25-04254L
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001794 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23597 Year of Issuance 2023 Description of Property UNIT NO. 202, BUILDING V, PARTRIDGE PLACE CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1488, PAGE 372-411, INCLUSIVE, AND THE CONDOMINIUM SURVEY RECORDED AT CONDOMINIUM BOOK 7, PAGES 22-24, INCLUSIVE AND THE AMENDMENT TO SAID DECLARATION AS RECORDED IN OFFICIAL RECORD BOOK	1500, PAGES 1272-1277, INCLUSIVE AND THE SECOND AMENDMENT TO SAID DECLARATION AS RECORDED IN OFFICIAL RECORD BOOK 1510, PAGES 256-262, INCLUSIVE AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERETO. Strap Number 01-46-24-07-00005.2020 Names in which assessed: MELVIN J GOSSMAN, MELVIN J GROSSMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025 25-04261L
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001912 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL 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: 23-22979 Year of Issuance 2023 Description of Property WHIPSERWOOD 1, PHASE 2, UNIT 7A OF WHISPERWOOD II AS SHOWN IN OFFICIAL RECORDS BOOK 1650, PAGE 954 DESCRIBED AS: FROM THE NORTHWEST CORNER OF LOT 5, WHISPERING PINES, PHASE 2, A SUBDIVISION IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST, AS RECORDED IN PLAT BOOK 33, PAGE 19, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS: THENCE SOUTH	00 DEGREES, 02 MINUTES EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 5 88.73 FEET; THENCE EAST FOR 20.01 FEET TO THE POINT OF BEGINNING; THENCE EAST FOR 6.00 FEET; THENCE SOUTH 0.83 FEET; THENCE EAST FOR 34.00 FEET; THENCE SOUTH 0.33 FEET; THENCE EAST FOR 2.00 FEET; THENCE SOUTH FOR 13.89 FEET; THENCE WEST FOR 42.00 FEET; THENCE NORTH FOR 15.05 FEET TO THE POINT OF BEGINNING. Strap Number 02-46-23-13-00000.07A0 Names in which assessed: MICHAEL L 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025 25-04253L
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001796 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22900 Year of Issuance 2023 Description of Property UNIT NO. 106, BUILDING 1, TARPON LANDINGS, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND APPURTENANCE THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 2006000343856, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 22-45-23-C4-00801.0106 Names in which assessed: PILLAR CAPE CORAL 1 LLC, PILLAR CAPE CORAL 1 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025 25-04251L	TOGETHER WITH ALL APPURTENANCES THERETO APPERTAINING AND SPECIFIED IN SAID DECLARATION OF CONDOMINIUM. Strap Number 34-46-24-W4-02300.2140 Names in which assessed: DONALD W BALL SR TRUST, DONALD W. BALL, SR. REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 23, 2020, MARK WARDEN, TIMOTHY LEE LOKEN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025 25-04262L
THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001799 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23911 Year of Issuance 2023 Description of Property LOT 182, YACHT CLUB COLONY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 95	THROUGH 96, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-25-03-00000.1820 Names in which assessed: ESTHER BLANCO, MARIANO BLANCO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025 25-04263L

--- TAX DEEDS ---

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001699 NOTICE IS HEREBY GIVEN that AVK REAL ESTATE the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22414 Year of Issuance 2023 Description of Property LOT 301, SUN DIET VILLAGE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 55, OF THE PUBLIC	RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-22-03-00000.3010 Names in which assessed: ANN M WALL, ESTATE OF ANN M. WALL, ESTATE OF ANN MARIE WALL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04242L

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001761 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24183 Year of Issuance 2023 Description of Property LOT 202, SPRING CREEK VILLAGE UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK	29, PAGES 129 THROUGH 132, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-47-25-B4-00500.2020 Names in which assessed: ROBERTA ANN WOODWARD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04265L

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001858 NOTICE IS HEREBY GIVEN that Two Cents Investments LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-17535 Year of Issuance 2023 Description of Property UNIT 19, KNOWN AS CONDOMINIUM UNIT 19, IN COUNTRY CLUB GARDENS CONDOMINIUMS, INC., A CONDOMINIUM, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL	RECORDS BOOK 625 PAGE 170, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGES 288 THROUGH 292, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-27-26-00000.0190 Names in which assessed: DIGITAL LEADS LLC, DIGITAL LEADS, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04234L

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001493 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-18399 Year of Issuance 2023 Description of Property CONDOMINIUM UNIT NO. 2, TRACT S, PINEWOOD CONDOMINIUM OF LEHIGH ACRES, A CONDOMINIUM ALL AS SET OUT IN DECLARATION OF CONDOMINIUM AND EXHIBITS ATTACHED THERETO, RECORDED IN OFFICIAL RECORD BOOK 1012, PAGE 373, AND ALL AMENDMENTS THERETO, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND AS DESCRIBED BY THE PLANS THEREOF RECORD-	ED IN CONDOMINIUM PLAT BOOK 4, PAGE 82, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, INCLUDING WITHOUT LIMITATION AN UNDIVIDED SHARE IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AND ALL OTHER INTEREST AP-PURTENANT TO SAID UNIT UNDER THE PROVISIONS OF SAID DECLARATION. Strap Number 05-45-27-21-00200.0020 Names in which assessed: DENISE M LEVINE, DENISE M MORIN, DENISE MARIE MORIN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 17, 24, 31; Nov. 7, 2025 25-04053L

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001909 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL 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: 23-22326 Year of Issuance 2023 Description of Property LOT 26 OF CAPTIVA PALMA, AN UN-RECORDED SUBDIVISION, IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, UPPER CAPTIVA ISLAND, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A CONCRETE POST MARKING THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, RUN NORTH 8-∞ 40' EAST, 405.15 FEET ALONG	THE EAST LINE OF SAID SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST; THENCE NORTH 81-∞ 20' WEST, 975 FEET TO THE POINT OF BEGINNING. THENCE NORTH 81-∞ 20' WEST, 125 FEET; THENCE NORTH 8-∞ 40' EAST, 80 FEET; THENCE SOUTH 81-∞ 20' EAST, 125 FEET; THENCE SOUTH 8-∞ 40' WEST, 80 FEET TO THE POINT OF BEGINNING. Strap Number 05-45-21-16-00000.0260 Names in which assessed: JUSTIN BLEYL, KIYONO BLEYL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025 25-04241L

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001632 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-00042 Year of Issuance 2023 Description of Property LOTS 50 AND 51, BLOCK 5464, UNIT 90, CAPE CORAL, A SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 13-43-22-C3-05464.0510 Names in which assessed: TSAVO GROUP, INC. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 17, 24, 31; Nov. 7, 2025 25-04019L	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001695 NOTICE IS HEREBY GIVEN that AVK REAL ESTATE the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05424 Year of Issuance 2023 Description of Property LOT 32, BLOCK 2021, UNIT 31, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 149 TO 165, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-24-C2-02021.0320 Names in which assessed: CHERYL A WALTERS, CHERYL A. WALTERS, NOAH A WALTERS III All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04207L	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001782 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12050 Year of Issuance 2023 Description of Property LOT 3, BLOCK 82, UNIT 8, 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-L3-08082.0030 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.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04222L	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001610 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-20686 Year of Issuance 2023 Description of Property LOT 6, BLOCK 25, UNIT 5, SECTION 22, TOWNSHIP 45 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 18, PAGE 75, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 22-45-27-05-00025.0060 Names in which assessed: CONSTANCIA M CARDENAS, CONSTANCIA M CARDENAS ET AL, FE M JULIANO, HONORATA M OKTAY, JESUS T ORGANO, JOSE T MACARANAS, JOSEFINA M FORD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 17, 24, 31; Nov. 7, 2025 25-04059L	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001781 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12006 Year of Issuance 2023 Description of Property LOT 3, BLOCK 48, UNIT 6, SECTION 36, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, LEE COUNTY, FLORIDA; LESS SUBSURFACE RIGHTS. Strap Number 36-44-26-L1-06048.0030 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.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04221L	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001716 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-21082 Year of Issuance 2023 Description of Property LOTS 6 AND 7, BLOCK 12, UNIT 1, LEHIGH ACRES SUBDIVISION, SECTION 24, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 88, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-45-27-01-00012.0060 Names in which assessed: BRIDGET MURPHY, DAVID MURPHY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04237L	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001647 NOTICE IS HEREBY GIVEN that HMF FL E 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: 23-07811 Year of Issuance 2023 Description of Property CONDOMINIUM UNIT NO. 502, BUILDING 5, OF VILLAGE CREEK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN CLERK'S FILE NO. 2005000192444, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS AP-PURTENANT THERETO. Strap Number 31-44-25-P1-01905.0502 Names in which assessed: JAMES P BARRY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 17, 24, 31; Nov. 7, 2025 25-04038L	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001726 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22209 Year of Issuance 2023 Description of Property LOT 9, BLOCK 88, UNIT 14, SECTION 36, TOWNSHIP 45 SOUTH, RANGE 27 EAST LEHIGH ARCES, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 28, PAGE 72, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 36-45-27-14-00088.0090 Names in which assessed: MARIE REZKOVA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04240L	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001783 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12059 Year of Issuance 2023 Description of Property LOT 9, BLOCK 87, UNIT 9, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 92, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-26-L3-09087.0090 Names in which assessed: PETER FOREMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Oct. 24, 31; Nov. 7, 14, 2025 25-04223L	

--- TAX DEEDS ---

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001744 NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-06284 Year of Issuance 2023 Description of Property A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF BLOCK 8, PINE MANOR, UNIT NO. 3, A SUBDIVISION RECORDED IN PLAT BOOK 10 AT PAGE 93, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: LOT 21 AND THE NORTH 6.00 FEET OF LOT 20 OF SAID BLOCK 8. Strap Number 11-45-24-03-00008.0210 Names in which assessed: DIANA A ALVARADO, JESSICA IRACHETA, JOSE G IRACHETA, JUAN F IRACHETA, PETRA E IRACHETA, REYES M IRACH-ETA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04209L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001718 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-21564 Year of Issuance 2023 Description of Property LOT 10, BLOCK 30, UNIT 10, LEHIGH ACRES, SECTION 26, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 47, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-45-27-10-00030.0100 Names in which assessed: ALEXANDER ALFARO, ALEX-ANDER JOHN ALFARO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04239L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001710 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-06480 Year of Issuance 2023 Description of Property CONDOMINIUM UNIT 3006, BUILDING 30, VENETIAN PALMS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000027321, AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 14-45-24-51-00030.3006 Names in which assessed: 1812788 ONTARIO LIMITED All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04210L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001740 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-08612 Year of Issuance 2023 Description of Property UNIT NO. 102, BUILDING 11, OF BERMUDA PARK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3609, PAGE 4068, AS AMENDED IN O.R. BOOK 4022, PAGE 2148, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO Strap Number 22-47-25-B3-01611.0102 Names in which assessed: SHIRLEE TACKWELL, STEVEN TACKWELL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04213L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001717 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-21551 Year of Issuance 2023 Description of Property LOT 7, BLOCK 28, UNIT 9, SECTION 26, TOWNSHIP 45 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 20, PAGE 46. Strap Number 26-45-27-09-00028.0070 Names in which assessed: MYRIAM CORNUT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04238L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001620 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05425 Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLOCK 3570, UNIT 47 PART 1, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 5 THRU 11, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-24-C2-03570.0010 Names in which assessed: EVERGRANDE LLC, EVERGRANDE, 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04208L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001748 NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-06678 Year of Issuance 2023 Description of Property UNIT 307, BUILDING 3 OF GRAND VIEW OF PARKER LAKES ONE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2872, PAGE 1851, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 28-45-24-29-00003.0307 Names in which assessed: CYNTHIA M WALSH, CYNTHIA M. WALSH All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04211L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001702 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-17806 Year of Issuance 2023 Description of Property LOT 5, BLOCK 19, UNIT 3, 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 172, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-45-27-03-00019.0050 Names in which assessed: ELIZABETH BOGGIO, PRIMO M BOGGIO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04235L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001805 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24360 Year of Issuance 2023 Description of Property LOT 19, BLOCK 5, LEHIGH ACRES ADDITION 2, SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN THE OFFICE OF THE CLERK OF THE COURT IN PLAT BOOK 18, PAGE 149, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 06-45-27-L3-02005.0190 Names in which assessed: PATRICIA S BLAUTH TRUST All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04266L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001680 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-09452 Year of Issuance 2023 Description of Property LOT 42, BLOCK 13, UNIT 3, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 5 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-44-26-03-00013.0420 Names in which assessed: CHRISTO CHRISTODOULOU, US AFFORDABLE HOMES INC, US AFFORDABLE HOMES INC., US AFFORDABLE HOMES, INC., ZEN GLOBAL SUPPLY INC, ZEN GLOBAL SUPPLY 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04214L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001778 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-14481 Year of Issuance 2023 Description of Property LOT 9, BLOCK 309 UNIT 53 IN GREENBRIAR SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RECORDED IN PLAT BOOK 27, PAGE 76, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-27-L1-53309.0090 Names in which assessed: EXCLUSIVE HOMES CONSTRUCTION LLC, EXCLUSIVE HOMES CONSTRUCTION, LLC, LAND TRUST PARTNERS OF 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04226L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001696 NOTICE IS HEREBY GIVEN that JEFFREY DAMMES the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 30-57 Year of Issuance 2022 Description of Property LOTS 21 AND 22, BLOCK 1952, UNIT 29, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 15 THROUGH 25, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-44-23-C2-01952.0210 Names in which assessed: CALVARY BAPTIST CHURCH INC, CALVARY BAPTIST CHURCH INC. CAPE CORAL, FLORIDA, CALVARY BAPTIST CHURCH, INC., CAPE CORAL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04267L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001837 NOTICE IS HEREBY GIVEN that THREE REEDS CAPITAL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-09876 Year of Issuance 2023 Description of Property LOT 2, BLOCK 63, UNIT 7, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 12-44-26-07-00063.0020 Names in which assessed: GSNM REALTY LLC, GSNM REALTY, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04216L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001709 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-10228 Year of Issuance 2023 Description of Property LOT 9, BLOCK 11, UNIT 1, SECTION 14, 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 63, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 14-44-26-01-00011.0090 Names in which assessed: ESTATE OF ARMAND A VALLIER, MICHELLE ANN RIVERA, PHILIP VALLIER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04218L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001669 NOTICE IS HEREBY GIVEN that JAMES LEWIS AND KIMBERLY A LEWIS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 34- Year of Issuance 2022 Description of Property GOVERNMENT LOT 5, IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 21 EAST, AND GOVERNMENT LOTS 1 AND 2, IN SECTION All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04268L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001813 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24127 Year of Issuance 2023 Description of Property WEST BAY CLUB PB 62 PGS 79-111
25-04264L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001566 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL 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: 23-09962 Year of Issuance 2023 Description of Property LOT 5, BLOCK 107, UNIT 11, LEHIGH ACRES, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT BOOK 15, PAGE 61, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-44-26-11-00107.0050 Names in which assessed: EQUITY TRUST COMPANY, EQUITY TRUST COMPANY CUSTODIAN FBO Z077402, EQUITY TRUST COMPANY CUSTODIAN FBO Z077402 IRA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04217L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001888 NOTICE IS HEREBY GIVEN that Factory Direct Music Inc 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: 23-11963 Year of Issuance 2023 Description of Property LOT 11, BLOCK 14, UNIT 3, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, A SUBDIVISION 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 OF LEE COUNTY, FLORIDA. Strap Number 36-44-26-03-00014.0110 Names in which assessed: ESTATE OF PATRICIA C IRELAND-ANDREWS, PATRICIA C. IRELAND-ANDREWS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04220L

THIRD INSERTION
23, TOWNSHIP 44 SOUTH, RANGE 21 EAST LITTLE WOOD KEY, LEE COUNTY, FLORIDA. Strap Number 23-44-21-00-00001.0000 Names in which assessed: J MICHAEL ROONEY, J. MICHAEL ROONEY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04268L

THIRD INSERTION
BLK D LOT 9 Strap Number 05-47-25-E1-0700D.0090 Names in which assessed: MELISSA GAUTHIER, RENE GAUTHIER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 24, 31; Nov. 7, 14, 2025
25-04264L

TAX DEEDS

THIRD INSERTION

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

Tax Deed #:2025001836
NOTICE IS HEREBY GIVEN that THREE REEDS CAPITAL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04603
Year of Issuance 2023
Description of Property A PORTION OF LOT 4, LESS THE WEST 110.00 FEET AND LOT 5, LESS THE WEST 110.0 FEET, SUNCOAST ESTATES, AN UNRECORDED SUBDIVISION, AS SHOWN ON THAT MAP RECORDED IN O.R. BOOK 32, PAGE 527, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 88, UNRECORDED PLAT OF SUNCOAST ESTATES, AS RECORDED IN O.R BOOK 32, PAGE 527, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST, OF SAID LEE COUNTY; THENCE SOUTH 88-∞ 08' 29 " WEST ALONG SAID NORTH LINE OF LOT 4 FOR 97.50 FEET; THENCE SOUTH 01-∞ 53' 31" EAST FOR 289.56 FEET TO THE SOUTH LINE OF LOT 5; THENCE NORTH 89-∞ 17' 50" EAST ALONG SOUTH LINE OF SAID LOT 5 FOR 97.52 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH 01-∞ 51' 31" WEST ALONG EAST LINE OF LOT 5 AND LOT 4 FOR 291.53 FEET TO THE POINT OF BEGINNING. Strap Number 25-43-24-03-00088.004C
Names in which assessed: SABIR AHMED

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04201L

THIRD INSERTION

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

Tax Deed #:2025001350
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04736
Year of Issuance 2023
Description of Property LOTS 3 AND 4, BLOCK 2247, UNIT 33, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 40 TO 61, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-24-C4-02247.0030
Names in which assessed: GISELA MARIA REYNOZA, JOSE REYNOZA WILMER, JOSE WILMER REYNOZA, MARIA A GUERRERO, MARIA GUERRERO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04202L

THIRD INSERTION

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

Tax Deed #:2025001838
NOTICE IS HEREBY GIVEN that THREE REEDS CAPITAL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04437
Year of Issuance 2023
Description of Property LOT 9, BLOCK 27, SUNCOAST ESTATES SUBDIVISION, UNRECORDED, AS PER PLAT ON FILE IN OFFICIAL RECORDS BOOK 520,

THIRD INSERTION

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

Tax Deed #:2025001854
NOTICE IS HEREBY GIVEN that Two Cents Investments LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04602
Year of Issuance 2023
Description of Property PORTION OF LOT 4, LESS THE WEST 110.00 FEET AND LOT 5, LESS THE WEST 110.0 FEET, SUNCOAST ESTATES, AN UNRECORDED SUBDIVISION, AS SHOWN ON THAT MAP RECORDED IN O.R. BOOK 32, PAGE 527, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 88, UNRECORDED PLAT OF SUNCOAST ESTATES, AS RECORDED IN O.R. BOOK 32, PAGE 527. PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST, OF SAID LEE COUNTY; THENCE SOUTH 88-∞ 08' 29 " WEST FOR 97.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88-∞ 08' 29 " WEST, ALONG SAID NORTH LINE FOR 97.50 FEET; THENCE SOUTH 01-∞ 51' 31" EAST FOR 287.60 FEET TO THE SOUTH LINE OF LOT 5, BLOCK 88, OF SAID UNRECORDED PLAT OF SUNCOAST ESTATES; THENCE NORTH 89-∞ 17' 50" EAST, ALONG THE SOUTH LINE OF SAID LOT 5 FOR 97.52 FEET; THENCE NORTH 01-∞ 53' 31" WEST, FOR 289.56 FEET TO THE POINT OF BEGINNING. Strap Number 25-43-24-03-00088.0040
Names in which assessed: SABIR AHMED

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04200L

THIRD INSERTION

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

Tax Deed #:2025001693
NOTICE IS HEREBY GIVEN that AVK REAL ESTATE the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05412
Year of Issuance 2023
Description of Property LOT 34, BLOCK 2021, UNIT 31, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 149 TO 165, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-24-C1-02021.0340
Names in which assessed: CHERYL A WALTERS, NOAH A WALTERS III

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04205L

PAGE 137, LEE COUNTY PUBLIC RECORDS. Strap Number 24-43-24-03-00027.0090
Names in which assessed: ANNE K TALLMAN, CECILE A SCHULTE, ESTATE OF ANNE K TALLMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 24, 31; Nov. 7, 14, 2025
25-04199L

THIRD INSERTION

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

Tax Deed #:2025001690
NOTICE IS HEREBY GIVEN that JAMES LEWIS AND KIMBERLY A LEWIS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-010983
Year of Issuance 2020
Description of Property THE EAST 1/2 OF LOT 24, BLOCK 8, UNIT 2, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE(S) 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-02-00008.024A
Names in which assessed: MARYSE NARCISSE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04178L

THIRD INSERTION

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

Tax Deed #:2025001774
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-436
Year of Issuance 2022
Description of Property LOT 5, BLOCK 46, UNIT 8, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 9 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 10-45-27-L2-08046.0050
Names in which assessed: COASTEC USA LLC, TARPON IV LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04175L

THIRD INSERTION

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

Tax Deed #:2025001672
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-001910
Year of Issuance 2020
Description of Property THE NORTH 50 FEET OF THE SOUTH 610 FEET OF THE SOUTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 26 EAST, SITUATE IN THE COUNTY OF LEE AND STATE OF FLORIDA. Strap Number 26-43-26-00-00011.0020
Names in which assessed: ESTATE OF GUY M STRAY-HORN, GUY R STRAYHORN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04176L

THIRD INSERTION

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

Tax Deed #:2025001648
NOTICE IS HEREBY GIVEN that HMF FL E 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: 23-03468
Year of Issuance 2023
Description of Property LOT(S) 43 & 44, BLOCK 3230, UNIT 66, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 2 TO 26, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-44-23-C4-03230.0430
Names in which assessed: M AND M 2024 TRUST, THE M AND M 2024 TRUST MADE MARCH 8, 2024

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04196L

THIRD INSERTION

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

Tax Deed #:2025001793
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-033146
Year of Issuance 2020
Description of Property LOT 41, BLOCK 2660A, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C2-02660.A410
Names in which assessed: TISSA INVESTMENTS LLC, TISSA INVESTMENTS, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04182L

THIRD INSERTION

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

Tax Deed #:2025001687
NOTICE IS HEREBY GIVEN that JAMES LEWIS AND KIMBERLY A LEWIS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-010823
Year of Issuance 2020
Description of Property EAST HALF OF LOT 1, BLOCK 21, UNIT 6, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-44-27-06-00021.001B
Names in which assessed: JIMMIE L GOFF, PATRICIA K GOFF

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04177L

THIRD INSERTION

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

Tax Deed #:2025001835
NOTICE IS HEREBY GIVEN that THREE REEDS CAPITAL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04242
Year of Issuance 2023
Description of Property LOT 32, BLOCK 5656, UNIT 85, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 49 THROUGH 58, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-43-24-C2-05656.0320
Names in which assessed: JANDA PROJECTS LLC, JANDA PROJECTS, 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 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04198L

THIRD INSERTION

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

Tax Deed #:2025001691
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-033147
Year of Issuance 2020
Description of Property LOT 42, BLOCK 2660A, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C2-02660.A420
Names in which assessed: TISSA INVESTMENTS LLC, TISSA INVESTMENTS, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04183L

THIRD INSERTION

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

Tax Deed #:2025001721
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-01403
Year of Issuance 2023
Description of Property LOTS 35 AND 36, BLOCK 2982, CAPE CORAL SUBDIVISION, UNIT 42, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 32 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-23-C2-02982.0350
Names in which assessed: ORLANDO MACK, THE KINGDOM TRUST COMPANY CUSTODIAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04188L

THIRD INSERTION

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

Tax Deed #:2025001676
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04780
Year of Issuance 2023
Description of Property LOT(S) 32 & 33, BLOCK 2149, UNIT 32, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 1 TO 13, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-24-C1-02149.0320
Names in which assessed: JACQUELINE SOLER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04203L

THIRD INSERTION

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

Tax Deed #:2025001677
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04783
Year of Issuance 2023
Description of Property LOTS 58 AND 59, BLOCK 2161, UNIT 32, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 1 THROUGH 13, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-24-C1-02161.0580
Names in which assessed: BEVERLY O'HARA, BEVERLY OHARA, JUDY COUVILLON, MARCK W. MAIENSCHIEIN, RUTH PEACOCK, VIRGINIA A. MAIENSCHIEIN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04204L

THIRD INSERTION

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

Tax Deed #:2025001733
NOTICE IS HEREBY GIVEN that Kim E Weide and Edward L Weide the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-03352
Year of Issuance 2023
Description of Property LOTS 29 AND 30, BLOCK 978, CAPE CORAL, UNIT 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 117-148, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-44-23-C3-00978.0290
Names in which assessed: CAROLE DELSON, DAVID ALAN DELSON, EDWARD DELSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.

Oct. 24, 31; Nov. 7, 14, 2025
25-04195L



Who benefits from legal notices?

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

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

TAX DEEDS

THIRD INSERTION

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

Tax Deed #:2025001671
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-027927
Year of Issuance 2020
Description of Property TRACT A OF SILVERADO EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGE 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 26-47-25-B3-0140A.0000
Names in which assessed: BONITA SPRINGS AREA HOUSING DEV CORP, BONITA SPRINGS AREA HOUSING DEVELOPMENT CORPORATION

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04181L

THIRD INSERTION

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

Tax Deed #:2025001792
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-014361
Year of Issuance 2020
Description of Property BLOCK 49 LESS NORTHERLY 80 FEET, UNIT 10 SECTION 34, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 51, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 34-44-27-L1-10049.0010
Names in which assessed: RIEDINGER PROPERTIES INC, RIEDLINGER PROPERTIES INC., RIEDLINGER PROPERTIES, INC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04180L

THIRD INSERTION

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

Tax Deed #:2025001841
NOTICE IS HEREBY GIVEN that Kivi LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-01749
Year of Issuance 2023
Description of Property LOTS 40 AND 41, BLOCK 2465, UNIT 34, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 74 THROUGH 86, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 01-44-23-C2-02465.0400
Names in which assessed: PATRICIA VINGIANO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04192L

THIRD INSERTION

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

Tax Deed #:2025001773
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-021374
Year of Issuance 2021
Description of Property BLOCK 6112, LOTS 18 & 19, CAPE CORAL SUBDIVISION, UNIT NINE-TY-SEVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGES 85 THROUGH 97, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 07-43-23-C3-06112.0180
Names in which assessed: AMERICAN ESTATE AND TRUST, AMERICAN ESTATE AND TRUST FBO DOMINIK MEINZER IRA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04184L

THIRD INSERTION

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

Tax Deed #:2025001842
NOTICE IS HEREBY GIVEN that Kivi LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-00324
Year of Issuance 2023
Description of Property CONDOMINIUM UNIT 5-B, HALDYARD CLUB CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1660, PAGES 3753 THROUGH 3787, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 06-43-23-06-00000.05B0
Names in which assessed: MARK M VAN DE KERKHOVE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04185L

THIRD INSERTION

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

Tax Deed #:2025001724
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-01604
Year of Issuance 2023
Description of Property LOTS 43 AND 44, BLOCK 2516, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 36-43-23-C1-02516.0430
Names in which assessed: JANDA PROJECTS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04191L

THIRD INSERTION

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

Tax Deed #:2025001538
NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-00625
Year of Issuance 2023
Description of Property LOTS 30 AND 31, BLOCK 2336, CAPE CORAL UNIT 36, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 25-43-23-C2-02336.0300
Names in which assessed: LUCKY'S INVESTMENT PROPERTIES INC, LUCKY'S INVESTMENT PROPERTIES, INC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04186L

THIRD INSERTION

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

Tax Deed #:2025001684
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-11879
Year of Issuance 2023
Description of Property LOT 16, BLOCK 62, UNIT 7, SECTION 35, 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 91, PUBLIC RECORDS, LEE COUNTY, FLORIDA.
Strap Number 35-44-26-07-00062.0160
Names in which assessed: ESTATE OF ROBERT D SCHULTT, ROBERT D. SCHULTT, ROBERT SCHULTT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04219L

THIRD INSERTION

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

Tax Deed #:2025001682
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02373
Year of Issuance 2023
Description of Property LOTS 33 AND 34, BLOCK 4131, UNIT 59, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 140 THROUGH 153, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 07-44-23-C2-04131.0330
Names in which assessed: KAZIMER GRABOWSKI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04194L

THIRD INSERTION

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

Tax Deed #:2025001785
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-01228
Year of Issuance 2023
Description of Property LOTS 29 AND 30, BLOCK 4098, UNIT 57, CAPE CORAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 32-43-23-C4-04098.0290
Names in which assessed: PETRA CONSTRUCTION CORP, PETRA CONSTRUCTION CORP INC, PETRA CONSTRUCTION CORPORATION

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04187L

THIRD INSERTION

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

Tax Deed #:2025001754
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23204
Year of Issuance 2023
Description of Property UNIT 203, BUILDING K, PINE KEY CONDOMINIUM RESORT, A PHASE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20077000089636, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, INCLUSIVE OF ANY AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS, APPURTENANT THERETO. Strap Number 04-44-24-C4-0130K.0203
Names in which assessed: ELIAB SILVA VIAMONTE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04255L

THIRD INSERTION

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

Tax Deed #:2025001694
NOTICE IS HEREBY GIVEN that AVK REAL ESTATE the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-05413
Year of Issuance 2023
Description of Property LOT 35, BLOCK 2021, UNIT 31, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 149 TO 165, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
Strap Number 07-44-24-C1-02021.0350
Names in which assessed: CHERYL A WALTERS, CHERYL A WALTERS, NOAH A WALTERS III

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04206L

THIRD INSERTION

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

Tax Deed #:2025001722
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-01479
Year of Issuance 2023
Description of Property LOTS 49 AND 50, BLOCK 2739, CAPE CORAL, UNIT 39, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 35-43-23-C1-02739.0490
Names in which assessed: LE TRINH HOANG INVESTMENTS, LE TRINH HOANG INVESTMENTS LLC, LEWIE CASEY INVESTMENTS LLC, LEWIE CASEY INVESTMENTS, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04189L

THIRD INSERTION

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

Tax Deed #:2025001738
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-16248
Year of Issuance 2023
Description of Property LOT 17, BLOCK 5, UNIT 2, SECTION 19, 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 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 19-44-27-02-00005.0170
Names in which assessed: ALVARO J MORALES, ALVARO J. MORALES, KATY T NORIEGA, KATY T. NORIEGA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04230L

THIRD INSERTION

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

Tax Deed #:2025001784
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-09662
Year of Issuance 2023
Description of Property LOT 9, BLOCK 40, UNIT 5, SECTION 11, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 60 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 11-44-26-L1-05040.0090
Names in which assessed: RUTH E BROWN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04215L

THIRD INSERTION

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

Tax Deed #:2025001727
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-013640
Year of Issuance 2020
Description of Property A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF TRACT "K", BLOCK 5, UNIT 2, OF SAID SECTION 27, BEING THE WEST 314.20 FEET OF THE NORTH 60.00 FEET OF SAID TRACT "K", AS RECORDED IN PLAT BOOK 15, AT PAGE 40, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 27-44-27-02-00005.00A0
Names in which assessed: M E SCHATZ, M. E. SCHATZ, TRUSTEE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04179L

THIRD INSERTION

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

Tax Deed #:2025001723
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-01562
Year of Issuance 2023
Description of Property LOTS 79 AND 80 BLOCK 2722 UNIT 39, CAPE CORAL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 142-154, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Strap Number 35-43-23-C3-02722.0790
Names in which assessed: HINSON EDDIE LEOTA RILEY L/E, IN TRUST FOR LEON HINSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 24, 31; Nov. 7, 14, 2025

25-04190L

FOURTH INSERTION

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

Tax Deed #:2025001616
NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-17669
Year of Issuance 2023
Description of Property WEST -½ OF LOT 1, BLOCK 15, PLAT OF UNIT 4, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 54, LEE COUNTY, FLORIDA
Strap Number 36-44-27-04-00015.001B
Names in which assessed: HEATHER SAMPSON, MARK PENROSE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Oct. 17, 24, 31; Nov. 7, 2025

25-04052L

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

and select the appropriate County name from the menu option

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

10/08/2025

--- TAX DEEDS ---

FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001667 NOTICE IS HEREBY GIVEN that RAJ Tax Liens LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 21-002766 Year of Issuance 2021 Description of Property LOT 24, BLOCK B, GOLDEN LAKE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 11, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 16-44-25-02-0000B.0240 Names in which assessed: SERGIO G HERNADEZ, SERGIO GUTIERREZ HERNADEZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	Tax Deed #:2025001535 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-00097 Year of Issuance 2023 Description of Property LOTS 22 AND 23, BLOCK 5469, UNIT 90, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-C2-05469.0220 Names in which assessed: VITALY DEYKHIN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	Tax Deed #:2025001643 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-08508 Year of Issuance 2023 Description of Property LOT 13, VILLA PALMERAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED AS OFFICIAL RECORD INSTRUMENT NO. 2013000058644, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-46-25-E4-36000.0130 Names in which assessed: ANNIE LAI KI LEE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	Tax Deed #:2025001563 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-08817 Year of Issuance 2023 Description of Property LOT 12, BLOCK 18, BONITA SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-47-25-B2-00318.0120 Names in which assessed: KSWFL HOMESITES 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 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	Tax Deed #:2025001484 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-17396 Year of Issuance 2023 Description of Property UNBUILT UNIT 19, 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 AT OR BOOK 2698 PAGES 65-155, INCLUSIVE, AND AMENDED AS RECORDED IN OR BOOK
25-04017L	25-04020L	25-04042L	25-04044L	25-04051L

FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001549 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-08439 Year of Issuance 2023 Description of Property LOT 448 OF PARCEL G OF CASCADES AT ESTERO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGES 63 THROUGH 65 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-46-25-E1-17000.4480 Names in which assessed: MARY P NUCKOLS, RICHARD J NUCKOLS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	Tax Deed #:2025001534 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-10624 Year of Issuance 2023 Description of Property LOT 7, BLOCK 22, UNIT 3, LEHIGH ACRES, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 67 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-44-26-03-00022.0070 Names in which assessed: FETUR 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 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	Tax Deed #:2025001521 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-19920 Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 38, UNIT 7, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 137, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 14-45-27-07-00038.0070 Names in which assessed: MARSHA A WARNIKE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	Tax Deed #:2025001617 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-11862 Year of Issuance 2023 Description of Property LOT 10, BLOCK 54, UNIT 6, LEHIGH ACRES, SECTION 35, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 91, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-44-26-06-00054.0100 Names in which assessed: RUMUALDO VALDES All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	Tax Deed #:2025001490 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-05020 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN: LOT 371, SIX LAKES COUNTRY CLUB, A COOPERATIVE LOCATED ON THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OR TRACT OF LAND SITUATED IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33 (NORTHWEST CORNER OF SAID SECTION 34); THENCE S 0 DEGREES, 20’27” E FOR 25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF A 50 FOOT PUBLIC ROAD (LITTLETON ROAD) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 20’27” EAST ALONG THE CENTERLINE OF A 50 FOOT WIDE DRAINAGE EASEMENT RECORDED IN DEED BOOK 237, PAGES 564 AND 565, FOR 2,631.80 FEET; THENCE SOUTH 89 DEGREES 56’53 “ WEST PASSING THROUGH THE EAST QUARTER (E1/4) CORNER OF SAID SECTION 33 AND CONTINUING ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID
25-04041L	25-04047L	25-04055L	25-04049L	25-04035L

FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Tax Deed #:2025001517 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-00037 Year of Issuance 2023 Description of Property LOTS 39 AND 40, BLOCK 5462, CAPE CORAL UNIT 90, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-43-22-C3-05462.0390 Names in which assessed: AMISPHERE FARM LABOR INC, AMISPHERE FARM LABOR INC., TSAVO GROUP 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 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	Tax Deed #:2025001503 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-00422 Year of Issuance 2023 Description of Property LOTS 39 AND 40, BLOCK 6104, CAPE CORAL, UNIT 97, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 85 THROUGH 97, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-43-23-C4-06104.0390 Names in which assessed: SALT LEWIS INC, SALT LEWIS 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 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	Tax Deed #:2025001502 NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-02292 Year of Issuance 2023 Description of Property LOTS 37 AND 38, BLOCK 4201, UNIT 60, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 154 TO 169, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-23-C3-04201.0370 Names in which assessed: SOLE HOMES BUILDERS CORP, SOLE HOMES REALTY, SOLE HOMES REALTY, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	Tax Deed #:2025001593 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-02379 Year of Issuance 2023 Description of Property LOTS 31 AND 32, BLOCK 4185, CAPE CORAL UNIT 59, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 140 THROUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 07-44-23-C2-04185.0310 Names in which assessed: SOLE HOMES BUILDERS CORP, SOLE HOMES REALTY, SOLE HOMES REALTY, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025	Tax Deed #:2025001581 NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-02554 Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLOCK 4011, UNIT 55, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 92 THROUGH 106, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 08-44-23-C4-04011.0010 Names in which assessed: CARMEN ISABEL VILLARRE JIMENEZ, VICTOR MANUEL DAZA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Oct. 17, 24, 31; Nov. 7, 2025
25-04018L	25-04023L	25-04027L	25-04028L	25-04046L

TAX DEEDS

FOURTH INSERTION

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

Tax Deed #:2025001639
NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-01085
Year of Issuance 2023 Description of Property LOTS 21 AND 22, BLOCK 4327, UNIT 61, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 4 TO 20, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-23-C2-04327.0210
Names in which assessed: DIANA RYAN, JOE RYAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001557
NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-01342
Year of Issuance 2023 Description of Property LOTS 48 AND 49, BLOCK 3849, CAPE CORAL UNIT 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 64 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 33-43-23-C4-03849.0480
Names in which assessed: STARO INVESTMENTS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001560
NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-01416
Year of Issuance 2023 Description of Property LOTS 60 AND 61, BLOCK 2915, CAPE CORAL SUBDIVISION, UNIT 42, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 32 THROUGH 44 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-23-C3-02915.0600
Names in which assessed: WATERLINE 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.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001658
NOTICE IS HEREBY GIVEN that HMF FL E 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: 23-08104
Year of Issuance 2023 Description of Property LOT 32, BLOCK D, LEGENDS GOLF AND COUNTRY CLUB - UNIT EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 70, PAGE 40-47, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-45-25-13-0000D.0320
Names in which assessed: KWANGHYUN KIM, KWANG-HYUN P KIM

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001655
NOTICE IS HEREBY GIVEN that HMF FL E 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: 23-08376
Year of Issuance 2023 Description of Property LOT 2, BLOCK 23, SAN CARLOS PARK, GOLF COURSE SOUTH ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGES 7 AND 8, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 17-46-25-16-00023.0020
Names in which assessed: MOHAMED AL-DARSANI, MOHAMED ALDARSANI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001509
NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08547
Year of Issuance 2023 Description of Property LOT 22, SPRING RUN AT THE BROOKS PHASE V, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 58 THROUGH 63, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 10-47-25-E4-13000.0220
Names in which assessed: ADAM VONPHILP, THOMAS M VONPHILP

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001536
NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-00109
Year of Issuance 2023 Description of Property LOTS 7 + 8, BLOCK 5423, CAPE CORAL SUBDIVISION, UNIT 90, 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. Strap Number 24-43-22-C3-05423.0070
Names in which assessed: V 2 V BUILDERS INC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001628
NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-00314
Year of Issuance 2023 Description of Property LOTS 53 AND 54, BLOCK 5241, UNIT 81, CAPE CORAL SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 102 THROUGH 112, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-22-C2-05241.0530
Names in which assessed: TSAVO GROUP INC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001524
NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-03090
Year of Issuance 2023 Description of Property LOTS 44 AND 45, BLOCK 3936, CAPE CORAL UNIT 54, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 79 THROUGH 91, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 17-44-23-C2-03936.0440
Names in which assessed: INVESTO CAPE CORAL LOTS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001621
NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04069
Year of Issuance 2023 Description of Property LOT (S) 9 AND 10, BLOCK 5548, CAPE CORAL UNIT 84, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 30 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-43-24-C1-05548.0090
Names in which assessed: HERMAN ALTER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001533
NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04275
Year of Issuance 2023 Description of Property LOTS 13 AND 14, BLOCK 5631, UNIT 85, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 49 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-43-24-C4-05631.0130
Names in which assessed: ALLISON ANDREA DELGADO, JUAN SEBASTIAN LEON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001629
NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-07168
Year of Issuance 2023 Description of Property LOTS 2 AND 3, OF THAT CERTAIN SUBDIVISION KNOWN AS CAMPBELL ACRES, UNIT 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 158, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 09-44-25-22-00000.0020
Names in which assessed: ROBERT L LEAL, ROBERT LEAL, SANDRA LEAL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001622
NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04772
Year of Issuance 2023 Description of Property LOT(S) 17 AND 18, BLOCK 2147, UNIT 32, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 1 TO 13, INCLUSIVE, IN PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 31-43-24-C1-02147.0170
Names in which assessed: FEDERMAN ELIA CASTILLA REVOLLO, FEDERMAN ELIAS CASTILLA REVOLLO, MERCEDES ROSA HINCAPIE 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.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001545
NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-11156
Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLOCK 38, UNIT 3, LEHIGH ACRES, SECTION 27, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 77, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-44-26-03-00038.0010
Names in which assessed: JOSE R CID, JOSE R CID GONZALEZ, OLGA Z GONZALEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001543
NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-21429
Year of Issuance 2023 Description of Property LOT 17, BLOCK 84, UNIT 15, LEHIGH ACRES, SECTION 25, TOWNSHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 121, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-45-27-15-00084.0170
Names in which assessed: ALISENA JEAN-CHARLES, EZECK JEAN CHARLES, EZECK JEAN-CHARLES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001608
NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-20025
Year of Issuance 2023 Description of Property LOT 48, BLOCK 73, UNIT 14, SECTION 14, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 146, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 14-45-27-14-00073.0480
Names in which assessed: ROSANNA CINQUEMANI-WILSON, ROSANNA M CINQUEMANI

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001607
NOTICE IS HEREBY GIVEN that Canal Tax LLC SBMUNI Cust For the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-15673
Year of Issuance 2023 Description of Property LOT 22, BLOCK 10, UNIT 3, SECTION 14, 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 16, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-44-27-03-00010.0220
Names in which assessed: PEARL AIRD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025

FOURTH INSERTION

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

Tax Deed #:2025001646
NOTICE IS HEREBY GIVEN that HMF FL E 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: 23-07810
Year of Issuance 2023 Description of Property CONDOMINIUM UNIT NO. 407, BUILDING 2865, OF VILLAGE CREEK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORD INSTRUMENT NO. 2005000192444, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-44-25-P1-01904.0407
Names in which assessed: JAMES P BARRY

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/09/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Oct. 17, 24, 31; Nov. 7, 2025