PAGES 21-48

Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com NOVEMBER 14 - NOVEMBER 20, 2025

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RESCHEDULED MEETING

Notice is hereby given that the previously scheduled December 4, 2025 Regular Meeting of the Board of Supervisors ("Board") of the River Hall Community Development District ("District") has been rescheduled to be held on December 11, 2025 at 3:30 p.m., at the River Hall Town Hall Center, 3089 River Hall Parkway, Alva-Florida 33920 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. 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, http://www.riverhallcdd.org/.

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 meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 November 14, 2025

25 - 04553L

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 Service First Home Watch located at 4711 Long Lake Dr in the City of Fort Meyers, Lee, FL 33905 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 9th day of November,

Randall Advantage LLC Michele Randall

November 14, 2025 25-04561L

FIRST INSERTION

PUBLIC SALE

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

David Deutsch

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

the winning bidder takes possession of the personal property. November 14, 21, 2025 25-04560L

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that FINE CARGO, OWNER, desiring to engage in business under the fictitious name of HONEST AND TRUE MOVING CREW located at 7112 PONDEROSA PINE DR. FORT MYERS, FLORIDA 33966 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes

November 14, 2025 25-04555L

FIRST INSERTION

Fictitious Name Notice Notice Is Hereby Given that Wal-Mart Stores East, LP, 1 Customer DR, Bentonville, AR 72716, desiring to engage in business under the fictitious name of Walmart #0819, 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

November 14, 2025 25-04556L



NAME LAW PURSUANT TO SECTION 865.09, FLORIDA

NOTICE IS HEREBY GIVEN that Ron Czarnik / SABAL SPRINGS HOME-OWNERS' ASSOCIATION will engage in business under the fictitious name EAGLES LANDING AT SABAL SPRINGS, with a physical address 3410 Clubview Drive North Fort Myers, FL 33917, with a mailing address 13831 Vector Ave Fort Myers, FL 33907, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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: 23-09337 Year of Issuance 2023 Descrip-Number 02-44-26-08-

00070.0150 Names in which assessed: CONNIE GRAICHEN

SCHMIDT, DAVID WANDREY, DONALD WANDREY, JU-DITH GRAICHEN ECKERT, KAREN GRAICHEN WRASE, MICHAEL WANDREY, STEVE WANDREY, STEVE WANDRY

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in 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-

Sept. 12, 19, 26; Oct. 3; Nov. 14, 2025

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 Investment Solutions, LLC located at 7191 Cypress Lake Dr. STE. 3, PMB 1100 in the City of Fort Myers, Lee, FL 33907 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of November, 2025. Investment Realty Solutions, LLC;

Mgr. Deanna Boring November 14, 2025 25-04554L

FIRST INSERTION

NOTICE UNDER FICTITIOUS STATUTES

November 14, 2025 $25\text{-}04512\mathrm{L}$

Section 197.512 F.S. Tax Deed #:2025001131

tion of Property LOT 15, BLOCK 70, UNIT 8, SECTION 2, LE-HIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AC-CORDING 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 59, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap

All of said property being in the County such certificate(s) will be sold to the

25-04508L

NATALIA MAROULIS,

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, Florida 33020 Telephone: (954)767-3399

> Secondary Email: Jennifer@srblawyers.com November 14, 21, 2025 25-04563L

FIRST INSERTION

TRUSTEE'S NOTICE OF SALE. Date of Sale: 12/15/2025 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 Caribbean Beach 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 Caribbean Beach Club, a Condominium. Accordingly, the Caribbean Beach 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 \$672.00, 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 156601-CBC5-HOA. Schedule "1": Lien Recording Reference: Inst: 2025000255884; Per Diem: \$0.00; Obligors, Notice Address, Default Amount; Judith Burns and James Burns, 4493 Happy Hollow Ln Howell, Mi 48855 United States, \$6,664.76; Joseph H. Mannella and Heirs and/or Devisees of the Estate of Clifford W. Mannella, 40 Laura Ln Elmer, Nj 08318 United States, \$3,806.33; Robert F. Zust and Geraldine D. Zust, 661 Glacier Pass Westerville, Oh 43081 United States, \$4,629.42; Geraldine D. Zust and Robert F. Zust, 661 Glacier Pass Westerville, Oh 43081 United States, \$4,311.67; Charles R. Small, III, Po Box 1355 Elfers, Fl 34680 United States, \$4,191.17; James H. Rohm and Della M. Rohm, 21 Canton Ave Lehigh Acres, Fl 33936 United States, \$3,806.33; Jackie M. Lamberg and Janice V. Baye, 15620 Duck Crossing Way Saint Paul, Mn 55124 United States, \$6,803.77; Jacqueline M. Lamberg, Trustee of the Jacqueline M. Lamberg Revocable Trust, 15620 Duck Crossing Way Saint Paul, Mn 55124 United States, \$4,270.29; Jackie M. Lamberg and Janice V. Baye, 15620 Duck Crossing Way Saint Paul, Mn 55124 United States, \$7,159.88; Michael Kelleher and Heirs and Devisees of Donna Kelleher, 10854 Alvara Point Drive Bonita Springs, Fl 34135 United States, \$3,738.97; Michael J. Kelleher and Heirs and Devisees of Donna D. Kelleher, 10854 Alvara Point Drive Bonita Springs, Fl 34135 United States, \$3,740.70; Patricia S. Santiago, 175 Se Saint Lucie Blvd #1223 Stuart, Fl 34996 United States, \$3,742.76; Agnes F. Campbell and Paul P. Campbell, 831 Franklin Ave Lancaster, Oh 43130 United States, \$4,285.50; George Springer and Joanne Springer, 252 Parkridge Dr Perkasie, Pa 18944 United States, \$6,318.76; Elizabeth G. Sappah, 3136 Shorewood Ln Apt A3 Fort Myers, Fl 33907-6514 United States, \$4,816.09; Gary Figueroa and Fran Figueroa, 3373 Sw 44th Ct Fort Lauderdale, Fl 33312 United States, \$5,857.31; Vickie L. Figueroa, 4710 Sw 34th Ave Fort Lauderdale, Fl 33312 United States, \$4,304.95; Rosemary Beane and Earl Beane and Heirs And/Or Devisees of Lorraine A. Ramey and Heirs And/Or Devisees of Kenneth L. Ramey, 447 Paseo Perdido Cathedral City, Ca 92234 United States, \$3,742.76; Harold Victor Hair, Jr. and June D. Hair, 11560 Nw 26th St Plantation, Fl 33323 United States, \$7,977.30; Harold Victor Hair, Jr. and June D. Hair, 11560 Nw 26th St Plantation, Fl 33323 United States, \$6,857.68; Sylvia A. Aguilar, 6929 White Pine Pl Ne Albuquerque, Nm 87109 United States, \$6,008.58; Betty E. Harris, 309 Folkstone Rd Holly Ridge, Nc 28445 United States, \$4,818.18; Scott Young and Laurie Young, 174 Sweet Alyssum Dr Ladson, Sc 29456 United States, \$6,436.74; Nancy S. Beuttel and Della V. Schmeisser, 4005 Navaho Dr Johnson City, Tn 37604-1131 United States, \$7,241.10; Marilyn Barker, 1318 Rahn St Westland, Mi 48186 United States, \$5,456.89; George B. Murphy and Alice G. Brown, 573 Broad St #230 East Weymouth, Ma 02189 United States, \$2,711.49; Charles J. Jedlicka and Linda A. Jedlicka, 2619 Manor Oak Dr Valrico, Fl 33596 United States, \$4,855.53; Catherine J. Woodall, 7344 Lenn Ln Newburgh, In 47630 United States, \$7,039.23; Duane Firestone and Sherry Firestone, 817 James Ave Lehigh Acres, Fl 33936 United States, \$6,707.83; Duane Firestone and Sherry Firestone, 817 James Ave Lehigh Acres, Fl 33936 United States, \$7,209.64; Robyn Sidersky, 4715 Newport Ave Norfolk, Va 23508 United States, \$6.239.30; Henry G. Carlson, Jr., Po Box 2122 Thomasville, No 27361 United States, \$4,859.24; Thomas F. Lawson and Jane G. Lawson, 14361 Saint Johns Dr Stanfield, Nc 28163 United States, \$7,954.91; Frank Abplanalp and Phyllis Abplanalp, 4821 Keswick Way Naples, Fl 34105 United States, \$6,750.27; Sandra L. Fink, 4240 Massillon Rd North Canton, Oh 44720 United States, \$4,816.35; Kevin Justen and Dariene Justen, 2900 Cherryhill Ct Mchenry, Il 60050 United States, \$6,456.96; Kevin Justen and Dariene Justen, 2900 Cherryhill Ct Mchenry, Il 60050 United States, \$6,651.40; Claire Troester, 34 Union Chapel Rd #2 Weaverville, Nc 28787 United States, \$5,146.36; Mary Kubak, 2512 Shelby Pkwy Cape Coral, Fl 33904 United States, \$3,806.33; Geraldine D. Zust, 661 Glacier Pass Westerville, Oh 43081 United States, \$4,675.86; Geraldine D. Zust, 661 Glacier Pass Westerville, Oh 43081 United States, \$4,447.76; Patrick J. Gowing and Stephanie T. Gowing, 14531 Hickory Court Davie, Fl 33325 United States, \$5,617.50; Sunny Isles Vacation Club Llc and Glenda Laird, 16850-112 Collings Ave Ste 302 Sunny Isle, Fl 33160 United States, \$9,021.57; Diana Garcia and Orlando Garcia, 1335 Guinevere Dr Casselberry, Fl 32707 United States, \$6,066.40; Richard O. Biggs and Marian M. Biggs, 3799 West Mccombs Dr Terre Haute, In 47802 United States, \$3,954.89; Renee Scott and April Troxell and Bebby Thornton and Richard M. Thornton, 593 Leisure World Mesa, Az 85206 United States, \$5,193.45; Geraldine Zust and Maurice Boyd Goodwin, 661 Glacier Pass Westerville, Oh 43081 United States, \$4,224.01; 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, \$2,788.73; Kai Cremata, 14900 E Orange Lake Blvd Kissimmee, Fl 34747 United States, \$4,859.24. Exhibit "A": Junior Interest Holder Name, Junior Interest Holder Address; None, N/A. November 14, 21, 2025

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-003261 IN RE: ESTATE OF SOCRATES MAROULIS,

Deceased. The administration of the estate of SOCRETES MAROULIS, Deceased, whose date of death was September 14, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732,228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this

notice is November 14, 2025.

Personal Representative

Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1977 **Division: PROBATE** IN RE: ESTATE OF LISA ANN BASILLI-KUZNIAR aka LISA A. BASILLI-KUZNIAR aka LISA BASILLI-KUZNIAR aka LISA BASILLI Deceased

The administration of the estate of Lisa Ann Basilli-Kuzniar aka Lisa A. Basilli-Kuzniar aka Lisa Basilli-Kuzniar aka Lisa Basilli, deceased, File Number 25-CP-1977, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Ft. Myers, Florida 33902. The names and addresses of the Ancillary Personal Representative and the Ancillary Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or de-mands 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 creditors of the decedent and oth er persons having claims or demands against decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE

ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE and/or within the time period set forth in Section 733.710(1), Florida Probate Code.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of

this Notice is November 14, 2025. Thomas M. Kuzniar Personal Representative c/o Neil H. Spike, Esq.

Neil H. Spike Attorney for Personal Representative Florida Bar No. 0158577 The Spike Legal Group, LLC 35651 Detroit Road Avon, Ohio 44011 Telephone: (440) 695-1709 25-04564L November 14, 21, 2025

FIRST INSERTION

NOTICE TO CREDITORS $({\bf Summary\,Administration})$ IN THE CIRCUIT COURT FOR THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-3170 IN RE: ESTATE OF MARILYN L. BRYANT

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 MARILYN L. BRYANT, deceased, File Number 25-CP-3170, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was July 25, 2025; that the total value of the estate including exempt property and homestead property, is \$239,950.57, (homestead and exempt property \$238,226.00), and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS Lloyd D. Williams, Jr. P.O. Box 962 Alva, Florida 33920 Kevin A. Williams 3266 Upper 71st Street East Inver Grove Heights, Minnesota 55076

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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE PERSONAL REPRESENTA-TIVE 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 PROP-ERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COM-MUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS 732.216-732.228 APPLIES, OR MAY APPLY, UNLESS A WRITTEN DE-MAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S 732.2211. The date of first publication of this

notice is November 14, 2025.

Person Giving Notice LLOYD D. WILLIAMS, JR. P.O. Box 962

Alva, Florida 33920 Attorney for Person Giving Notice: Britton G. Swank, Esq. Florida Bar Number: 0651591 BRITTON G. SWANK, P.A. 10175 Six Mile Cypress Parkway, Ste. 4 Fort Myers, Florida 33966 Telephone: (239) 208-3040 Fax: (239) 288-5570 E-Mail: ptg@swankelderlaw.com Second E-Mail: service@swankelderlaw.com November 14, 21, 2025 25-04559L



--- ESTATE ---

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATÉ DIVISION File No.: 25-CP-3346 Division: Probate IN RE: ESTATE OF MICHAEL R. NANDA, Deceased.

The administration of the Estate of Michael R. Nanda, 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 P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is November 14, 2025.

Personal Representative: Steven A. Nanda 16677 Bobcat Drive

Fort Myers, FL 33908Attorney for Personal Representative: Attorney for Personal Representative Florida Bar Number: 980595 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 9367200 Fax: (239) 9367997 E-Mail: kevink@trustska.com 4927-1793-7521, v. 1 November 14, 21, 2025 25-04511L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3320 Division Kyle, Keith R. IN RE: ESTATE OF HATTIE MAE GOULD

Deceased. The administration of the estate of Hattie Mae Gould, deceased, whose date of death was October 6, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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 14, 2025.

Personal Representative: Linda Folsom

23560 Carolyn Lane Fort Myers, Florida 33913 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 SecondaryE-Mail: noelle@belmontesq.com 25-04565L November 14, 21, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION File Number: 25-CP-002270 **Division: Probate**

IN RE: ESTATE OF **Molly Ruby Higgins** Deceased.

The administration of the estate of Molly Ruby Higgins, deceased, File Number: 2025-CP-02270, whose date of death was 02/19/2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is: November 14, 2025

Personal Representative Jacqueline Dorothy Higgins

2655 S Le Jeune Road, Suite 700 Coral Gables, FL 33134 305-559-1888 Attorney for Personal Representative Raquel Puig Zaldivar, Esq.

Law Office of Raquel Puig Zaldivar, PLLC 2655 S Le Jeune Road, Suite 700 Coral Gables, FL 33134

305-559-1888 raquelpzlaw@gmail.com November 14, 21, 2025 25-04551L

FIRST INSERTION

Summary Administration) Debra L. Kenworthy 909 Hollendale Drive IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, Kettering, Ohio 45429 FLORIDA

PROBATE DIVISION Case No. 25-CP-3073 IN RE: ESTATE OF IRIS R. KENWORTHY, Deceased

NOTICE TO CREDITORS

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

You are hereby notified that an Order of Summary Administration has en entered in the estate Kenworthy, deceased, File Number 25-CP-3073, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was June 4, 2025; that the total value of the estate is \$15,977.31, and that the names and addresses of those to whom it has been assigned by such order are:
NAME ADDRESS

Dennis K. Kenworthy

1067 West Alkaline Springs Road Vandalia, Ohio 45377 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 AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE PERSONAL REPRESENTA-TIVE 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 PROP-ERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COM-MUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS 732.216-732.228 APPLIES, OR MAY APPLY, UNLESS A WRITTEN DE-MAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S 732.2211.

The date of first publication of this notice is November 14, 2025.

Person Giving Notice: Dennis K. Kenworthy 1067 West Alkaline Springs Road

Vandalia, Ohio 45377 Britton G. Swank, Esq. Florida Bar Number: 0651591 BRITTON G. SWANK, P.A. 10175 Six Mile Cypress Parkway, Ste. 4 Fort Myers, Florida 33966 Telephone: (239) 208-3040 Fax: (239) 288-5570 E-Mail: ptg@swankelderlaw.com Second E-Mail: service@swankelderlaw.com November 14, 21, 2025 25-04562L

FIRST INSERTION

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

LEE COUNTY

CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company, Plaintiff, v.

The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Floyd Wallace, Deceased; Linda Parlin; Anthony Wallace: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace, Deceased; Chad Wallace; Michael Wallace; Trinity Biller; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate

--- ACTIONS / SALES ---

FIRST INSERTION NOTICE OF ACTION of Nikki Jones, Deceased; Darrick Wallace: The Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the FLORIDA Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased: Lora Allen: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Marlie Wallace, Deceased; Donyale Rucker; Courtney Wallace; Dereke Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Alicia Sutherland, Deceased; James Wilson; Joseph Wilson; Joanna Wilson: Shawnesse Wilson: Robert Trail; Johnny Wilson; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and

> Jr.; Monica Marie Rodgers Brown; Bryon Councell. Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased.

all other parties claiming interest

by, through, under or against the

Conny Jordan; Bonnie Moore;

Estate of Dolly W Teal, Deceased;

Lonnie Moore: Willie Allen Moore

Last Known Residence: Unknown YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida:

Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West ½ of the SW ¼ of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on

the West side. Address: 11521 Shawnee Road, Fort Myers, Florida 33913 ID: 10-45-26-00-00001.0310

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 16, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or

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

WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 6th day of November, 2025.

KEVIN C. KARNES, LEE COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Shoap

Deputy Clerk MELTON LAW FIRM. Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790

Nov. 14, 21, 28; Dec. 5, 2025 25-04518L

FIRST INSERTION

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

FLORIDA DIVISION: CIVIL

CASE NO. 25-CC-006466 PLANTATION HOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

MICHAEL SCHUEPBACH, Defendant.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on December 4, 2025, at 9:00 A.M. via electronic sale at www.lee.real foreclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 24 in Condominium Parcel Number 1904 of PLANTATION HOUSE, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1970 at Page 43, of the Public Records of Lee County, Florida, and all amendment

thereto, if any.
pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause

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

WITNESS my hand and official seal of said Court this 11/05/2025 KEVIN C. KARNES.

CLERK OF COURT (SEAL) By: T Mann Deputy Clerk Michael J. Belle, Esquire

Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 49097 / 1-50415 November 14, 21, 2025 25-04513L

FIRST INSERTION

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

DIVISION: CIVIL CASE NO. 25-CC-006464 PLANTATION BEACH CLUB II OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

GILBERT J. HIDALGO,

Defendant.NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on December 4, 2025, at 9:00 A.M. via electronic sale at www.lee.real foreclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week 42 in Condominium Parcel Letter B (a/k/a Unit 1037) of PLANTATION BEACH CLUB II, PHASE 3, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1344 at Page 2348 in the Public Records of Lee County Florida and all amendments

thereto, if any. pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause

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

WITNESS my hand and official seal of said Court this 11/06/2025KEVIN C. KARNES.

CLERK OF COURT (SEAL) By: T Mann Deputy Clerk

Michael J. Belle, Esquire Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com49326 / 6-53243 November 14, 21, 2025 25-04515L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE #20286

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

CASE No. 24-CA-003511 SEATTLE BANK, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF GLEASON J. MURRAY (DECEASED), ET AL. **DEFENDANT(S).**NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment of Foreclosure dated October 29, 2025, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on January 8, 2026, at 09:00 AM, at www. lee.realforeclose.com for the following described property:

LOTS 29 AND 30, BLOCK 4115. CAPE CORAL SUBDIVISION, UNIT 57, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 19, PAGES 124 THROUGH 137, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Date: 11/05/2025

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

Prepared by: Tromberg, Miller, Morris & Partners, 600 West Hillsboro Boulevard

Suite 600 Deerfield Beach, FL 33441 Our Case #: 24-000215/24-CA-003511 /PHH

November 14, 21, 2025 25-04510L

FIRST INSERTION

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

CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company,

Plaintiff, v. The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other

parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Floyd Wallace, Deceased; Linda Parlin; Anthony Wallace: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace, Deceased: Chad Wallace: Michael Wallace; Trinity Biller; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Nikki Jones, Deceased; Darrick

Wallace; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased; Lora Allen; The Known and Unknown Heirs. Devisees. Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Marlie Wallace, Deceased; Donyale Rucker; Courtney Wallace; Dereke Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by,

through, under or against the Estate of Alicia Sutherland, Deceased: James Wilson; Joseph Wilson; Joanna Wilson; Shawnesse Wilson; Robert Trail: Johnny Wilson: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dolly W Teal, Deceased: Conny Jordan; Bonnie Moore; Lonnie Moore; Willie Allen Moore Jr.; Monica Marie Rodgers Brown; Bryon Councell. Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased. Last Known Residence: Unknown

YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida: Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West ½ of the SW 1/4 of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side. Address: 11521 Shawnee Road, Fort Myers, Florida 33913

10-45-26-00-Parcel ID 00001.0310 has been filed against you and you

are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 16, 2025; otherwise a default will be entered against you for the

relief demanded in the complaint or petition. This notice shall be

lished once each week for four consecutive weeks in Business Observer. WITNESS my hand and the seal of

said Court at Fort Myers, Lee County, Florida, on this 6th day of November, KEVIN C. KARNES, LEE COUNTY

CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Shoap Deputy Clerk MELTON LAW FIRM,

Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 14, 21, 28; Dec. 5, 2025

25-04524L

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR LEE COUNTY, FLORIDA Case No. 25-CC-007916

Civil Division

Landlord/Tenant Action

HORIZON VILLAGE CO-OP, INC.,

Defendants.TO: Defendants, James Grimmett and

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

1983 TWMN double wide with-

out land, VIN #T239P15369A,

Title No. 0040145497 and

VIN #T239P15369B, Title No.

0040139995, located at 81 Sun-

rise Avenue, Lot #81, North Fort

Myers, Florida in Horizon Vil-

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

16, 2025 and file the original with the

clerk of this court either before service

on Plaintiff's attorney or immediately

DATED on November 06, 2025.

JAMES GRIMMETT and

KAREN GRIMMETT,

Karen Grimmett

County, Florida:

lage

Plaintiff, v.

--- ACTIONS / SALES ---

FIRST INSERTION

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

DIVISION: CIVIL CASE NO. 25-CC-007493 PLANTATION BAY VILLAS OWNERS ASSOCIATION. INC., a Florida non-profit corporation, Plaintiff, vs.

TIMOTHY E. KLINE AND JOAN B. KLINE. Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County Florida, will on December 4, 2025, at 9:00 A.M. via electronic sale at www.lee.realforeclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida: Unit/Week Number(s) 18 and

19, in Condominium Parcel Unit 970, of Plantation Bay Villas, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Record Book 2168, Page 1706, in the Public Records of Lee County, Florida, and all amendments thereto, if any.

pursuant to the Final Judgment of Lien Foreclosure entered in a case pending in said Court in the above-styled cause.

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

WITNESS my hand and official seal of said Court this 11/05/2025

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

Michael J. Belle, Esquire Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 49243, 49244 / 4-49754, 4-49755 25-04514L November 14, 21, 2025

NOTICE OF INTENT TO ISSUE

PERMIT

The Department of Environmental

Protection gives notice of its intent to

issue a permit to Bridgewater Inn of

Matlacha at Lot 13 and 14, Block 1, Pine

Island Fill Subdivision, as recorded in

Plat Book 8, Page 86, Public Records

of Lee County, Parcel ID 24-44-22-

01-00001.0130, 4331 Pine Island Rd.,

Matlacha, Florida 33993, in Section 24,

Township 44 South, Range 22 East, in

Lee County to construct 82 linear feet

of concrete seawall along the rear prop-

erty line, two 100-linear-foot concrete

seawalls along the side property lines,

and placement of 2,958 cubic yards

of backfill over approximately 8,240

square feet of privately-owned, partially submerged land to level the area land-

ward of the new seawalls. All remaining

structures, pilings, and Hurricane Ian-

related debris will be removed prior to

The Department will issue the envi-

ronmental resource permit and letter

of consent to use sovereign submerged

lands, unless a timely petition for an

administrative proceeding is filed pur-

suant to the provisions of Sections

120.569 and 120.57, F.S. On the filing

of a timely and sufficient petition, this

action will not be final and effective

until further order of the Department.

Because the administrative hearing

process is designed to formulate final

agency action, the hearing process may

result in a modification of the agency

action or even denial of the application.

online and can be accessed through

the Department's Information Por-

tal at: https://prodenv.dep.state.fl.us/

DepNexus/public/searchPortal using

Facility/Site ID: 0314400. If you have

any questions or are experiencing dif-

ficulty viewing the electronic applica-

tion, please contact Toby Schwetje at

239-344-5631 or via email at Toby.

are affected by the Department's ac-

tion may petition for an administrative

proceeding (hearing) under Sections

120,569 and 120,57, F.S. Pursuant to

Rule 28-106.201, F.A.C., a petition for

an administrative hearing must contain

(a) The name and address of each

agency affected and each agency's file or

identification number, if known:

A person whose substantial interests

Schwetje@floridadep.gov.

the following information:

The application file is available

seawall installation and backfilling.

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 25-CA-001994 DIVISION: L INTER US FINANCE, LLC,

Plaintiff, vs. PENAFIEL VALLEJO INVESTMENT LLC, et al., Defendants.

NOTICE IS HEREBY GIVEN that the undersigned Clerk of Court of Lee County, will on December 4, 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:

DESCRIPTION: LEGAL PROPERTY ADDRESS: 360 CLARIDGE CIRCLE, LE-HIGH ACRES, FL 33974 LOT 11, BLOCK 137, MIRROR LAKES, UNIT 41, ACCORD-ING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 128, OF THE PUBLIC RECORDS OF LEE COUNTY,

FLORIDA. PROPERTY ADDRESS: 360 CLARIDGE CIR., LEHIGH ACRES, FL 33974

pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CA-001994 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, the style of which is indicated above.

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

WITNESS MY HAND and seal of this Court on 11/05/2025

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

Law Offices of Damian G. Waldman, PO Box 5162 Largo, FL 33779 727-538-4160; service@dwaldmanlaw.com November 14, 21, 2025 25-04517L

FIRST INSERTION

(b) The name, address, any email

address, any facsimile number, and

telephone number of the petitioner; the

name, address, and telephone number

of the petitioner's representative, if any,

which shall be the address for service

purposes during the course of the pro-

ceeding; and an explanation of how the

petitioner's substantial interests are or

will be affected by the agency determi-

(c) A statement of when and how the

(d) A statement of all disputed issues

(e) A concise statement of the ulti-

mate facts alleged, including the spe-

cific facts that the petitioner contends

warrant reversal or modification of the

or statutes that the petitioner contends

require reversal or modification of the

agency's proposed action, including an

explanation of how the alleged facts re-

late to the specific rules or statutes; and

the petitioner, stating precisely the ac-

tion that the petitioner wishes the agen-

cy to take with respect to the agency's

The petition must be filed (received

by the Clerk) in the Office of General

Counsel of the Department at 3900

Commonwealth Boulevard, Mail Sta-

tion 35, Tallahassee, Florida 32399-

3000. Also, a copy of the petition

shall be mailed to the applicant at the

address indicated above at the time of

110.106(3), F.A.C., petitions for an ad-

ministrative hearing by the applicant

must be filed within 14 days of receipt

of this written notice. Petitions filed by

any persons other than the applicant,

and other than those entitled to written

notice under Section 120.60(3), F.S.,

must be filed within 14 days of publica-

tion of the notice or within 14 days of

receipt of the written notice, whichever

occurs first. Under Section 120.60(3)

F.S., however, any person who has asked

the Department for notice of agency ac-

tion may file a petition within 14 days

of receipt of such notice, regardless of

the date of publication. The failure to

file a petition within the appropriate

time period shall constitute a waiver of

accordance with Rule 62-

(g) A statement of the relief sought by

(f) A statement of the specific rules

of material fact. If there are none, the

petition must so indicate;

agency's proposed action:

proposed action.

petitioner received notice of the agency

nation;

decision;

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-001770 BOKF, N.A., Plaintiff, vs. CURTIS HEADLEE, JR A/K/A CURTIS REID HEADLEE, JR. A/K/A CURTIS HEADLEE, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 8, 2025 in Civil Case No. 25-CA-001770 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein BOKF, N.A. is Plaintiff and Curtis Headlee, Jr a/k/a Curtis Reid Headlee, Jr. a/k/a Curtis Headlee, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the December 4, 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

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

Address: 1317 SE 25th Ln, Cape Coral, FL 33904

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Dated this 11/06/2025

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

McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 25-11213FL November 14, 21, 2025 25-04516L

that person's right to request an admin-

istrative determination (hearing) under

Sections 120.569 and 120.57, F.S., or to

intervene in this proceeding and par-

ticipate as a party to it. Any subsequent

intervention (in a proceeding initiated

by another party) will be only at the dis-

cretion of the presiding officer upon the

filing of a motion in compliance with

Under Rule 62-110.106(4), F.A.C., a

person whose substantial interests are

affected by the Department's action

may also request an extension of time

to file a petition for an administra-

tive hearing. The Department may, for

good cause shown, grant the request

for an extension of time. Requests for

extension of time must be filed with

the Office of General Counsel of the

Department at 3900 Commonwealth

Boulevard, Mail Station 35, Tallahassee.

Florida 32399-3000, before the appli-

cable deadline for filing a petition for

an administrative hearing. A timely re-

quest for extension of time shall toll the

running of the time period for filing a

petition until the request is acted upon.

Mediation is not available in this pro-

The applicant, or any party within

the meaning of Section 373.114(1)(a) or

373.4275, F.S., may also seek appellate

review of this order before the Land and

Water Adjudicatory Commission under

Section 373.114(1) or 373.4275, F.S. Re-

quests for review before the Land and

Water Adjudicatory Commission must

be filed with the Secretary of the Com-

mission and served on the Department

within 20 days from the date when this

order is filed with the Clerk of the De-

Once this decision becomes final,

any party to this action has the right to

seek judicial review pursuant to Section

120.68, F.S., by filing a Notice of Appeal

pursuant to Florida Rules of Appellate

Procedure 9.110 and 9.190 with the

Clerk of the Department in the Office

of General Counsel (Station #35, 3900

Commonwealth Boulevard, Tallahas-

see, Florida 32399-3000) and by filing

a copy of the Notice of Appeal accom-

panied by the applicable filing fees with

the appropriate district court of appeal.

The notice must be filed within 30 days

from the date this action is filed with

25-04530L

the Clerk of the Department.

November 14, 2025

partment.

Rule 28-106.205, F.A.C.

LEE COUNTY

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

FLORIDA

FIRST INSERTION

CASE NO.: 24-CC-005137 FLORIDA ROOF SPECIALISTS, INC., a Florida corporation, Plaintiff, v.

NANCY C. GRAY, a single woman Defendant.

Notice is hereby given that, pursuant to a Default Final Judgment of Foreclosure, entered the 31st day of October 2025. I will sell the following described property located in LEE County, Flori-

Property more commonly known as: 1814 SE 14th Terrace, Cape Coral, Florida 33990 (the "Property") and more particularly described as:

Lots 41 and 42, Block 1259, Unit 18, Cape Coral Subdivision, according to the plat thereof as recorded in Plat Book 13, Pages 96 to 120, of the Public Records of Lee County, Florida.

Parcel Identification Number: 20-44-24-C4-01259.410

The Clerk of this Court shall sell the property to the highest bidder for cash, on December 11, 2025 at 9:00 a.m., on Lee County's Public Auction website: www.lee.realforclose.com, in accordance with Chapter 45, Florida Statutes.

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.

11/07/2025 CLERK, CIRCUIT COURT

(SEAL) By: T Mann Deputy Clerk Daniel M. Copeland, Esquire

Daniel M. Copeland, Attorney at Law, 9310 Old Kings Road South, Suite 1501

Jacksonville, FL 32257 Email: pleadings@dmcopelandlaw.com

scopeland@dmcopelandlaw.com Attorney for Plaintiff November 14, 21, 2025 25-04558L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY, FLORIDA Case No: 25-CA-003319 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE

SERVICING, Plaintiff, vs. JOYCE N. GOLDSMITH, ET AL.,

Defendants. NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Fore-closure dated 10/29/2025, and entered in Case No. 25-CA-003319 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVIC-ING, is the Plaintiff and JOYCE N. GOLDSMITH: ROYAL-TEE HOME-OWNERS ASSOCIATION, INC., are Defendants, Lee County Clerk of Courts, Kevin C. Karnes will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 a.m. on December 18, 2025 the following de-

Judgment, to wit: LOT 259, BLOCK A, ROYAL-TEE COUNTRY CLUB ES-TATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 1 THROUGH 19 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Commonly known as: 11802 Royal Tee Ct, Cape Coral, FL

scribed property set forth in said Final

33991 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be

entitled to any remaining funds.

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

DATED November 5, 2025 Kevin C. Karnes Clerk of Court

by Deputy Clerk /s/ Bradford Petrino Bradford Petrino, Esq. Florida Bar No. 41883 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bpetrino@lenderlegal.com

EService@LenderLegal.com LLS14861 November 14, 21, 2025 25-04509L FIRST INSERTION

NOTICE OF FORECLOSURE SALE

 $\sharp 20286$ IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA.

CASE No. 362024CA004729A001CH NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, PLAINTIFF, VS.

ALEKSEI MAKSIMOV, ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment of Foreclosure dated October 20, 2025, in the above action. I will sell to the highest bidder for cash at Lee County, Florida, on January 15, 2026, at 09:00 AM, at www. lee.realforeclose.com for the following described property: Lots 33 and 34, Block 1811, Cape

Coral, Unit 45, according to the plat thereof, as recorded in Plat Bool 21, Pages 122 through 134, inclusive, of the Public Records of Lee County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Date: 11/06/2025

Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: T Mann Deputy Clerk of the Court Tromberg, Miller, Morris & Partners,

PLLC 600 West Hillsboro Boulevard

Suite 600 Deerfield Beach, FL 33441 Our Case #: 25-002035/362024CA00 4729A001CH/SHELLPOINT November 14, 21, 2025 25-04550L thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

> Kevin C. Karnes Clerk of the Court, Lee County (SEAL) By: K Shoap Deputy Clerk

J. Matt Bobo, Plaintiff's attorney Lutz, Bobo & Telfair, P.A., 2 North Tamiami Trail, Suite 500, Sarasota, Florida 34236 Nov. 14, 21, 28; Dec. 5, 2025

FIRST INSERTION

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

CIVIL ACTION Case No.: 25-CC-4184 MICHAEL A. JENDRUSIAK. Plaintiff vs.

MIGUEL A. RESENDEZ and PATRICE M. RESENDEZ. Unknown Tenant #1, and Unknown Tenant #2, Unknown Person in Possession #1, Unknown Person in Possession #2, and all Unknown Parties as heirs, devises, or grantees assigned as lienholders, creditors, trustees, or in any other capacity, claiming by, through, under or against the named Defendants,

Defendants TO: The last known address of MIGUEL A. RESENDEZ is 136 SW Alabama Gln, Fort White, Florida 32038. And whose current addresses are un-

YOU ARE NOTIFIED that an action to Foreclose on real property owned by the Defendant MIGUEL A. RESEN-DEZ and PATRICE M. RESENDEZ located at 6217 Grove Avenue, Bokeelia, Florida 33922., and more fully described as:

Lot 13, Block 2, located in Pinecrest Estates, described as follows:

From the northeast corner of said Section 17, run South along the East line of said Section 17, a distance of 1009.59 feet; thence run North 89 44'34" West, a distance of 1000.92 feet to the Point of Beginning; thence continue North 89 44'34" West, 80.60 feet; thence North 00 06'00" East, 123.25 feet; thence South 89 44'36" East 80.60 feet; thence South 00 06'00" West, 123.25 feet to the Point of Beginning.

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days of the first publication of this Notice, to wit on Melville G. Brinson III, Plaintiff's attorney, whose address is Melville G. Brinson III, P.A. 8359 Stringfellow Road, Saint James City, FL 33956, Brinson@ afblaw.com, and file the original with the Clerk of this Court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS, my hand and seal of the court on the 11/07/2025

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

Melville G. Brinson III, Plaintiff's attorney, Melville G. Brinson III, P.A. 8359 Stringfellow Road, Saint James City, FL 33956, Brinson@afblaw.com {00086819.DOCX} November 14, 21, 2025 25-04570L

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No.: 25-CC-4184

MICHAEL A. JENDRUSIAK. Plaintiff vs. MIGUEL A. RESENDEZ and PATRICE M. RESENDEZ, Unknown Tenant #1, and Unknown Tenant #2, Unknown Person in Possession #1, Unknown Person in Possession #2, and all Unknown Parties as heirs. devises, or grantees assigned as lienholders, creditors, trustees, or in any other capacity, claiming by,

Defendants, Defendants

TO: The last known address of PA-TRICE M. RESENDEZ is 136 SW Alabama Gln, Fort White, Florida 32038. And whose current addresses are un-

through, under or against the named

YOU ARE NOTIFIED that an action to Foreclose on real property owned by the Defendant MIGUEL A. RESEN-DEZ and PATRICE M. RESENDEZ located at 6217 Grove Avenue, Bokeelia, Florida 33922., and more fully described as:

Lot 13, Block 2, located in Pinecrest Estates, described as follows:

From the northeast corner of said Section 17, run South along the East line of said Section 17, a distance of 1009.59 feet; thence run North 89 44'34" West, a distance of 1000.92 feet to the Point of Beginning; thence continue North 89 44'34" West, 80.60 feet; thence North 00 06'00' East, 123.25 feet; thence South 89 44'36" East 80.60 feet; thence South 00 06'00" West, 123.25

feet to the Point of Beginning. has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days of the first publication of this Notice, to wit on Melville G. Brinson III, Plaintiff's attorney, whose address is Melville G. Brinson III, P.A. 8359 Stringfellow Road, Saint James City, FL 33956, Brinson@ afblaw.com, and file the original with the Clerk of this Court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS, my hand and seal of the court on the 11/07/2025 KEVIN C. KARNES

As Clerk of the Court (SEAL) By: K Harris As Deputy Clerk

Melville G. Brinson III, Plaintiff's attorney, Melville G. Brinson III, P.A. 8359 Stringfellow Road, Saint James City, FL 33956, Brinson@afblaw.com {00086819.DOCX} November 14, 21, 2025 25-04569L

Email your Legal Notice sday at noon • Friday Publication legal@businessobserverfl.com • L

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CASE NO.: 25-CA-001954

Florida Limited Liability Company,

The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and

all other parties claiming interest

by, through, under or against the Estate of Mary Sapp, Deceased;

The Unknown Heirs, Devisees,

Grantees, Assignees, Lienors, Creditors, Trustees, and all other

under or against the Estate of Dorothy Wallace, Deceased; The

Assignees, Lienors, Creditors, Trustees, and all other parties

claiming interest by, through,

under or against the Estate of George Edward Wallace, Deceased;

Lienors, Creditors, Trustees, and all

through, under or against the Estate

other parties claiming interest by,

of James Troy Wallace, Deceased;

The Known and Unknown Heirs.

Lienors, Creditors, Trustees, and

all other parties claiming interest by, through, under or against the

Rebecca Blackard: The Known

and Unknown Heirs, Devisees,

Creditors, Trustees, and all other

Wallace, Deceased: Linda Parlin:

Anthony Wallace; The Known and

Assignees, Lienors, Creditors, Trustees, and all other parties

parties claiming interest by, through,

under or against the Estate of Floyd

Unknown Heirs, Devisees, Grantees,

claiming interest by, through, under

or against the Estate of Paul Wallace.

Grantees, Assignees, Lienors

Estate of Ralph Wallace, Deceased;

Wayne Wallace; Gary Wallace;

Devisees, Grantees, Assignees,

The Known and Unknown Heirs,

Devisees, Grantees, Assignees,

parties claiming interest by, through,

Unknown Heirs, Devisees, Grantees,

Devisees, Grantees, Assignees,

FLORIDA SELL NOW LLC, a

Plaintiff, v.

FIRST INSERTION

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

CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company, Plaintiff, v.

The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Floyd Wallace, Deceased; Linda Parlin; Anthony Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace, Deceased; Chad Wallace; Michael Wallace; Trinity Biller; The Known and Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by,

of Nikki Jones, Deceased; Darrick Wallace; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased; Lora Allen; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Marlie Wallace, Deceased; Donyale Rucker; Courtney Wallace; Dereke Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Alicia Sutherland, Deceased; James Wilson; Joseph Wilson; Joanna Wilson; Shawnesse Wilson; Robert Trail; Johnny Wilson; The Known and Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dolly W Teal, Deceased; Conny Jordan: Bonnie Moore: Lonnie Moore; Willie Allen Moore Jr.; Monica Marie Rodgers Brown; Bryon Councell. Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased. Last Known Residence: Unknown

YOU ARE HEREBY NOTIFIED that an action for partition on the following

property in LEE County, Florida: Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West 1/2 of the SW ¼ of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side.

Address: 11521 Shawnee Road, Fort Myers, Florida 33913 Parcel ID: 10-45-26-00-00001.0310

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 16, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 6th day of November,

KEVIN C. KARNES, LEE COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Shoap

Deputy Clerk MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320. Winter Park, Florida 32790

Nov. 14, 21, 28; Dec. 5, 2025 25-04519L

FIRST INSERTION

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

through, under or against the Estate

CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company, Plaintiff, v.

The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of George Edward Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ralph Wallace, Deceased; Rebecca Blackard: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Floyd Wallace, Deceased: Linda Parlin: Anthony Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace.

of the Estate of Constance Stout Wallace, Deceased, by and through Andrew D. Voeltz, as Successor Personal Representative of the Estate of Constance Stout Wallace: Chad Wallace; Michael Wallace; Trinity Biller; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Nikki Jones, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Donald Jones, Deceased; Darrick Wallace; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased; Lora Allen; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through under or against the Estate of Marlie Wallace, Deceased; Donyale Rucker; Courtney Wallace: Dereke Wallace: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dolly W Teal, Deceased; Conny Jordan; Bonnie Moore; Lonnie Moore; Willie Allen Moor Jr.: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under, or against the Estate of Brenda Rodgers a/k/a Brenda Simpler, Deceased: Monica Marie Rodgers Brown; Crystal Rodgers;

Bryon Councell. Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Donald Jones, Deceased. Last Known Residence: Unknown

YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida:

Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West 1/2 of the SW ¼ of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25 drainage easement on the East side and a 30' road easement on the West side.

Address: 11521 Shawnee Road, Fort Myers, Florida 33913 Parcel ID: 10-45-26-00-00001.0310

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park. Florida 32790, and file the original with the clerk of the above styled court on or before December 16, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 6th day of November,

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

MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320. Winter Park, Florida 32790 Nov. 14, 21, 28; Dec. 5, 2025

25-04521L

FIRST INSERTION

Deceased; The Unknown Devisees of the Estate of Constance Stout Wallace, Deceased, by and through Andrew D. Voeltz, as Successor Personal Representative of the Estate of Constance Stout Wallace; Chad Wallace; Michael Wallace; Trinity Biller; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Nikki Jones. Deceased: The Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Donald Jones, Deceased; Darrick Wallace: The Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased: Lora Allen: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through under or against the Estate of Marlie Wallace, Deceased: Donvale Rucker: Courtney Wallace; Dereke Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dolly W Teal, Deceased; Conny Jordan; Bonnie Moore; Lonnie Moore: Willie Allen Moore Jr.; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all

Simpler, Deceased; Monica Marie Rodgers Brown; Crystal Rodgers; Bryon Councell.

Defendants. TO: Anthony Wallace

Last Known Residence: 1117 W 10th Street, Michigan City, IN 46360

YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida:

Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West $\frac{1}{2}$ of the SW 1/4 of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side.

Address: 11521 Shawnee Road, Fort Myers, Florida 33913 ID: 10-45-26-00-00001.0310

has been filed against you and you are required to serve a copy of your writ ten defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 16, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or

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

WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 6th day of November, 2025.

KEVIN C. KARNES, LEE COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Shoap

Deputy Clerk MELTON LAW FIRM. Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 14, 21, 28; Dec. 5, 2025

25-04520L

other parties claiming interest by,

of Brenda Rodgers a/k/a Brenda

through, under, or against the Estate

FIRST INSERTION

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

CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company,

The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs, Devisees. Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through. under or against the Estate of Floyd Wallace, Deceased; Linda Parlin; Anthony Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all oth parties claiming interest by, through, under or against the Estate of Paul Wallace, Deceased; Chad Wallace; Michael Wallace; Trinity Biller; The Known and Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate

of Nikki Jones, Deceased: Darrick Wallace; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased; Lora Allen; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Marlie Wallace, Deceased; Donyale Rucker; Courtney Wallace; Dereke Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Alicia Sutherland, Deceased; James Wilson; Joseph Wilson; Joanna Wilson; Shawnesse Wilson; Robert Trail; Johnny Wilson; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dolly W Teal, Deceased; Conny Jordan; Bonnie Moore; Lonnie Moore: Willie Allen Mo Jr.; Monica Marie Rodgers Brown; Bryon Councell. Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors,Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, DeLast Known Residence: Unknown YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida:

Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West $\frac{1}{2}$ of the SW 1/4 of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side.

Address: 11521 Shawnee Road Fort Myers, Florida 33913 Parcel ID: 10-45-26-00-00001.0310

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 16, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or

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

WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 6th day of November,

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

MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790

Nov. 14, 21, 28; Dec. 5, 2025

25-04522L

PUBLISH YOUR LEGAL NOTICE

Deceased; The Unknown Devisees

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

or email legal@businessobserverfl.com



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-003859 FTF LENDING LLC PLAINTIFF, VS. SOLE HOMES BUILDERS CORP., ET AL.

DEFENDANT(S). TO: Georgina De La Caridad Viera A/K/A Georgina Viera Last Known Address: 528 SE 23rd Place, Cape Coral, FL 33990 Current Residence: UNKNOWN TO: Georgina De La Caridad Viera A/K/A Georgina Viera Last Known Address: 1338 Del Prado Blvd Suite WH, Cape Coral, FL 33990 Current Residence: UNKNOWN TO: Georgina De La Caridad Viera A/K/A Georgina Viera

TER, Cape Coral, FL 33993 Current Residence: UNKNOWN TO: Georgina De La Caridad Viera A/K/A Georgina Viera Last Known Address: 2500 Old Burnt Store Rd N, Cape Coral, FL 33993 Current Residence: UNKNOWN TO: Georgina De La Caridad Viera A/K/A Georgina Viera Last Known Address: 1242 SW Pines Island RD, Suite 42-231,Cape Coral, Current Residence: UNKNOWN TO: Sole Homes Builders Corp. Last Known Address: c/o GEORGINA VIERA, Registered Agent, 1242 SW PINE ISLAND RD, SUITE 42-231, CAPE CORAL, FL 33991 Current Residence: UNKNOWN TO: Sole Homes Builders Corp. Last Known Address: 1242 SW Pines Island RD, Suite 42-231, Cape Coral, FL 3391

Last Known Address: 4414 NW 32ND

Current Residence: UNKNOWN TO: Sole Homes Builders Corp. Last Known Address: 528 SE 23rd Place, Cape Coral, FL 33990 Current Residence: UNKNOWN TO: Sole Homes Builders Corp. Last Known Address: 1338 Del Prado Blvd Suite WH, Cape Coral, FL 33990 $\,$ Current Residence: UNKNOWN TO: Sole Homes Builders Corp. Last Known Address: 4414 NW 32ND TER, Cape Coral, FL 33993 Current Residence: UNKNOWN

FIRST INSERTION

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

LOTS 11 AND 12, BLOCK 1375, UNIT 18, OF CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 96 THROUGH 120, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at

Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this day of 11/06/2025, KEVIN C. KARNES

As Clerk of Court (SEAL) By: N Wright-Angad As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff,

210 N. University Drive, Suite 900, Coral Springs, FL 33071 24FL324-0008

November 14, 21, 2025 25-04529L

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CASE NO.: 25-CA-001954

Florida Limited Liability Company,

The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and

all other parties claiming interest

by, through, under or against the

Assignees, Lienors, Creditors,

Trustees, and all other parties

or against the Estate of Dorothy

Wallace, Deceased; The Known

Creditors, Trustees, and all other

Troy Wallace, Deceased; Wayne

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors,

Creditors, Trustees, and all other

Wallace, Deceased; Linda Parlin;

Creditors, Trustees, and all other

parties claiming interest by, through,

under or against the Estate of Paul

Wallace, Deceased; Chad Wallace;

Michael Wallace; Trinity Biller;

The Known and Unknown Heirs, Devisees, Grantees, Assignees,

Lienors, Creditors, Trustees, and all

other parties claiming interest by, through, under or against the Estate

Anthony Wallace; The Known

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors

parties claiming interest by, through,

under or against the Estate of Floyd

parties claiming interest by, through,

under or against the Estate of James

Wallace; Gary Wallace; The Known

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors,

Estate of Mary Sapp, Deceased; The

Unknown Heirs, Devisees, Grantees,

claiming interest by, through, under

Devisees, Grantees, Assignees,

FLORIDA SELL NOW LLC, a

Plaintiff, v.

--- ACTIONS ---

FIRST INSERTION of Nikki Jones, Deceased; Darrick

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

CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company, Plaintiff, v.

The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Floyd Wallace, Deceased; Linda Parlin; Anthony Wallace: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace, Deceased; Chad Wallace; Michael Wallace; Trinity Biller; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by,

Wallace: The Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased: Lora Allen: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Marlie Wallace, Deceased: Donvale Rucker: Courtney Wallace; Dereke Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Alicia Sutherland, Deceased; James Wilson; Joseph Wilson; Joanna Wilson; Shawnesse Wilson; Robert Trail; Johnny Wilson; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and

Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Nikki Jones, Deceased. Last Known Residence: Unknown

all other parties claiming interest

by, through, under or against the Estate of Dolly W Teal, Deceased;

Conny Jordan; Bonnie Moore;

Bryon Councell.

Lonnie Moore; Willie Allen Moore

Jr.; Monica Marie Rodgers Brown;

YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida:

Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West 1/2 of the SW $\frac{1}{4}$ of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side.

Address: 11521 Shawnee Road, Fort Myers, Florida 33913 ID: 10-45-26-00-Parcel

00001.0310 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 16, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 6th day of November,

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

MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790

Nov. 14, 21, 28; Dec. 5, 2025 25-04525L

FIRST INSERTION

of Nikki Jones, Deceased: Darrick Wallace: The Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased; Lora Allen; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Marlie Wallace, Deceased; Donyale Rucker; Courtney Wallace; Dereke Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Alicia Sutherland, Deceased; James Wilson; Joseph Wilson; Joanna Wilson; Shawnesse Wilson; Robert Trail; Johnny Wilson; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dolly W Teal, Deceased; Conny Jordan; Bonnie Moore; Lonnie Moore; Willie Allen Moore

Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace, Deceased. Last Known Residence: Unknown

Jr.; Monica Marie Rodgers Brown;

YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida:

Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West $\frac{1}{2}$ of the SW ¼ of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side.

Address: 11521 Shawnee Road, Fort Myers, Florida 33913 ID: 10-45-26-00-00001.0310

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 16, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or

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

WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 6th day of November,

KEVIN C. KARNES, LEE COUNTY CLERK OF THE CIRCUIT COURT &COMPTROLLER (SEAL) By: K Shoap

Deputy Clerk MELTON LAW FIRM, Plaintiff's attorney,

P.O. Box 320, Winter Park, Florida 32790 Nov. 14, 21, 28; Dec. 5, 2025

FIRST INSERTION

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

through, under or against the Estate

CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company,

The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Unknown Heirs, Devisees, Grantees Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of George Edward Wallace, Deceased; The Known and Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wavne Wallace: Gary Wallace: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ralph Wallace, Deceased: Rebecca Blackard; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through under or against the Estate of Floyd Wallace, Deceased; Linda Parlin; Anthony Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace,

of the Estate of Constance Stout Wallace, Deceased, by and through Andrew D. Voeltz, as Successor Personal Representative of the **Estate of Constance Stout Wallace;** Chad Wallace; Michael Wallace; Trinity Biller; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Nikki Jones, Deceased: The Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Donald Jones, Deceased; Darrick Wallace; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased: Lora Allen: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Marlie Wallace, Deceased: Donvale Rucker: Courtney Wallace; Dereke Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dolly W Teal, Deceased; Conny Jordan; Bonnie Moore; Lonnie Moore: Willie Allen Moore Jr.; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by,

Bryon Councell. Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Constance Stout Wallace, Deceased.

Last Known Residence: Unknown YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida:

Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West ½ of the SW 1/4 of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side.

Address: 11521 Shawnee Road, Fort Myers, Florida 33913 10-45-26-00-ID: 00001.0310

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 16, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or

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

WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 6th day of November,

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

MELTON LAW FIRM. Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 14, 21, 28; Dec. 5, 2025

FIRST INSERTION

Bryon Councell.

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

CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company, Plaintiff, v.

The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of George Edward Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ralph Wallace, Deceased: Rebecca Blackard; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through under or against the Estate of Floyd Wallace, Deceased; Linda Parlin; Anthony Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under

the Estate of Constance Stout Wallace, Deceased, by and through Andrew D. Voeltz, as Successor Personal Representative of the **Estate of Constance Stout Wallace;** Chad Wallace; Michael Wallace; Trinity Biller; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Nikki Jones, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Donald Jones, Deceased; Darrick Wallace; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased; Lora Allen; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Marlie Wallace, Deceased; Donyale Rucker; Courtney Wallace; Dereke Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dolly W Teal, Deceased; Conny Jordan: Bonnie Moore: Lonnie Moore; Willie Allen Moore Jr.; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under, or against the Estate of Brenda Rodgers a/k/a Brenda Simpler, Deceased; Monica Marie

Bryon Councell.

Defendants.TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Ralph Wallace, Deceased. Last Known Residence: Unknown

YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida: Legal Description: Timber Trails

Lot 98: The North 165' of the South 2,640' of the West ½ of the SW ¼ of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side.

Address: 11521 Shawnee Road, Fort Myers, Florida 33913 Parcel ID: 10-45-26-00-00001.0310

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 16, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice shall be published once each week for four consecutive weeks in

Business Observer.
WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 6th day of November,

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

MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 14, 21, 28; Dec. 5, 2025

25-04528L

FIRST INSERTION

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

Deceased; The Unknown Devisees

CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company. Plaintiff, v.

The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Sapp, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other

parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased; Wayne Wallace; Gary Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Floyd Wallace, Deceased; Linda Parlin; Anthony Wallace: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace, Deceased; Chad Wallace; Michael Wallace; Trinity Biller; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Nikki Jones, Deceased; Darrick

through, under, or against the Estate

of Brenda Rodgers a/k/a Brenda

Simpler, Deceased; Monica Marie

Rodgers Brown; Crystal Rodgers;

Wallace; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased; Lora Allen; The Known and Unknown Heirs, Devisees. Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Marlie Wallace, Deceased; Donyale Rucker; Courtney Wallace; Dereke Wallace; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by,

through, under or against the Estate of Alicia Sutherland, Deceased; James Wilson; Joseph Wilson; Joanna Wilson; Shawnesse Wilson; Robert Trail; Johnny Wilson; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dolly W Teal, Deceased: Conny Jordan; Bonnie Moore; Lonnie Moore; Willie Allen Moore Jr.; Monica Marie Rodgers Brown; Bryon Councell.

or against the Estate of Paul Wallace.

Deceased; The Unknown Devisees of

Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Marlie Wallace, Deceased. Last Known Residence: Unknown

YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida: Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West 1/2 of the SW $\frac{1}{4}$ of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side. Address: 11521 Shawnee Road, Fort Myers, Florida 33913

Rodgers Brown; Crystal Rodgers;

ID: 10-45-26-00-00001.0310 has been filed against you and you

are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 16, 2025; otherwise a default will be entered against you for the

relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 6th day of November,

KEVIN C. KARNES, LEE COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Shoap

MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 14, 21, 28; Dec. 5, 2025

25-04523L

Deputy Clerk

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION BY PUBLICATION

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

DIVISION: CIVIL CASE NO. 25-CC-006366 PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation,

MARTHA ANN VAZQUEZ; ERIKA HENSON; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARTHA ANN

Defendants.TO: MARTHA ANN VAZQUEZ and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTH-ER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARTHA ANN VAZQUEZ

LAST KNOWN ADDRESS: 920 BRIGGETT LN., LUTZ, FL 33548 YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

Unit Week 35 in Condominium Parcel B5 (A/K/A UNIT 1013), of PLANTATION BEACH CLUB I, PHASE B-2, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1230 at Page 1890 in the Public Records of Lee County Florida and all amendments thereto, if

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date 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 Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 11/07/2025 KEVIN C. KARNES,

CLERK OF COURTS (SEAL) By: K Harris Deputy Clerk

Michael J. Belle, Esq., Michael J. Belle, P.A. Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com

November 14, 21, 2025 25-04540L

FIRST INSERTION

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

CASE NO.: 24-CA-007855 TRUIST BANK, as successor by merger to SUNTRUST BANK,

THE UNKNOWN SPOUSE. HEIRS, DEVISEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST GASPARE OLIVERI III, WHO IS KNOWN TO BE DEAD, DOLORES TERESA OLIVERI, NICHOLAS WILLIAM OLIVERI, GASPARE OLIVERI IV, UNKNOWN TENANT #1, UNKNOWN TENANT #2, et al.,

TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST GASPARE OLIVERI III, WHO IS KNOWN TO BE DEAD 24200 STILLWELL PKWY BONITA SPRINGS, FL 34135 DOLORES TERESA OLIVERI 24200 STILLWELL PKWY BONITA SPRINGS, FL 34135 UNKNOWN TENANT #1 24200 STILLWELL PKWY BONITA SPRINGS, FL 34135 UNKNOWN TENANT #2

BONITA SPRINGS, FL 34135 YOU ARE NOTIFIED that an action to enforce a lien on and to foreclose

24200 STILLWELL PKWY

on a mortgage on the following property in Lee County, Florida, commonly known as 24200 Stillwell Pkwy., Bonita Springs, Fl 34135, and more particularly described as:

Tract 201, San Carlos Estates, according to the plat thereof as recorded in O.R. Book 557, Page 354, Public Records of Lee

County, Florida. Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on AR-THUR S. BARKSDALE, IV, ESQ., DI MASI BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in

the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer. DATED: 11/07/2025

Kevin C. Karnes

Clerk of the Court for Lee County, Florida (SEAL) By: K Harris $\begin{array}{c} {\rm Deputy\ Clerk}\\ {\rm ARTHUR\ S.\ BARKSDALE,\ IV,\ ESQ.,} \end{array}$

DI MASI BURTON, P.A., the Plaintiff's attorney, 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801

November 14, 21, 2025 25-04546L

FIRST INSERTION

NOTICE OF ACTION BY PUBLICATION

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

DIVISION: CIVIL CASE NO. 25-CC-006364 PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

MICHAEL J. DONTZIN: MATTHEW S. DONTZIN; LISA DONTZIN; AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MICHAEL J. DONTZIN,

Defendants.TO: MICHAEL J. DONTZIN; LISA DONTZIN; AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIM-ANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MICHAEL J. DONTZIN

LAST KNOWN ADDRESS OF MI-CHAEL J. DONTZIN and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTH-ER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MICHAEL J. DONTZIN: 25 5TH AVE., APT 12A NEW YORK, NY 10003 LAST KNOWN ADDRESS OF LISA DONTZIN: 524 EAST 20TH STREET, APT. 8E NEW YORK, NY 10003

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

Unit Week 3 in Condominium Parcel 7 (A/K/A UNIT 1007), of PLANTATION BEACH CLUB I, PHASE A, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1413 at Page 264 in the Public Records of Lee County Florida and all amendments thereto, if any. Amended in Official Records Book 1513 at Page 1925, 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, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date 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 Plaintiff's

WITNESS my hand and seal of this Court on this 11/07/2025

Kevin C. Karnes, CLERK OF COURTS (SEAL) By: K Harris Deputy Clerk

Michael J. Belle, Esq., Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com

November 14, 21, 2025 25-04537L

FIRST INSERTION

NOTICE OF ACTION BY PUBLICATION

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

CASE NO. 25-CC-006823 CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff. vs.

RUDOLPH VOLONEC, ANGELICA TORRES, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RUDOLPH VOLONEC, Defendants.

TO: RUDOLPH VOLONEC, AN-GELICA TORRES, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIM-ANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RUDOLPH VOLONEC

LAST KNOWN ADDRESS: 1035 ME-RIDIAN AVE., APT 1, MIAMI, FL

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

Unit Week No. 33, in Condominium Parcel No. 203, of CASA YBEL BEACH AND RACQUET CLUB, PHASE G, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1478, Page 2171, in the Public Records of Lee Countv. Florida.

A/K/A UNIT 203G, WEEK 33 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date 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 Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 11/07/2025 KEVIN C. KARNES,

CLERK OF COURTS (SEAL) By: K Harris Deputy Clerk

Michael J. Belle, Esq., Michael J. Belle, P.A., Attorney for Plaintiff. 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com

November 14, 21, 2025 25-04536L

FIRST INSERTION

NOTICE OF ACTION BY PUBLICATION

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

DIVISION: CIVIL CASE NO. 25-CC-006373 PLANTATION BEACH CLUB II OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. BARBARA A. DAMKO, DEBORAH

LYNN DAMKO, LAURA DAMKO, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST BARBARA A. DAMKO,

Defendants. TO: BARBARA A. DAMKO, LAU-RA DAMKO and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIM-ANTS CLAIMING BY, THROUGH, UNDER OR AGAINST BARBARA A. DAMKO

LAST KNOWN ADDRESS: 711 N PORTER ST., ELGIN, IL 60120 YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon

the following described real property located in LEE County, Florida: Unit Week 43 & 44 in Condominium Parcel Letter F (a/k/a

Unit 1036) of PLANTATION BEACH CLUB II, PHASE 3, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1344 at Page 2348 in the Public Records of Lee County Florida and all amendments thereto, if any.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date 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 Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 11/07/2025 KEVIN C. KARNES,

(SEAL) By: K Harris Deputy Clerk Michael J. Belle, Esq.,

CLERK OF COURTS

Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com

November 14, 21, 2025 25-04535L

FIRST INSERTION

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

FLORIDA DIVISION: CIVIL CASE NO. 25-CC-006368 PLANTATION BEACH CLUB II OWNERS' ASSOCIATION, INC., a Florida non-profit corporation,

Plaintiff, vs. CARYL POWELL BESSOLO, JOHN W. POWELL, III, KRISTIE L. POWELL, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST CARYL POWELL BESSOLO,

Defendants TO: CARYL POWELL BESSOLO LAST KNOWN ADDRESS: 1238 MC-

GEE ROAD LAKE CITY, MI 49651 YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

Unit Week 13 & 14 in Condominium Parcel Letter I (A/K/A UNIT 1042) of PLANTATION BEACH CLUB II, PHASE 3, a Condominium according to the

Declaration of Condominium thereof, as recorded in Official Records Book 1344 at Page 2348 in the Public Records of Lee County Florida and all amendments thereto, if any.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date 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 Plaintiff's Complaint

WITNESS my hand and seal of this Court on this 11/07/2025

KEVIN C. KARNES. CLERK OF COURTS (SEAL) By: K Harris Deputy Clerk

Michael J. Belle, Esq., Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com

November 14, 21, 2025 25-04534L

FIRST INSERTION

NOTICE OF ACTION BY

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

DIVISION: CIVIL CASE NO. 25-CC-006471 THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,

REBECCA CARRIERE AND JOAN CODY A/K/A JOAN R. CODY, Defendant(s).

TO: REBECCA CARRIERE AND JOAN CODY A/K/A JOAN R. CODY Last known address: 112 DORCHES-TER BLVD, ST. CATHERINE'S ON L2M 6B9 CANADA

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

Unit Week No. 48 in Condominium Parcel Number C (a/k/a Unit 1305) of THE SOUTH SEAS CLUB, a Condominium according to the declaration of Condominium thereof, recorded in Official Records Book 1480 at Page

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date 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 Plaintiff's Complaint. WITNESS my hand and seal of this

Court on this 7th day of November, KEVIN C. KARNES

CLERK OF COURT (SEAL) By: K Harris

Michael J. Belle, Esq., Michael J. Belle, P.A. Attorney for Plaintiff, 2364 Fruitville Road. Sarasota, Florida 34237 service@michaelbelle.com

970, of the Public Records of Lee County, Florida, and all amendment thereto, if any.

Deputy Clerk

November 14, 21, 2025 25-04532L

FIRST INSERTION NOTICE OF ACTION BY

PUBLICATIONIN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY. FLORIDA

DIVISION: CIVIL CASE NO. 25-CC-006469 THE COTTAGES AT SOUTH SEAS PLANTATION CONDOMINIUM

ASSOCIATION, INC., a Florida non-profit corporation, BRUCE W. DOUGLAS AND CAROL D. DOUGLAS,

TO: BRUCE W. DOUGLAS AND CAR-OL D. DOUGLAS Last known address: 48 THE FAIR-WAYS MARKHAM, ON L6C3B3

Defendant(s).

CANADA YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida

Unit Week No. 47, Parcel No. 1504, THE COTTAGES AT SOUTH SEAS PLANTATION, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1657 at Page 2197.

and select the appropriate County

of the Public Records of Lee County, Florida, and amendments thereto, if any.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date 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 Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 7th day of November,

KEVIN C. KARNES, CLERK OF COURT

Michael J. Belle, Esq., Michael J. Belle, P.A. Attorney for Plaintiff. 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com

(SEAL) By: K Harris Deputy Clerk

November 14, 21, 2025 25-04533L

FIRST INSERTION

NOTICE OF ACTION BY **PUBLICATION**IN THE COUNTY COURT OF THE

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

CASE NO. 25-CC-006769

CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, BRITTANY GRENO ENGLERT.

Defendant(s). TO: BRITTANY GRENO ENGLERT Last Known Address: 1618 NORTH ADAMS ST., JUNCTION CITY, KS

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

Unit Week No. 34, in Condominium Parcel No. 189, of CASA YBEL BEACH AND RACQUET CLUB, PHASE H, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condo minium thereof recorded in Official Records Book 1385, Page 50, in the Public Records of Lee County, Florida.

A/K/A UNIT 189H, WEEK 34 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date 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 Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 11/07/2025KEVIN C. KARNES.

CLERK OF COURTS

(SEAL) By: K Harris Deputy Clerk Michael J. Belle, Esq., Michael J. Belle, P.A. Attorney for Plaintiff. 2364 Fruitville Road Sarasota, Florida 34237

service@michaelbelle.com

November 14, 21, 2025 25-04531L

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** name from the menu option or email legal@businessobserverfl.com

--- ACTIONS ---

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-004542 UNION HOME MORTGAGE CORP.. Plaintiff, vs. UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF

SHANE GALL A/K/A SHANE RYAN GALL N/K/A SHANE RYAN GALL, Defendants. TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY

CLAIM AN INTEREST IN THE ESTATE OF SHANE GALL A/K/A SHANE RYAN GALL N/K/A SHANE RYAN GALL YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property:

Lot 12, Block 57, Unit 11, Section 3, Township 44 South, Range 26 East, LEHIGH ACRES, according to the Plat thereof, recorded in Plat Book 26, Page 14, 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 30 days after the first publication of this Notice in the (Please publish in BUSI-NESS 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 7th day of November,

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

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026. FORT LAUDERDALE, FL 33310

November 14, 21, 2025 25-04549L

FIRST INSERTION

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

Case No.: 25-CA-4219 SW FL 2ND CHANCE LLC, A Florida Limited Liability Company Plaintiff vs.
RE INVEST CAPITAL PARTNERS,

LLC, all other Unknown Tenants or Parties occupying or in possession of any part of the land to be foreclosed upon as of the date of the filing of the Notice of Filing of Lis Pendens, Unknown Tenant #1, and Unknown Tenant #2, Unknown Person in Possession #1 , Unknown Person in Possession #2, and all Unknown Parties as heirs, devises, or grantees assigned as lienholders, creditors, trustees, or in any other capacity, claiming by, through, under or against the named Defendants, Defendants

TO: The last known address of Brian Jordan, Registered Agent for RE IN-VEST CAPITAL PARTNERS, LLC is 3812 Coconut Drive, St. James City, Florida 33956.

And whose current addresses are un-

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property and located at 3693 Blueberry Lane, St. James City, Florida 33956, and more fully de-

HAVING A RADIUS OF 670.66

FEET, A CENTRAL ANGLE OF

17°-44'-36", AND A CHORD DISTANCE OF 206.86 FEET,

A DISTANCE OF 207.69 FEET

TO A POINT OF TANGENCY,

THENCE SOUTH 71°-29'-01" WEST A DISTANCE OF

135.14 FEET TO A POINT OF

INTERSECTION WITH THE

EASTERLY RIGHT-OF-WAY

LINE OF OAKMONT PARK-

WAY, THENCE NORTH 00°-20'-28" EAST ALONG SAID

EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 168.10 FEET TO A POINT OF CURVA-

TURE, THENCE ALONG THE

ARC OF A CURVE TO THE RIGHT HAVING A RADIUS

OF 1,015.38 FEET, A CENTRAL

ANGLE OF 10°-24'-22", AND A

CHORD DISTANCE OF 184.16

FEET, A DISTANCE OF 184.41

FEET, THENCE SOUTH 79°-15'-10" EAST A DISTANCE

OF 109.39 FEET, THENCE SOUTH 03°-38'-29" EAST A DISTANCE OF 23.03 FEET TO

THE POINT OF BEGINNING.

FROM SAID POINT OF BE-

GINNING PROCEED NORTH

86°-21'-31" EAST A DISTANCE

OF 41.06 FEET, THENCE SOUTH 03°-38'-29" EAST A

scribed as: Lot 59, of that certain subdivision known as Block C, Cherry Estates, according to the map or plat thereof on file and recorded in O.R Book 576, Page 462 and 463, 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, within 30 days of the first publication of this Notice, to wit on Melville G. Brinson III, Plaintiff's attorney, whose address is Melville G. Brinson III, P.A. 8359 Stringfellow Road, Saint James City, FL 33956, Brinson@afblaw.com, 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 re-lief demanded in the complaint or

WITNESS, my hand and seal of the court on the 11/07/2025

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

Melville G. Brinson III. Plaintiff's attorney, Melville G. Brinson III, P.A. 8359 Stringfellow Road, Saint James City, FL 33956, Brinson@afblaw.com {00086854.DOCX} 25-04568L November 14, 21, 2025

FIRST INSERTION

NOTICE OF ACTION BY PUBLICATION

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

DIVISION: CIVIL CASE NO. 25-CC-005222 PLANTATION BAY VILLAS OWNERS ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. THEODORE C. STANDISH. JR.: JILL STANDISH; THE UNKNOWN

HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST THEODORE C. STANDISH, JR., Defendants

TO: THEODORE C. STANDISH, JR. LAST KNOWN ADDRESS: 107C RIDGEFIELD CIRCLE, CLINTON, MA 01510

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

An undivided 1/204th interest as a tenant in common with other owners in the Resort Facility (PLANTATION BAY VILLAS) one Time Shares interest(s) according to the Time Sharing

Plan thereof, recorded in Official Records Book 2168, Page 1706 through 1734, inclusive, of the Public Records of Lee County, Florida ("Plan"), as amended. Together with the right to occupy, pursuant to Plan, Unit 972 during Unit Week(s) 21.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date 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 Plaintiff's Complaint

WITNESS my hand and seal of this Court on this 11/07/2025 KEVIN C. KARNES,

CLERK OF COURTS (SEAL) By: K Harris Deputy Clerk

Michael J. Belle, Esq., Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com 49255

November 14, 21, 2025 25-04541L

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE. COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CC-1782

PARKWOOD VILLAS HOMEOWNERS ASSOCIATION, II, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. AYESHA ANWAR SHEIKH and UNKNOWN SPOUSE OF AYESHA

ANWAR SHEIKH DEFENDANTS. TO: Ayesha Anwar Sheikh 218 Oakmont Parkway

Lehigh Acres, FL 33936 Unknown Spouse of Ayesha Anwar

218 Oakmont Parkway Lehigh Acres, FL 33936

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

See attached Exhibit A

EXHIBIT A
Plaintiff: Parkwood Villas Homeowners Association, Inc. Defendant/Property Owner: Ayesha Anwar Sheikh Case Number 25-CC-1782 THAT CERTAIN PROPERTY AS SET FORTH IN EXHIBIT "A", AS ATTACHED HERETO AND MADE A PART HERE-OF. WHICH PROPERTY IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARKWOOD VILLAS II, AS RECORDED AMONG THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA IN OFFI-CIAL RECORDS BOOK 1473,

EASEMENTS OF RECORD. EXHIBIT 'A' LEGAL DESCRIPTION UNIT NO. 20 PARKWOOD VILLAS II A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED

AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 31 PROCEED SOUTH 00°-25'- $25 ^{\circ}$ EAST ALONG THE WEST SECTION LINE OF SECTION 31 FOR 1,274.01 FEET, THENCE CONTINUE NORTH 88°-44'-13" EAST FOR 2.106.15 FEET, THENCE NORTH 88°-44'-13" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WEDGE-WOOD DRAINAGEWAY FOR 558.53 FEET TO A CONCRETE MONUMENT, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WEST-ERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULE-VARD ALONG THE ARC OF A CURVE TO THE RIGHT HAV-ING A RADIUS OF 1,104.40 FEET, A CENTRAL ANGLE OF 22°-38'-10", A CHORD BEAR-ING OF SOUTH 15°-25'-08" WEST, AND A CHORD DISTANCE OF 433.49 FEET, FOR 436.32 FEET TO A POINT OF TANGENCY, THENCE SOUTH 26°-44'13" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD A DISTANCE OF 259.28 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAV-ING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 26° -23'-45", AND A CHORD DISTANCE OF 287.68 FEET, A DISTANCE OF 290.24 FEET,

THENCE SOUTH 00°-20'-28" DISTANCE OF 40.29 FEET. WEST A DISTANCE OF 63.00 THENCE SOUTH 86°-21'-31" WEST A DISTANCE OF 12.00 FEET TO A POINT OF CURVA-TURE, THENCE ALONG THE FEET, THENCE SOUTH 03°-ARC OF A CURVE TO THE 38'-29" EAST A DISTANCE OF RIGHT, HAVING A RADIUS 12.00 FEET, THENCE SOUTH OF 25.00 FEET, A CENTRAL ANGLE OF 88°-53'-09", FOR $86^{\rm o}\text{-}21'\text{-}31"$ WEST A DISTANCE OF 20.12 FEET, THENCE NORTH 03°-38'-29" WEST A A DISTANCE OF 38.78 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89°-13'-37" DISTANCE OF 12.00 FEET, THENCE SOUTH 86°-21'-31" WEST ALONG THE NORTH-WEST A DISTANCE OF 8.94 FEET, THENCE NORTH 03°-38'-29" WEST A DISTANCE OF ERLY RIGHT-OF-WAY LINE OF RIDGECREST STREET, A DISTANCE OF 29.26 FEET TO 40.29 FEET TO THE POINT A POINT OF CURVATURE, THENCE ALONG THE ARC OF BEGINNING. OF A CURVE TO THE LEFT,

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

WITNESS my hand and the seal of said Court 11/07/2025.

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

CAROLYN C. MEADOWS, ESQ. (JB) BECKER & POLIAKOFF, P.A. 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com P19059/422199/26788204 November 14, 21, 2025

FIRST INSERTION

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

CASE No. 25-CA-004158
TOWD POINT MORTGAGE TRUST 2020-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, PLAINTIFF, VS. THE ESTATE OF NOBIE J. WHITE

A/K/A NOBIE COLLINS A/K/A NOBIE WHITE A/K/A NOBIE COLLINS-WHITE A/K/A NOBIE JEAN WHITE A/K/A NOBIE COLLINS WHITE (DECEASED), ET AL.

DEFENDANT(S). To: FRANCESE COLLINS BOLDEN RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 1617 SW 18th Lane, Cape Coral, FL 33991 To: KELVIN FOSTER RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 2300 5th Ave, Apt 1005, Birmingham, AL 35203 To: PEGGY COLLINS LLOYD

RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 3336 Steeplechase Lane, Kissimmee, FL 34746 To: PEGGY COLLINS LLOYD, AS PERS. REP. OF THE ESTATE OF NO-BIE J. WHITE A/K/A NOBIE COL-LINS A/K/A NOBIÉ WHITE A/K/A NOBIE COLLINS-WHITE A/K/A NOBIE JEAN WHITE A/K/A NOBIE COLLINS WHITE (DECEASED)

RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 3336 Steeplechase Lane, Kissimmee, FL 34746 To: THE ESTATE OF NOBIE J. WHITE A/K/A NOBIE COLLINS A/K/A NOBIE WHITE A/K/A NOBIE COLLINS-WHITE A/K/A NOBIE JEAN WHITE A/K/A NOBIE COL-LINS WHITE (DECEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: C/O PEG-

GY COLLINS LLOYD AS PERS. REP., 3336 Steeplechase Lane, Kissimmee, FL 34746 YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

following described property located in

Lee County, Florida: LOT 26 AND 27, BLOCK 4816, CAPE CORAL SUBDIVISION, UNIT 71, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 22, PAGE 100, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your writ-

ten defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard. Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, otherwise a default may 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.

This notice shall be published once a week for two consecutive weeks in the Business Observer. Date: 11/07/2025

Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: K Harris Deputy Clerk of the Court Tromberg, Miller, Morris & Partners,

PLLC, attorneys for Plaintiff, 600 West Hillsboro Boulevard, Suite 600.

Deerfield Beach. FL 33441 Our Case #: 24-000426/25-CA-004158

November 14, 21, 2025 25-04547L

FIRST INSERTION

NOTICE OF ACTION BY PUBLICATION

AT PAGE 353. SUBJECT ALSO

TO RESERVATIONS AND

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

CASE NO. 25-CC-005262

CONDOMINIUM ASSOCIATION,

HURRICANE HOUSE

INC., a Florida non-profit corporation, Plaintiff, vs. CHARLES THOMPSON, CHARLENE THOMPSON, HEIDI BROOKS, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING

Defendants. TO: CHARLES THOMPSON and HEIDI BROOKS LAST KNOWN ADDRESS: 27021 SO

AGAINST CHARLES THOMPSON.

BY, THROUGH, UNDER OR

ELM LAKE., WIND LAKE, WI 53185 YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

Unit Week No. 48 in Condominium Parcel 103 of HURRI-CANE HOUSE, a Condominium

according to the Declaration of Condominium thereof, recorded in Official Records Book 1889, at Page 2681 in the Public Records of Lee County, Florida, and all Amendments thereto, if any. has been filed against you and you are

required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date 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 Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 11/07/2025 KEVIN C. KARNES,

CLERK OF COURTS (SEAL) By: K Harris Deputy Clerk Michael J. Belle, Esq.,

Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com49398 November 14, 21, 2025 25-04538L

FIRST INSERTION

NOTICE OF ACTION BY PUBLICATION

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

CASE NO. 25-CC-005239 HURRICANE HOUSE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit

corporation, Plaintiff, vs. TOM D. EPPLY, ELIZABETH H. SHEARER-EPPLY, DOUGLAS EPPLY, JULIE EPPLY HORNSBY, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS. CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR

Defendants.
TO: TOM D. EPPLY

AGAINST TOM D. EPPLY,

LAST KNOWN ADDRESS: 51 SHEL-BURNE ST., BLUFFTON, SC 29910

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property

located in LEE County, Florida: Unit Week No. 25 in Condominium Parcel 114 of HURRI-CANE HOUSE, a Condominium

according to the Declaration of Condominium thereof, recorded in Official Records Book 1889, at Page 2681 in the Public Records of Lee County, Florida, and all Amendments thereto, if any.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date 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 Plaintiff's

Complaint. WITNESS my hand and seal of this Court on this 11/07/2025

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

Michael J. Belle, Esq., Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com 49392 November 14, 21, 2025 25-04539L

FIRST INSERTION

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

FLORIDA DIVISION: CIVIL CASE NO. 25-CC-005223

PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. THEODORE C. STANDISH, JR.;

JILL STANDISH; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS. CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST THEODORE C. STANDISH, JR.,

TO: THEODORE C. STANDISH, JR. LAST KNOWN ADDRESS: 107C RIDGEFIELD CIRCLE, CLINTON, MA 01510

Defendants.

YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

Unit Week 40 in Condominium Parcel 1 (A/K/A UNIT 1009), of PLANTATION BEACH CLUB I, PHASE B-1, a Condominium according to the Declaration of

Condominium thereof, as recorded in Official Records Book 1188 at Page 480 in the Public Records of Lee County Florida and all amendments thereto, if

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237 within 30 days from the first date 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 Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 11/07/2025

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

Michael J. Belle, Esq., Michael J. Belle, P.A. Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com 49266

November 14, 21, 2025 25-04542L

LEE COUNTY

FIRST INSERTION

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

Case No.: 25-CA-4269 SW FL 2ND CHANCE LLC, A Florida Limited Liability Company, Plaintiff vs.

RE INVEST CAPITAL PARTNERS, LLC, all other Unknown Tenants or Parties occupying or in possession of any part of the land to be foreclosed upon as of the date of the filing of the Notice of Filing of Lis Pendens, Unknown Tenant #1, and Unknown Tenant #2, Unknown Person in Possession #1 , Unknown Person in Possession #2, and all Unknown Parties as heirs, devises, or grantees assigned as lienholders, creditors, trustees, or in any other capacity, claiming by, through, under or against the named Defendants, **Defendants**

TO: The last known address of Brian Jordan, Registered Agent for RE IN-VEST CAPITAL PARTNERS, LLC is 3812 Coconut Drive, St. James City, Florida 33956.

And whose current addresses are un-

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 25-CA-004873

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND

AGAINST ESTATE OF LAURIE KEENE A/K/A LAURIE ANN KEENE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES. HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, et al., **Defendant.**To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF LAURIE KEENE A/K/A LAURIE ANN KEENE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

(UNKNOWN RESIDENCE)

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

LOTS 27-28, BLOCK 95 OF THAT CERTAIN SUBDIVI-

NOTICE OF FORFEITURE

PROCEEDINGS

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY.

FLORIDA

CIVIL ACTION

Case No.: 25-CA-005021

Judge Rachael Spring Loukonen

In RE: FORFEITURE OF

Six-Thousand and Sixty-Five Dollars

(\$6,065.00) in U.S. Currency

Claimant(s): JOHNNY LEE ERVIN

III

AND TO: All others whose names are

presently unknown but may claim an

interest in the Six Thousand and Sixty-

Five Dollars and 00/100 (\$6,065.00) in

the City of Fort Myers, Florida has initi-

ated forfeiture proceedings against the

above-described Six Thousand and Six-

ty-Five Dollars and 00/100 (\$6,065.00)

in U.S. Currency, which was seized by

the Fort Myers Police Department on or

about September 5, 2025, in Fort My-

ers, Lee County, pursuant to the Florida

Contraband Forfeiture Act. The City of

Fort Myers Police Department is cur-

ownership or perfected security inter-

est in the Six Thousand and Sixty-Five

Dollars and 00/100 (\$6,065.00) in U.S.

Currency described above shall make

such interest known by filing such claim

with the Court in the above-styled case

and by sending a copy of such claim to

the address below within twenty (20)

Any persons or entities claiming an

rently holding the seized property.

YOU ARE HEREBY NOTIFIED that

U.S. Currency described herein.

O: Johnny Lee Ervin III

lowing described property and located at 2770 & 2780 Olive Street, St. James City, Florida 33956, and more fully described as:

ST. James City BLK 372 PB 3 PG 35 LOT 10.

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days of the first publication of this Notice, to wit on Melville G. Brinson III, Plaintiff's attorney, whose address is Melville G. Brinson III, P.A. 8359 Stringfellow Road, Saint James City, FL 33956, Brinson@ afblaw.com, and file the original with the Clerk of this Court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. WITNESS, my hand and seal of the

court on the 11/07/2025 KEVIN C. KARNES As Clerk of the Court (SEAL) By: N Wright-Angad As Deputy Clerk

25-04567L

Melville G. Brinson III. Plaintiff's attorney, Melville G. Brinson III, P.A. 8359 Stringfellow Road, Saint James City, FL 33956, Brinson@afblaw.com {00086852. DOCX}

November 14, 21, 2025

FLORIDA.

SION KNOWN AS FORT MY-ERS SHORES UNIT NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED INT HE OF-FICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 17, PAGES 75-79 IN-

CLUSIVE OF LEE COUNTY,

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Jacqueline T. Levine, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in and file the origi-nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

WITNESS my hand and seal of this Court this day of 11/07/2025

Kevin C. Karnes (SEAL) By N Wright-Angad As Deputy Clerk

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: Accounts Payable@mccalla.com

25-13040FL November 14, 21, 2025 25-04571L

days. In accordance with Florida Statue

932.704(6)(a), the seizing agency shall

publish the notice of the forfeiture com-

plaint for 2 consecutive weeks on a pub-

licly accessible website or if published

in print, once a week for 2 consecutive

weeks in a newspaper qualified to pub-

lish legal notices under chapter 50 in

the county where the seizure occurred.

These proceedings will be advertised

through Business Observer. If no claim

is filed, a default may be entered for the

relief demanded in the petition and a

request will be made for final judgment

Address for copy of claim:

Office of the City Attorney

Fort Myers, Florida 33902

Post Office Drawer 2217

CITY OF FORT MYERS

Counsel for Petitioner

Browning-Richardson

Grant W. Alley, City Attorney

Amanda B. Browning-Richardson,

Florida Bar No. 0967386

Assistant City Attorney

City of Fort Myers

Tel: (239) 321-7640

Fax (239) 344-5916

Email:

(Service Only)

Florida Bar No. 1010920

Post Office Drawer 2217

Fort Myers, Florida 33902

Email: galley@fortmyers.gov

Email: sveale@fortmyers.gov

LegalService@fortmyers.gov

Email: arichardson@fortmyers.gov

November 14, 21, 2025 25-04574L

City of Fort Myers

By: /s/ Amanda B.

of forfeiture.

FIRST INSERTION

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-002493 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. LUIS A MARTINEZ A/K/A LUIS ANGEL MARTINEZ A/K/A LUIS R MARTINEZ A/K/A LUIS M MARTINEZ A/K/A LUIS MARINEZ A/K/A LUIS MARTINES A/K/A LUIS LUIS MARTINEZ A/K/A LUIS MARTINEZ A/K/A LOIS MARTINEZ A/K/A LUIZ MARTINS A/K/A LEWIS ANGEL MARTINEZ

Defendants.

TO: LUIS A MARTINEZ A/K/A LUIS ANGEL MARTINEZ A/K/A LUIS R MARTINEZ A/K/A LUIS M MARTI-NEZ A/K/A LUIS MARINEZ A/K/A LUIS MARTINES A/K/A LUIS LUIS MARTINEZ A/K/A LUIS MARTINEZ A/K/A LOIS MARTINEZ A/K/A LUIZ MARTINS A/K/A LEWIS ANGEL MARTINEZ A/K/A LOUIS A MAR-TINEZ

A/K/A LOUIS A MARTINEZ; ET

Last Known Address: 2713 W 7TH ST., LEHIGH ACRES, FL 33971 UNKNOWN SPOUSE OF LUIS A MARTINEZ A/K/A LUIS ANGEL MARTINEZ A/K/A LUIS R MAR-TINEZ A/K/A LUIS M MARTINEZ A/K/A LUIS MARINEZ A/K/A LUIS MARTINES A/K/A LUIS LUIS MAR-TINEZ A/K/A LUIS MARTINEZ A/K/A LOIS MARTINEZ A/K/A LUIZ MARTINS A/K/A LEWIS ANGEL MARTINEZ A/K/A LOUIS A MAR-

Last Known Address: 2713 W 7TH ST., LEHIGH ACRES, FL 33971

You are notified of an action to foreclose a mortgage on the following prop-

erty in LEE County: LOT 4, BLOCK 56, REPLAT OF TRACT 1 - BLOCK 56 - UNIT 6, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 145, OF THE PUBLIC RECORDS

ST., LEHIGH ACRES, FL 33971 The action was instituted in the Circuit Court, First Judicial Circuit in and for LEE County, Florida; Case No. 25-CA-002493; and is styled CAR-RINGTON MORTGAGE SERVICES, LLC v. LUIS A MARTINEZ A/K/A LUIS ANGEL MARTINEZ A/K/A LUIS R MARTINEZ A/K/A LUIS M MARTINEZ A/K/A LUIS MARINEZ A/K/A LUIS MARTINES A/K/A LUIS LUIS MARTINEZ A/K/A LUIS MARTINEZ A/K/A LOIS MARTINEZ A/K/A LUIZ MARTINS A/K/A LEWIS ANGEL MARTINEZ A/K/A LOUIS A MARTINEZ; UNKNOWN SPOUSE OF LUIS A MARTINEZ A/K/A LUIS ANGEL MARTINEZ A/K/A LUIS R MARTINEZ A/K/A LUIS M MARTINEZ A/K/A LUIS MARINEZ A/K/A LUIS MARTINES A/K/A LUIS LUIS MARTINEZ A/K/A LUIS MARTINEZ A/K/A LOIS MARTINEZ A/K/A LUIZ MARTINS A/K/A LEWIS ANGEL MARTINEZ A/K/A LOUIS A MARTINEZ; GOODLEAP, LLC; UNKNOWN TENANT IN POSSESSION 1 AND UNKNOWN TENANT IN POSSES-SION 2. You are required to serve a copy of your written defenses, if any, to the action on Michelle DeLeon, Esq., Plaintiff's attorney, whose address is 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801, within 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this

OF LEE COUNTY, FLORIDA

Property Address: 2713 W 7TH

upon you. DATED: 11/07/2025

suit to enter a judgment or decree in the

Plaintiff's interest which will be binding

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

Hill Wallack, LLP 300 S Orange Ave., Suite 1000 Orlando, FL 32801 Telephone: (561) 858-2662 Fax:(609) 452-1888 Email:mdeleon@hillwallack.com serviceflfc@hillwallack.com 4935-1254-5653, v. 2 November 14, 21, 2025 25-04543L

FIRST INSERTION NOTICE OF ACTION FORECLOSURE

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

CIVIL DIVISION CASE NO. 362025CA003810A001CH NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST DAVID M. ZIELINSKI, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES,

HEIRS, DEVISES, GRANTEES OR OTHER CLAIMANTS et al. Defendants TO: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST DAVID M. DECEASED

ZIELINSKI, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN KNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEES OR OTHER CLAIMANTS WHOSE ADDRESS IS UNKNOWN YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following described property, to-wit: ALL THAT CERTAIN LAND

SITUATE IN LEE COUNTY, FLORIDA, VIZ: LOT 1023, HERONS GLEN UNIT TEN, ACCORDING TO PLAT THEREOF AS RECORD-ED IN PLAT BOOK 74, PAGES 51 AND 52, OF THE PUBLIC

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S.

§865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Solomon Slate, located at 8901 Quality Road, in the City of Bonita Springs, County of Lee, State of FL, 34135, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee,

Dated this 11 of November, 2025. FLORIDA HICKORY BLVD LLC 8901 Quality Road Bonita Springs, FL 34135 25-04579L November 14, 2025

RECORDS OF LEE COUNTY, FLORIDA

more commonly known as 20854 WHEELOCK DR, WHEELOCK NORTH FORT MYERS, FLOR-IDA 33917

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, Rubin Lublin, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, within 30 days after date of first publication and file the original with the Clerk of the Circuit 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 imme diately 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 day of 11/07/2025 Kevin C. Karnes

Lee County, Florida (SEAL) By: N Wright-Angad Deputy Clerk Plaintiff's attorney, Rubin Lublin, LLC,

2313 W. Violet St., Tampa, Florida 33603, 25-F001230 November 14, 21, 2025 25-04557L

FIRST INSERTION PUBLIC SALE

Life Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 28239 S. Tamiami Trl Bonita Springs, FL 34134 December 04, 2025 at 9:45am david deutsch

Household Goods/Furniture 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. Life Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

November 14, 21, 2025 25-04587L

FIRST INSERTION

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

Case No.: 25-CA-4258 SW FL 2ND CHANCE LLC, A Florida Limited Liability Company,

Plaintiff vs. RE INVEST CAPITAL PARTNERS, LLC, all other Unknown Tenants or Parties occupying or in possession of any part of the land to be foreclosed upon as of the date of the filing of the Notice of Filing of Lis Pendens, Unknown Tenant #1, and Unknown Tenant #2, Unknown Person in Possession #1, Unknown Person in Possession #2, and all Unknown Parties as heirs, devises, or grantees assigned as lienholders, creditors, trustees, or in any other capacity, claiming by, through, under or against the named Defendants, **Defendants** TO: The last known address of Brian

Jordan, Registered Agent for *RE IN-VEST CAPITAL PARTNERS, LLC is 3812 Coconut Drive, St. James City, Florida 33956. And whose current addresses are un-

known

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property and located at 2761 Olive Street, St. James City, Florida 33956, and more fully described as:

Lot 24, Block E, Gulfhaven, Unit L, according to the plat thereof recorded at Plat Book 9, Page 80, in the Public Records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days of the first publication of this Notice, to wit on Melville G. Brinson III, Plaintiff's attorney, whose address is Melville G. Brinson III, P.A. 8359 Stringfellow Road, Saint James City, FL 33956, Brinson@ afblaw.com, and file the original with the Clerk of this Court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. WITNESS, my hand and seal of the

court on the 11/07/2025 KEVIN C. KARNES As Clerk of the Court

(SEAL) By: N Wright-Angad As Deputy Clerk Melville G. Brinson III,

Plaintiff's attorney, Melville G. Brinson III, P.A. 8359 Stringfellow Road, Saint James City, FL 33956, Brinson@afblaw.com {00086853. DOCX} November 14, 21, 2025 25-04566L

FIRST INSERTION

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

CASE NO. 25-CA-000630 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2022-NQM7 Plaintiff, v. XAVIER NOE VILLARREAL A/K/A

XAVIER VILLARREAL, ET AL. Defendants.

TO: MELANIE DAWN VILLARREAL A/K/A MELANIE VILLARREAL, Current residence unknown, but whose last known address was 1998 BUFORD ST, ALVA, FL 33920-

TO: XAVIER NOE VILLARREAL A/K/A XAVIER VILLARREAL, Current residence unknown, but whose last known address was: 1998 BUFORD ST, ALVA, FL 33920-

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

ALL OF THE LAND NORTH OF STATE ROAD NUMBER 80, KNOWN AS PALM BEACH BLVD, IN THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUAR-TER OF SECTION 25, TOWN-SHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORI-AND

ALL OF THE LAND NORTH OF STATE ROAD NUMBER 80. KNOWN AS PALM BEACH BLVD, IN THE WEST HALF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUAR-TER OF SECTION 25, TOWN-SHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORI-

LESS AND EXCEPT A POR-TION OF THE FOLLOWING DESCRIBED PARCEL: PARCEL 111.1 THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-EAST CORNER OF SAID SEC-TION 25, THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 25, SOUTH 01° 38` 34" EAST, 580.95 FEET TO THE NORTH EXISTING RIGHT OF WAY LINE OF STATE ROAD 80 PALM BEACH BOULEVARD (PER SEC-TION 1202-108) FOR A POINT OF BEGINNING; THENCE ALONG SAID NORTH EXIST-ING RIGHT OF WAY LINE, NORTH 83° 38` 44" WEST, 122.90 FEET TO THE BEGIN-NING OF A CURVE CON-CAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAV-ING A RADIUS OF 5,654.58 FEET, A CENTRAL ANGLE OF 05° 29` 47", AN ARC LENGTH

OF 542.45 FEET, THE CHORD FOR WHICH BEARS NORTH 80° 53` 50" WEST TO THE END OF SAID CURVE; THENCE NORTH 01° 28` 53" WEST, 37.17 FEET TO THE BE-GINNING OF A CURVE CON-CAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAV-ING A RADIUS OF 5,729.58 FEET, A CENTRAL ANGLE OF $00^{\rm o}$ 58` 23", AN ARC LENGTH OF 97.31 FEET, THE CHORD FOR WHICH BEARS SOUTH $83^{\rm o}$ 09 `33 "EAST TO THE END OF SAID CURVE; THENCE SOUTH 83° 38` 44" EAST, 563.58 FEET TO SAID EAST **BOUNDARY OF SECTION 25:** THENCE ALONG SAID EAST BOUNDARY, SOUTH 01° 38 34" EAST 62.61 FEET TO THE POINT OF BEGINNING.

SAID PARCEL IS TOGETHER WITH AN ACCESS EASE-MENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES EASEMENT OVER AND ACROSS THE NORTH 30.00 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUAR-TER OF THE NORTHEAST QUARTER OF THE NORTH-EAST QUARTER AND THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTH-EAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.
has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose ad-200, St. Petersburg, FL 33716, within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 310, Ft. Myers, FL 33902, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this day of 11/06/2025

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

eXL Legal, PLLC, Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000010536

November 14, 21, 2025 25-04544L

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

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

Rarely do consumers specifically search online

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.:25-CP-003415 In Re: Estate of MARILYN McDONALD,

Deceased.The administration of the estate of Marilyn McDonald, deceased, File Number $25\mbox{-}\mbox{CP-}003415,$ 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED 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 November 14, 2025.

Personal Representative: /s/ Alexandra McDonald Alexandra McDonald c/o Karp & Langerman, P.C. 185 Plains Rd, Ste 209E

Milford, CT 06461 Attorney for Personal Representative: /s/ Michael A. Battema Michael A. Battema, Esq. Florida Bar No. 1044921 Karp & Langerman, P.C. 185 Plains Road, Ste 209E Milford, CT 06461 203-876-0606 mbattema@karp-langerman.com November 14, 21, 2025 25-04577L

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 ACTION CASE NO.: 2025-CA-000629

UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs. MITCH MANN, et al,

Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 13, 2025, and entered in Case No. 2025-CA-000629 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which United Wholesale Mortgage, LLC, is the Plaintiff and Mitch Mann; Ashley Renee Mann aka Ashley R. Mann aka Ashley Renee Shafer; Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 4th day of December, 2025, the following described property as set forth in said Final Judgment of Fore-

LOTS 22, 23 AND 24, BLOCK 5182, CAPE CORAL UNIT 83, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 41 THROUGH 54, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 2730 NW 42ND AVE CAPE CORAL FL 33993

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated in Lee County, Florida this day of 11/10/2025

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

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com IN- 24-030404 November 14, 21, 2025 25-04572L

--- ESTATE / PUBLICS ---

LEE COUNTY

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003301 IN RE: ESTATE OF

GEORGE MICHAEL RIPPARD, aka G. MICHAEL RIPPARD 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 George Michael Rippard, aka G. Michael Rippard, deceased, File Number 2025-CP-003301, by the Circuit Court for Lee County,

Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was July 12, 2025; that the total value of the estate is \$30,000.00, of which \$23,000.00 is consider exempt personal property, and that the names and addresses of those to whom it has been assigned by such Order are: Address

Helen M. Rippard 26850 South Bay Dr., #310 Bonita Springs, FL 34134 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. NOT-WITHSTANDING 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 14, 2025.

Person Giving Notice: Helen M. Rippard 26850 South Bay Dr., #310 Bonita Springs, FL 34134 Attorney for Persons Giving Notice Carol R. Sellers Florida Bar Number: 893528

3525 Bonita Beach Rd., Suite 103 Bonita Springs, FL 34134 Telephone: (239) 992-2031 Fax: (239) 992-0723

csellers@richardsonsellers.com 25-04575L November 14, 21, 2025

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

cnariottecierk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002535 **Division Judge McHugh** IN RE: ESTATE OF STANLEY BENKERT 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 STANLEY BENKERT, deceased, File Number 25-CP-002535, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, Fort Myers, FL 33901; that the decedent's date of death was November 15, 2024; that the total value of the estate is estimated \$37,000.00 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS

ELIZABETH A. DAVIS 4717 Navassa Lane Naples, Florida 34119 WILLIAM P. BENKERT 12 Frederick Place

Cedar Knolls, New Jersey 07927 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. NOT-WITHSTANDING 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 14, 2025.

Person Giving Notice: ELIZABETH A. DAVIS 4717 Navassa Lane Naples, FL 34119 Attorney for Person Giving Notice: KYLE C. BACCHUS, ESQ. Fla. Bar 1018458 Wilson & Johnson PA 2425 Tamiami Trail N., Suite 211

Naples, FL 34103 239-436-1500 Email: kcbacchus@naplesestatelaw.com

2nd: erlebin@naplesestatelaw.com 4900-6181-0026, v. 2

November 14, 21, 2025 25-04581L

FIRST INSERTION

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

FLORIDA CIVIL ACTION CASE NO.: 2025-CA-000456 NATIONSTAR MORTGAGE LLC,

Plaintiff, vs. JACKEOLYNN KATHERN DYANN ESTES AKA JACKEOLYNN ESTES,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October, 1, 2025, and entered in Case No. 2025-CA-000456 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Jackeolynn Kathern Dyann Estes aka Jackeolynn Estes, GoodLeap, LLC, are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in accor-dance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 4th day of December, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 24, BLOCK 59, UNIT 11, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 14, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A/K/A 3724 TRACY ST 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 the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

Dated in Lee County, Florida this day of 11/10/2025

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

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 IN-23-013266

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-3369 IN RE: ESTATE OF

HERMAN M. ESTRIDGE

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 Herman M. Estridge, deceased, File Number 2025-CP-3369, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902-9346; that the decedent's date of death was August 28, 2025; that the total value of the estate is \$500 and that the names and addresses of those to whom it has been assigned by such order are:

Audrey J. Smandra & Kelly R. Matchett, as Co-Trustees of the Herman M. Estridge also known as Hank M. Estridge Trust Agreement dated August 17, 1987 Asset, Share or Amount

Tangible Personal Property \$500 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. NOT-WITHSTANDING 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 14, 2025.

Persons Giving Notice: Audrey J. Smandra 3833 Woodlake Drive Bonita Springs, FL 34134 Kelly R. Matchett 2164 Amanda Mae Court Tallahassee, FL 32312

Attorney for Person Giving Notice Haylee N. Blessing Attorney Florida Bar Number: 1059314

Henderson, Franklin, Starnes & Holt, P.A.

3451 Bonita Bay Boulevard, Suite 206 Bonita Springs, Florida 34134 Telephone: 239-344-1100 E-Mail: haylee.blessing@henlaw.com Secondary E-Mail: denise.edwards@henlaw.com

November 14, 21, 2025 25-04580L

FIRST INSERTION

NOTICE TO CREDITORS

The administration of the estate of GARY W. MULLINS, deceased, whose date of death was May 22, 2025; File Number 2025-CP-001888, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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

ANGELA MULLINS Personal Representative 10510 Darrow Rd., Vermilion, OH 44089

JEFFREY M. JANEIRO, Esq. Attorney for Personal Representative Florida Bar No. 0697745 Law Office of Jeffrey M. Janeiro, P.L. 3400 Tamiami Trail N., Suite 203 Naples, FL 34103 Telephone: (239) 513-2324 janeiro@jjlawyers.com 25-04583L November 14, 21, 2025

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE

COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003068 Division Probate IN RE: ESTATE OF M. PATRICA BENEDICT a/k/a MARY PATRICIA BENEDICT

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 M. PATRICIA BENEDICT a/k/a MARY PATRICIA BENEDICT, deceased, File Number 25-CP-003068, 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 May 27, 2025; that the total value of the estate is \$22,725.00 and that the names and addresses of those to whom it has been assigned by such order are:

Address Alan L. Benedict 88 West Paces Ferry Rd. NW Atlanta, GA 30305 Douglas A. Benedict 930 County Rd. 466 #204 Lady Lake, FL 32159 Michael R. Benedict 1207 Riverside Avenue Streator, IL 61364 Janice M. Corr

12181 Lucca Street Apt. 101 Fort Myers, FL 33966 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 14, 2025.

Persons Giving Notice: Alan L. Benedict Douglas A. Benedict Michael R. Benedict Janice M. Corr

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.comSecondary E-Mail: twarnock@warnocklawgroup.com November 14, 21, 2025 25-04584L

FIRST INSERTION

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

File No. 25-CP-003438 Division: Probate IN RE: ESTATE OF VIRGINIA SPARKS BARNARD. a/k/a VIRGINIA S. BARNARD,

Deceased. The administration of the estate of Virginia Sparks Barnard, a/k/a Virginia S. Barnard, deceased, whose date of death was October 2, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 14, 2025.

Personal Representative: Lancelot A. Barnard 1655 Folkstone Rd. Tallahassee, FL 32312 Attorney for Personal Representative: Joe C. Cuffel Attorney for Personal Representative

Florida Bar Number: 1019964 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 E-Mail: joec@trustska.com

The default giving rise to these proceed-

ings is the failure of the Obligors (See

Exhibit A - Obligor) to pay condomin-

25-04582L

November 14, 21, 2025

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

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: E Three Property
Management, LLC, A Florida Limite, 23405 OLDE MEAD-OWBROOK CIR, Bonita Springs, FL 34134 and Deborah L. Esayian Trustee, or her Successors in Interest, of the Deborah L. Esayian Revocable Living Trust dated August 27, 2013, 23405 Olde Meadow-brook Circle, Bonita Springs, FL 34134; WEEK: 20; UNIT: 5150L; TYPE: Annual; TOTAL: \$3,290.83; PER DIEM: \$1.15; NOTICE DATE: November 7,

ium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Michael E. Carleton, Esq.

Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613

November 14, 21, 2025 25-04578L

File Numbers: 25-014880 November 14, 21, 2025 25-04573L

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-002960 IN RE: THE ESTATE OF VICTOR PETER TOMLAN.

Deceased.
The administration of the Estate of VICTOR PETER TOMLAN, deceased, whose date of death was April 30, 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 WITH-IN 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 November 14, 2025.

Personal Representative: Theresa Hills-Childress

Attorney for Personal Representative: Jack Pankow, Esquire 5230-2 Clayton Court Fort Myers, FL 33907 Telephone: 239-334-4774 FL. Bar # 164247 November 14, 21, 2025 25-04592L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA.

CIVIL DIVISION CASE NO. 24-CA-004867 J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, vs.

JORGE RIVERA; MARIA RIVERA; Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Consent Summary Final Judgment of Foreclosure dated October 27 2025, and entered in Case No. 24-CA-004867 of the Circuit Court in and for Lee County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP. is Plaintiff and JORGE RIVERA and MARIA RIVERA, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose. com, at 9:00 a.m., on January 29, 2026, the following described property as set forth in said Order or Final Judgment

THE WEST 80 FEET OF LOT 7, BLOCK 9, UNIT 2, SECTION LEELAND HEIGHTS, 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 9, PAGE 125, PUBLIC RECORDS OF LEE COUNTY,

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE NOTICE. OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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 11/12/2025

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 1463-202163 / VMR November 14, 21, 2025 25-04588L

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003391 IN RE: ESTATE OF JOYCE ANN EAGLE

Deceased.The administration of the estate of Joyce Ann Eagle, deceased, whose date of death was April 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attornev 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 14, 2025.

Personal Representative: Melissa Ann Eagle 13 Pebble Beach Court Fairfield, Ohio 45014

Attorney for Personal Representative: /s/ Thomas F. LaTorre Thomas F. LaTorre, Esq. Attorney for Personal Representative Florida Bar Number: 1044329 SAFE HARBOR LAW FIRM 27821 S. Tamiami Trail, Suite 2 Bonita Springs, Florida 34134 Telephone: (239) 317-3116 E-Mail: tom@safeharborlawfirm.com November 14, 21, 2025 25-04591L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003471 **Division Probate** IN RE: ESTATE OF CECILIA CLAIR COLESANTI,

Deceased. The administration of the estate of Cecilia Clair Colesanti, deceased, whose date of death was March 15, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

The date of first publication of this notice is November 14, 2025.

Personal Representative: Nicholas James Colesanti 13788 River Forest Drive Fort Myers, FL 33905 Attorney for Personal Representative: Mary Vlasak Snell

Florida Bar Number: 516988 Pavese Law Firm 1833 Hendry Street Fort Myers, FL 33902 Telephone: (239) 334-2195 Fax: (239) 332-2243 E-Mail: mvs@paveselaw.com Secondary E-Mail: lja@paveselaw.com November 14, 21, 2025 25-04590L

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-3404 **Division: Probate** IN RE: ESTATE OF FRANCIS H. BOUDREAULT,

Deceased. The administration of the Estate of Francis H. Boudreault, deceased, whose date of death was June 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 - 732.228 applies, or may ap ply, 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 14, 2025. Personal Representative: Jody Ann Boudreault 5607 Ontario Circle

Bethesda, MD 20816 Attorney for Personal Representative: Kevin A. Kyle Attorney for Personal Representative Florida Bar Number: 980595 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevink@trustska.com 4923-0640-8048, v. 1 25-04586L November 14, 21, 2025

File No. 25-CP-003446

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3423 **Division: Probate** IN RE: ESTATE OF PETER W. WILLIAMS

Deceased. The administration of the estate of Peter W. Williams, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 14, 2025.

Personal Representative: Peter Whitridge Williams, Jr. 3400 SW 27th Ave., Apt. 1005 Miami, Florida 33133

Attorney for Personal Representative: Hayley E. Donaldson, Attorney Florida Bar Number: 1002236 Sheppard Law Firm 9100 College Pointe Court Fort Myers, FL 33919 Telephone: (239) 334-1141 Fax: (239) 334-3965 E-Mail: donaldson@sbshlawfirm.com Secondary E-Mail: tcorsini@sbshlawfirm.com25-04585L November 14, 21, 2025

SUBSEQUENT INSERTIONS

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

SECOND INSERTION

Notice of Self Storage Sale Please take notice Prime Storage North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www. selfstorageauction.com on 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 con-

SECOND INSERTION

ditions apply. See manager for details.

25-04434L

November 7, 14, 2025

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-

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 DECEM-BER, 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 25-04493L November 7, 14, 2025

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL $\boldsymbol{SUPPORT})$

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO: 25-DR-007590

IN RE: The Marriage of Bianca Susanne Ingraham Petitioner

Lionell Carl Ingraham Respondent

TO: Lionell Carl Ingraham 7115 High Hopes Road, Panama City, Florida 32409

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 Bianca Susanne Ingraham whose address is 7204 Taunton Lane, Panama City, Florida 32409 on or before December 1, 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 re-

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 Familv Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's

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, includ-

ing dismissal or striking of pleadings. Dated: 10/20/2025 Kevin C. Karnes

CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman Deputy Clerk

Oct. 31; Nov. 7, 14, 21, 2025 25-04428L

FIRST INSERTION

Attorney

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY,

FLORIDA PROBATE DIVISION Case No. 25-CP-3134 IN RE: ESTATE OF JANICE G. RODENFELS, 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 Janice G. Rodenfels, deceased, Case Number 25-CP-3134, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street. Fort Myers, Florida 33901; that the decedent's date of death was May 30, 2025; that the total value of the estate including exempt property and homestead property, is \$497,699.00, and that the names and addresses of those to whom it has been assigned by such

NAME ADDRESS Rodenfels Family Trust dated October 19, 2016, c/o David R. and Benjamin L. Rodenfels, co-Trustees. 70 Altadena Drive.

Pittsburgh, Pennsylvania 15228 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE PERSONAL REPRESENTA-TIVE 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 PROP-ERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COM-MUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS 732.216-732.228 APPLIES, OR MAY APPLY LINLESS A WRITTEN DE-MAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S 732.2211.

The date of first publication of this Notice is November 14, 2025.

Persons Giving Notice: David R. Rodenfels 70 Altadena Drive Pittsburgh, Pennsylvania 15228 Benjamin L. Rodenfels 3508 16th Street Court E. Sarasota, Florida 34208

Attorney for Persons Giving Notice: Britton G. Swank, Esq. Attorney for Co-Petitioners Florida Bar Number: 0651591 Britton G. Swank, P.A. $10175~{\rm Six}$ Mile Cypress Parkway, Ste. 4 Fort Myers, Florida 33966 Telephone: (239) 208-3040 Fax: (239) 288-5570 E-Mail: ptg@swankelderlaw.com Second E-Mail: service@swankelderlaw.com November 14, 21, 2025 25-04576L

NOTICE TO CREDITORS LEE COUNTY, FLORIDA PROBATE DIVISION

Division: Probate IN RE: ESTATE OF JOHN FRANCIS PETELINSEK, a/k/a JOHN F. PETELINSEK, Deceased. The administration of the estate of John Francis Petelinsek, a/k/a John F. Petelinsek, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal

> 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.

representative's attorney are set forth

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

The 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

FIRST INSERTION

must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES TION 733.702 WILL BE FOREVER

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 14, 2025.

Personal Representative: Pamela Petelinsek 7718 Calistoble Loop Fort Myers, FL 33907

Attorney for Personal Representative: Lowell S. Schoenfeld Attorney for Personal Representative Florida Bar Number: 980099 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: lowells@trustska.com Sec. E-Mail: bethm@trustska.com November 14, 21, 2025 25-04589L

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notic We offer an online payment portal for easy credit card payment
Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386** or email legal@businessobserverfl.com

LEE COUNTY

SECOND INSERTION

NOTICE OF PUBLIC SALE at

The Lock Up Self Storage 5500 Timmers Lane Lehigh Acres Fl 33971 Will sell the contents of the following

units to satisfy a lien to the highest bidder on 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-Preschool 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, sew-

ing machine Unit 3131-Tramisha Mcgee-Totes, shelving, holiday décor November 7, 14, 2025 25-0449 25-04492L

THIRD 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,

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 re-

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

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, 2025

25-04409L

SECOND INSERTION

THE LOCK UP SELFSTORAGE

will sell the contents of the following units to satisfy a lien to the highest bidder on November 25 2025 by 11:00AM

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

25-04435L

SECOND INSERTION

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. Trev Link unit #102: James Potter unit #335; Sondra Coletta unit #529. This sale may be withdrawn at any time without notice. Certain terms and con-

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

IN AND FOR LEE COUNTY,

CASE NO: 25-DR-007524 IN RE: The Marriage of **Editha Karen Haldos Gonzales** Petitioner

Jason Jeshua Fernandes Ellington Respondent

10408 Fly Fishing Street, Riverview,

YOU ARE NOTIFIED that an ac-

ed 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 re-

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

Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ-

Deputy Clerk

November 7, 14, 21, 28, 2025

FOURTH 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

Defendant, TO: SHIRLEY A. POPIELARZ, deceased and all others claiming by, through and under SHIRLEY A. POP-IELARZ, deceased, RAYMOND J. POPIELARZ, deceased and all others

DINAPOLI, deceased, and BRENDA

CIESIELSKI.

claiming by, through and under RAY-MOND J. POPIELARZ, deceased and CHERYL DINAPOLI, deceased and all others claiming by, through and under CHERYL DINAPOLI, deceased, YOU ARE NOTIFIED that an action

property in Lee County, Florida: Lot 7 and 8, Block 2075, Cape Coral Unit 31, according to the

to quiet the title on the following real

NOTICE OF PUBLIC SALE:

22776 S.Tamiami Trail Estero, FL 33928

November 7, 14, 2025

Notice of Self Storage Sale

ditions apply. See manager for details. November 7, 14, 2025

SECOND INSERTION

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT,

FLORIDA

TO: Jason Jeshua Fernandes Ellington Florida 33569

tion 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 demand-

WARNING: Rule 12.285, Florida ing dismissal or striking of pleadings. Dated: 10/16/2025

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

25-04503L

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

FOURTH INSERTION

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS [EXPANSION PARCEL]

Notice is hereby given that the Saltleaf Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Friday, November 21, 2025, at 3:00 p.m. at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on the Expansion Parcel, which was added to the District pursuant to an Ordinance adopted by the Board of County Commissioners of Lee County, Florida. The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments.

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

Any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010, at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

District Manager

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

SECOND 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 Coun-

ty, Florida 33912; be sold for cash to

satisfy storage fees in accordance with

1980 ELDO MOBILE HOME,

VIN: 05543A, TITLE NO.: 0016956095, and VIN: 05543B,

and all other personal property

SECOND INSERTION

NOTICE OF PUBLIC SALE

 $\begin{array}{c} \text{at} \\ \text{The Lock Up Self Storage} \end{array}$

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

Items: Grills, outdoor fur-

niture, 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

25-04462L

November 7, 14, 2025

Unit 122- John Shields

25-04446L

Florida Statutes, Section 715.109:

TITLE NO.: 0016956147

2 North Tamiami Trail, Suite 500

located therein

Lutz, Bobo & Telfair, P.A.

Sarasota, Florida 34236

November 7, 14, 2025

PREPARED BY:

J. Matthew Bobo

(PO#3326-3160)

October 24, 31; November 7, 14, 2025 25-04343L

SECOND 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.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORÂGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534 Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

1012 - Gomez, Robert; 1043 - Hernandez, Gabrielle; 1061 - DOWNER, DESIREE; 1100 - Harmon, Steve; 1213 - Valentin, Karline; 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, Claudaisha; 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.storagetreasures.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.

25-04432L November 7, 14, 2025

SECOND 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.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORÂGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211 Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

0003 - Orellana, Eduardo; 0031 - Jeskey, Paul; 0041 - Washington, Susana; 0080 - Winstorm Shutters Hicks, Colin; 0096 - Davidson, Chuck; 0143 - Frais, 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.storagetreasures.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

Sale to be held at www.storagetreasures.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.storagetreasures.com.

Al41 - jekic, Melissa; A242 - Killingsworth, Tamieka; 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.storagetreasures.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.storagetreasures.com. B026 - Vandyke, Brett; C039 - Berrios-Ordonez, 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.storagetreasures.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

Sale to be held at www.storagetreasures.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.

25-04431L November 7, 14, 2025

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: 19-021753 Year of Issuance 2019 Description 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 according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04173L

FOURTH 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.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04229L

SECOND INSERTION

NOTICE OF UNCLAIMED **GUARDIANSHIP FUNDS** DEPOSITED IN COURT

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

GUARDIANSHIP ACTION 20-GA-000065

IN RE: The Guardianship of Neal Werner Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed

case remain on deposit in the registry Guardianship of: IN RE: The Guardianship of Neal Werner, Person Subject

guardianship funds from the following

to Guardianship Case number 20-GA-000065, \$7812.04 (less the cost of publication); Patrick C Weber, PA, as Guardian, deposited these funds per order entered on 09/24/2025, on behalf of Neal Wer-

The Clerk of the Circuit Court shall deposit these funds with the State Treasurer no less than six months after the posting or the first publication of this notice, after deducting fees and any costs of publication. Within 10 years from the date of such deposit with the State Treasurer, any person, firm, corporation, or other legal entity entitled to such funds may obtain same by order of court and compliance with other applicable provisions of section 744.534, Florida Statutes, All funds deposited with the State Treasurer not claimed within 10 years from the date of deposit shall escheat to the State for the benefit of the State School Fund.

Dated: October 13, 2025

KEVIN C. KARNES, CLERK OF CIRCUIT COURT, Lee County 1700 Monroe St. Ft. Myers, FL 33901 By: s/ Karen Dix Deputy Clerk 25-04112L

Oct. 17: Nov. 14, 2025

--- PUBLIC SALES ---

SECOND 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:

Table of Assessments Per Unit Type

DEVELOPED PROPERTY ERU ASSIGNMENT, DEBT AND MADS ALLOCATION										
PRODUCT	UNIT	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'	523	1.00	528 00	73.23%	\$32,632,011	\$2,629,696	\$61,803	\$4,980		
TOTAL	797		721.00	100%	44,560,000	3,590,930				

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 AS-SESSMENTS 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

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

- 1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- 2. The Debt Assessments shall be levied to defray all of the costs of the Project.
- 3. 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.

 4. The general locations of the Project are as shown on the plans and specifications referred to above.
- 5. 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"). 6. 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.

 7. 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: a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment
 - Report. b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- 8. 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
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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 sments 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 ---

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 20th JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO: 2024-CC-009542

HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation. Plaintiff, vs.
BORIS BURRAGE; UNKNOWN

RIVER HALL COUNTRY CLUB

SPOUSE OF BORIS BURRAGE; AND UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment en-

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 Instru-

ment Number 2006000409514,

of the Public Records of Lee

tered in this cause, in the County Court

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

PUBLISH YOUR **LEGAL NOTICE** Email legal@businessobserverfl.com

NOTICE OF ACTION AS TO COUNT(S) HI AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO Defendants. 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 Mo Namara, deceased, et al.

To: ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES, ADMINIS-TRATORS OR AS OTHER CLAIM-ANTS, 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 PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES, ADMINIS-TRATORS OR AS OTHER CLAIM-ANTS, BY, THROUGH, UNDER OR AGAINST JOHNNY LEE HERRING,

DECEASED AND KIMANI HER-RING, AS POTENTIAL HEIR TO JOHNNY LEE HERRING, and all parties having or claiming to have any right, title or interest in the property

SECOND INSERTION

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

Contract No.: 09-3630

"Declaration").

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-

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,

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

--- PUBLIC SALES ---

LEE COUNTY

SECOND 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, $and\ enforcement\ of\ proposed\ non-ad\ valorem\ special\ assessments\ (\textbf{``Pebt Assessments''})\ that\ will\ secure\ the\ District's\ proposed\ non-ad\ valorem\ special\ assessments\ (\textbf{``Pebt Assessments''})\ that\ will\ secure\ the\ District's\ proposed\ non-ad\ valorem\ special\ assessments\ (\textbf{``Pebt Assessments''})\ that\ will\ secure\ the\ District's\ proposed\ non-ad\ valorem\ special\ assessments\ (\textbf{``Pebt Assessments''})\ that\ will\ secure\ the\ District's\ proposed\ non-ad\ valorem\ special\ non-ad\ non-ad\ valorem\ special\ non-ad\ non$ 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 $to\; each\; parcel.\; The\; District\; expects\; to\; collect\; sufficient\; revenues\; to\; retire\; no\; more\; than\; \$41,815,000\; principal\; in\; debt,\; excluding\; the property of the$ interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Table of Assessments Per Unit Type

				ONEYBROO		ntor				
	P.O.				PMENT DIST	S ALLOCATIO				
	BUI	NDS PAR A	MAD DEP	I SERVICE	ASSESSMEN I	S ALLOCATIO	JN			
DEVELOPED PROPERTY ERU ASSIGNMENT, DEBT AND MADS ALLOCATION										
PRODUCT	UNIT	ERU PER UNIT	TOTAL ERUs	% OF ERUs	PRODUCT TYPE		PER UNIT			
					TOTAL PRINCIPAL	TOTAL MADS (3)	TOTAL PRINCIPAL	TOTAL MADS (2)		
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				
Allocation of total bond p	orincinal & asse	ssments based	on equivalent	residential units	Individual lot princin	al and interest assess	ments calculated on a	ner unit basis		

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 the following the followin1-800-955-8770 (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 DEVELOP-MENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS: INDICATING THE LOCATION, NA-TURE 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; PROVID-ING 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

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

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

- 1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- 2. The Debt Assessments shall be levied to defray all of the costs of the Project.
- 3. 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.
 - 4. The general locations of the Project are as shown on the plans and specifications referred to above
- as the "Estimated Cost").
- 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.
- 7. 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:

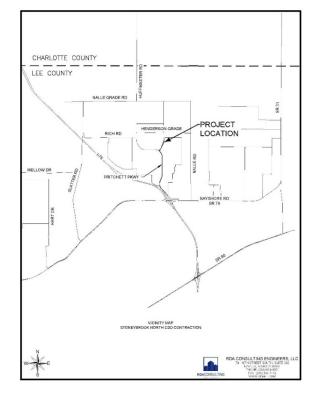
 a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment
- b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.

 8. 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
- 9. 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.

 10. 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.
- 11. 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.
- 12. 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.

/s/ Audette Bruce Printed Name: Audette Bruce 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 ---

SECOND 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 PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES, ADMINIS-TRATORS OR AS OTHER CLAIM-ANTS, BY, THROUGH, UNDER OR AGAINST LAWRENCE PAUL MC NAMARA, DECEASED 4 CALLAGHAN BLVD

MALTA, NY 12020 UNITED STATES OF AMERICA ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES, ADMINIS-

TRATORS OR AS OTHER CLAIM-ANTS, 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 PAR-

TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES, ADMINIS-TRATORS OR AS OTHER CLAIM-ANTS, BY, THROUGH, UNDER OR AGAINST LAWRENCE PAUL MC NAMARA, DECEASED, ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE. HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRE-SENTATIVES, 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 Com-

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,

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

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:

Tax Deed #:2025001612

Certificate Number: 23-16986 Year of Issuance 2023 Description of Property EAST HALF OF LOT 1, BLOCK 26, UNIT 7, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 37, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-44-27-07-00026.001B Names in which assessed:

--- TAX DEEDS ---FOURTH INSERTION

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

SHANI M VICKERMAN 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04232L

--- ESTATE ---

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 Fmail address: Joshua.Fink@finkandfink.com November 7, 14, 2025 25-04445L

SECOND 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 REFORE 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

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: jhendrickx@crewlawfl.com DOMINICO PALMA, ESQ. Florida Bar No. 1030514 E-mail: dpalma@crewlawfl.com Secondary Email: jhendrickx@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

SECOND 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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: 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

SECOND 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 Address 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. NOT-WITHSTANDING 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

twarnock@warnocklawgroup.com

25-04454L

Secondary E-Mail:

November 7, 14, 2025

SECOND 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 AU-GUST 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 attornev 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: November 7, 2025. Signed on this 5th day of August

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

25-04453L

November 7, 14, 2025

SECOND 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 PUBLICA-TION 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, pllc 1314 Cape Coral Pkwy E. Ste. 320 Cape Coral, FL 33904 Telephone: (239) 772-1993 Email: wmathieu@sklawyers.net Florida Bar No. 116222 25-04468L November 7, 14, 2025

SECOND INSERTION

LEE COUNTY

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 REFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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@atcauselaw.com Secondary E-Mail: ashley.cribbis@atcauselaw.com November 7, 14, 2025 25-04486L SECOND 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 WITH-IN 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 Coxsackie, 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

SECOND 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 ES-THER 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 WITH-IN 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

SECOND 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 es and address representatives and the personal repre-

sentatives' 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 WITH-IN 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 speci-fied under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is 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: maxill 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

SECOND 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 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER

BARRED.

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

The date of first publication of this notice is 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 ---

LEE COUNTY

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-003335 IN RE: ESTATE OF

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.

NANCY LEE DE VOS,

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

court filings@cape coral attorney.comNovember 7, 14, 2025 25-04484L

NOTICE TO CREDITORS

 $\begin{array}{c} \textbf{(Summary Administration)} \\ \textbf{IN THE CIRCUIT COURT FOR LEE} \end{array}$

COUNTY, FLORIDA

PROBATE DIVISION

File No.: 25-CP-3377

Division: Probate

IN RE: ESTATE OF

CAROLYN D. SHEPARD,

Deceased.TO ALL PERSONS HAVING CLAIMS

ABOVE ESTATE:

DEMANDS AGAINST THE

You are hereby notified that an Or-

der of Summary Administration has

been entered in the Estate of Carolyn

25-CP-3377, by the Circuit Court for

Lee County, Florida, Probate Division,

the address of which is P.O. Box 9346,

Fort Myers, FL 33902-9346; that the

Decedent's date of death was May 20,

2025: that the total value of the Estate

is \$500.00; and that the name and ad-

dress of those to whom it has been as-

Richard J. Shepard, as Trustee of the

Carolyn D. Shepard Revocable Trust,

2825 Palm Beach Blvd., Apt. 509

ALL INTERESTED PERSONS ARE

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

signed by such Order are:

Address

dated September 5, 2023

Fort Myers, FL 33916

NOTIFIED THAT:

Shepard, deceased, File Number

SECOND 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

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 PUBLICA-TION OF THIS NOTICE OR thirty (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

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

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

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 732.2211of 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

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

ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE

DECEDENT'S DATE OF DEATH IS

duty to discover whether any property

held at the time of the Decedent's death

by the Decedent or the Decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act as

described in Sections 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by

a creditor as specified under Section

Person Giving Notice:

Richard J. Shepard

2825 Palm Beach Blvd., Apt. 509

Fort Myers, FL 33916

Attorney for Person Giving Notice:

1380 Royal Palm Square Boulevard

Florida Bar Number: 980595

SCHOENFELD KYLE &

Fort Myers, Florida 33919

Telephone: (239) 936-7200

E-Mail: kevink@trustska.com

ASSOCIATES LLP

Fax: (239) 936-7997

4921-7445-4129, v. 1

November 7, 14, 2025

The date of first publication of this

732,2211. Florida Statutes.

Notice is November 7, 2025.

Kevin A. Kyle

The Personal Representative has no

NOTWITHSTANDING

SECOND INSERTION

BARRED.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003151 IN RE: ESTATE OF BRITTANY KRISTIN SCHMIDT

Deceased. The administration of the estate of Brittany Kristin Schmidt, deceased, whose date of death was June 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King, Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this

notice is November 7, 2025.

Personal Representative: **Tanner Patrick Schmidt**

12514 Stone Tower Loop Fort Myers, Florida 33913 Attorney for Personal Representative: /s/ Thomas F. LaTorre Thomas F. LaTorre, Esq. Florida Bar Number: 1044329 SAFE HARBOR LAW FIRM 27821 S. Tamiami Trail, Suite 2 Bonita Springs, Florida 34134 Telephone: (239) 317-3116 E-Mail: tom@safeharborlawfirm.com

November 7, 14, 2025

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-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 northwest 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 to beginning.

ID: west for 85.06 feet to the point of

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 - 04504 L

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR LEE

COUNTY FLORIDA PROBATÉ 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 Divi 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

THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING OTHER APPLICABLE TIME PE-RIOD, 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 2 216 - 732 228 applies or ply, 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 62675Lisa 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 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-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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION OF THIS NOTICE IS November

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIR-CUIT 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is 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.gjoni@henlaw.com lynn.ramirez@henlaw.com November 7, 14, 2025 25-04479L

SECOND INSERTION

NOTICE TO CREDITORS (Formal Administration) 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

DEMANDS AGAINST 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 §

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

THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

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

/s/ Gloria A. Lee GLORIA A. LEE,

As Personal Representative Attorney and Personal Representative Giving Notice: /s/ Steven E. Gurian STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279

 $\hbox{E-mail: SG} @ \hbox{EasyEstateProbate.com} \\$ Florida Bar No. 101511 November 7, 14, 2025 25-04444L

· We offer an online payment portal for easy credit card payment

25-04478L

PUBLISH YOUR LEGAL NOTICE

- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

or email legal@businessobserverfl.com

SECOND INSERTION

CLERK'S NOTICE OF SALE

UNDER F.S. CHAPTER 45

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT,

IN AND FOR LEE COUNTY,

FLORIDA

Case No. 25-CA-002367

Honorable Judge: Cohen, Kyle Scott

PLANET HOME LENDING, LLC

ROBERT AYALA-ANDERSON; COLONIAL OAKS COMMUNITY

ASSOCIATION, INC.; UNKNOWN

UNKNOWN TENANT OCCUPANT

Defendants,
NOTICE IS GIVEN that, in accordance

with the Final Judgment of Foreclosure

dated Octoer 29 2025 in the above-

styled cause, I Kevin Karnes, Clerk of

the Circuit Court of Lee County, will sell

to the highest and best bidder for cash

online at www.lee.realforeclose.com at

9:00 A.M. on February 26, 2026 the

OAKS, A SUBDIVISION ACCORDING TO THE PLAT
THEREOF RECORDED IN

PLAT BOOK 71, PAGE 60, OF THE PUBLIC RECORDS OF

PARCEL ID: 34-46-25-E3-

COMMONLY KNOWN AS:

9894 Colonial Walk N., Estero,

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS

Kevin Karnes, Clerk of Circuit Court

Deputy Clerk of Court MATTHEW T. WASINGER, ESQ.

WASINGER LAW OFFICE, PLLC

605 E. ROBINSON ST. SUITE 730

(SEAL) By: N Wright-Angad

25-04457L

LEE COUNTY, FLORIDA.

09003.0120

FL 33928.

UNCLAIMED.

Dated this 10/31/2025.

ORLANDO, FL 32801

Fla. Bar No.: 0057873

Attorney for Plaintiff

November 7, 14, 2025

/s/ Matthew T. Wasinger

Matthew T. Wasinger, Esquire

mattw@wasingerlawoffice.com

following described property: LOT 12, BLOCK 3, COLONIAL

PAUL AYALA-ANDERSON;

TENANT OCCUPANT #1:

Plaintiff, vs.

SECOND 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 and the personal representatives' attorney are set

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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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

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-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 LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. 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 WITH-IN 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 STAT-

UTES, 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.comcourtfilings@lindegould.com Attorney for the Personal Representative November 7, 14, 2025 25-04488L

SECOND 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 attornev 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 PURITCATION 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

BARRED.

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

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

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.comSecondary E-Mail:

twarnock@warnocklawgroup.com

25-04485L

November 7, 14, 2025

Clerk of Court, Lee County (SEAL) By: N Wright-Angad Deputy Clerk of Court November 7, 14, 2025 25-04443L

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION FLORIDA

LEE COUNTY

File No. 25-CP-002959 IN RE: ESTATE OF RONALD LEWIS LEE, Deceased.

SECOND INSERTION

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

Personal Representative: Dillana Randant

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

SECOND INSERTION SECOND INSERTION

Plaintiff v

Defendants

ment to-wit

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, DARREL YOUNG et al., Defendants.

NOTICE OF SALE IS HEREBY GIV-EN 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 COMMU-NITY 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, ACCORD-ING TO THE PLAT THERE-OF 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

SECOND INSERTION

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

ER 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. 732.2211.

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@nath and ougherty law.comNovember 7, 14, 2025 25-04494L

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,

BEVERLY LONDONO, UNITED

NOTICE IS HEREBY GIVEN that,

pursuant to a Final Summary Judg-

ment 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 Judg-

That certain condominium par-

cel composed of Family Unit 217

and the undivided shares in the

common elements appurtenant

thereto, in accordance with and

subject to the covenants, condi-

tions, restrictions, terms and

other provisions of the DECLA-

RATION OF CONDOMINUM

OF SEVEN LAKES BUILDING

NO. 7, a condominium, with the

schedules annexed thereto, as re-

corded in Official Records Book

929, Pages 238 through 276, as

subsequently amended, all in the

Public Records of Lee County,

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

Kevin C. Karnes

(SEAL) By: N Wright-Angad

Clerk of Court

Deputy Clerk

25-04456L

Dated day of 10/31/2025,

days after the sale.

November 7, 14, 2025

STATES OF AMERICA, et al.,

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

SECOND INSERTION

CASE NO.: 25-CA-5441 IN RE: FORFEITURE OF 2018 DODGE RAM 1500

VIN # 1C6RR7JT3JS118135 TO ALL PERSONS OR ENTITIES

HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PE-TITIONER CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the \$13,150.00 U.S. Currency be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHER-IFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described 2018 DODGE RAM 1500; VIN # 1C6RR7JT3JS118135.

You are required to file a copy of your written defenses, if any, to said forfeiture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Department, Legal Division, 14750 Six Mile Cypress Park way, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated this 3rd day of November, 2025.

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

Sarah M. Goodman, Esquire LEE COUNTY SHERIFF'S OFFICE LEGAL DIVISION 14750 Six Mile Cypress Parkway Fort Myers, Florida 33912 (239) 477-1481 E-mail: SGoodman@SheriffLeeFL.org Secondary: E.Service@SheriffLeeFL.org By: Sarah M. Goodman Sarah M. Goodman Florida Bar No.: 1058980 November 7, 14, 2025 25-04475L

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-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 WILDWOOD AD-DITION 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

SECOND 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-007648 NATIONSTAR MORTGAGE LLC

Plaintiff vs. CASSIE M. HALL; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF CASSIE M. HALL; VICTORIA ARMS CONDOMINIUM ASSOCIATION INC.; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN

Defendants Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Lee County, Florida will sell the following property situated in Lee

TENANT AND TENANT IV/ UNKNOWN TENANT, in possession

of the subject real property,

County, Florida described as: UNIT NO. 106 OF VICTORIA ARMS, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1759, PAGE 3304, AND ALL EXHIBITS AND AMEND-MENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 815 Victoria Dr, #106 Cape Coral, FL 33904 at public sale, to the highest and best bidder for cash, at www.lee.real foreclose.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 before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. Dated: 10/31/2025

KEVIN C. KARNES. Clerk of the Court (SEAL) By: N Wright-Angad

Deputy Clerk Law Office of Gary Gassel, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 / (941) 365-0907 (Fax) pleadings@gassellaw.com November 7, 14, 2025 25-04460L

--- ACTIONS / SALES / ESTATE ---

SECOND 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

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

Dated this day of 10/31/2025Kevin 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@EXLLEGAL.COM 1000010272

November 7, 14, 2025 25-04474L

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: 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@heidiwebb.com November 7, 14, 2025 25-04500L

SECOND INSERTION

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

CASE NO.: 25-CA-005004 GROUNDFLOOR 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 THEREOE AS PECOPDED IN 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 WITH-IN 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 AL-DRIDGE 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, 2025 25-04442L

SECOND 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. NOT-WITHSTANDING 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 eviana.martin@martinlawfirm.com

SECOND 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 Re cord 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 Begin-

ning. 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

25-04481L November 7, 14, 2025

SECOND 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

428 NW THE DR TOPEKA, KS 66606 1369 and

2550 STATE HIGHWAY 248 APT 511 BRANSON, MO 65616 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, 2025

25-04452L

SECOND INSERTION

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

CASE NO.: 25-CA-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 fol-

lowing described property: LOTS 2 AND 3, BLOCK 61, UNIT 5, SECTION 25, TOWN-SHIP 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

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,

JEROD GENE KESSLER; SARAH

B. KESSLER: HENDRY CREEK

INC. F/K/A HENDRY CREEK

INC. F/K/A HENDRY CREEK

HOMEOWNER'S ASSOCIATION.

NATIONAL BANK, A NATIONAL

SUCCESSOR BY MERGER TO TCF

NOTICE IS HEREBY GIVEN pursu-

ant to Final Judgment of Mortgage

Foreclosure dated the 12th day of Au-

gust 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 LAKEV-

IEW LOAN SERVICING, LLC, is the

Plaintiff and JEROD GENE KES-

SLER; SARAH B. KESSLER; HEN-

DRY CREEK HOMEOWNERS AS-

SOCIATION, INC. F/K/A HENDRY

CREEK WATERFRONT PROPERTY

OWNERS ASSOCIATION INC. F/K/A

HENDRY CREEK HOMEOWNER'S

ASSOCIATION, INC: THE HUN-

TINGTON NATIONAL BANK, A NA-

TIONAL BANKING ASSOCIATION,

SUCCESSOR BY MERGER TO TCF

BANK, A NATIONAL BANKING AS-

BANK, A NATIONAL BANKING

ASSOCIATION: UNKNOWN

TENANT #2,

Defendants.

TENANT #1 AND UNKNOWN

WATERFRONT PROPERTY

OWNERS ASSOCIATION

INC: THE HUNTINGTON

BANKING ASSOCIATION.

HOMEOWNERS ASSOCIATION.

LLC,

Plaintiff, vs.

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 com-

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

SECOND INSERTION

to wit:

33908

Submitted by:

November 7, 14, 2025 25-04461L

SOCIATION: UNKNOWN TENANT

#1 AND UNKNOWN TENANT #2, are

defendants. Kevin C. Karnes, the Clerk

of this Court shall sell to the highest

and best bidder for cash electronically

at www.lee.realforeclose.com in accor-

dance with Chapter 45, Florida Statutes

at, 9:00 AM on the 18th day of Decem-

ber 2025, the following described prop

erty as set forth in said Final Judgment,

LOT 45, BLOCK A, HENDRY

CREEK, ACCORDING TO THE MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK

32, PAGE(S) 30 THROUGH 32,

OF THE PUBLIC RECORDS

Property Address: 7232 HEAV-

EN LN, FORT MYERS, FL

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE

DATE OF THE LIS PENDENS MUST

FILE A CLAIM WITH THE CLERK

BEFORE THE CLERK REPORTS

KEVIN C. KARNES

Deputy Clerk

25-04440L

Clerk of the Circuit Court

(SEAL) By: N Wright-Angad

THE SURPLUS AS UNCLAIMED.

Dated this day of 10/30/2025

DELUCA LAW GROUP PLLC.

2101 NE 26TH STREET

FAX: (954) 200-8649

R. JUD. ADMIN 2.516

November 7, 14, 2025

24-06344-1

ATTORNEY FOR THE PLAINTIFF

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

FORT LAUDERDALE, FL 33305

TELEPHONE: (954) 368-1311 |

Service@delucalawgroup.com

OF LEE COUNTY, FLORIDA

SECOND 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,

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

25-04473L

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.comfbenoit@stevenslegalgroup.com November 7, 14, 2025 25-0-

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-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 SER-VICES LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDNA C. MAZUR A/K/A EDNA MAZUR, DECEASED; UNIT-ED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVEL-OPMENT; TERRY TREPANIER; MI-CHAEL MAZUR; DEBORAH FUN-STON; DEBORAH FUNSTON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDNA C. MAZUR A/K/A EDNA MAZUR, DECEASED are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on December 04, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 28 AND 29, BLOCK 809, UNIT 22, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 1403 SE 8TH PLACE, CAPE CORAL, FL

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

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 24-229208 - MaM

25-04458L November 7, 14, 2025

November 7, 14, 2025 25-04498L

LEE COUNTY

SECOND INSERTION

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

CASE NO.: 24-CA-006440 ${\bf SERVBANK, SB,}$ 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 ES-TATES, 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

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

SECOND INSERTION

NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDCIAL 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

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

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, ES-QUIRE, 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-

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

sough 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,

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

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-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 Di-vision, the address of which is 1700 Monroe St., Fort Myers, FL 33901. The names and addresses of the personal representatives and the personal repre-

sentatives' 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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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,

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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this

notice is 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.comcourtfilings@lindegould.com Attorney for the Personal Representatives November 7, 14, 2025 25-04499L

SECOND INSERTION

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

CASE NO.: 25-CA-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 fol-

lowing 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 RECORD-ED 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

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

SECOND 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 and UNKNOWN TENANT(S)/ OCCUPANT(S), Defendants.

TO: UNKNOWN SPOUSE OF WEL-LINGTON 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

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 Re- cords 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,

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

SECOND 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,

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

Coconut Plantation Condominium not-for-profit under the laws of the

lienors, creditors, trustees, personal under or against Lawrence Paul Mc

To: ANY AND ALL UNKNOWN PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES, ADMINIS-TRATORS OR AS OTHER CLAIM-ANTS, BY, THROUGH, UNDER OR AGAINST DORIN CRAE CLEMENTS, DECEASED

ESTERO, FL 33928 UNITED STATES OF AMERICA 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

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Coconut Plantation Condominium Association, Inc. a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Coconut Plantation described

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,

005394 of Lien.

File Numbers: 25-014879, 25-

The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim Michael E. Carleton, Esq.

Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. $\S721.82$ PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 25-04506L November 7, 14, 2025

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

SECOND INSERTION

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,

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 A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated 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, NATION-AL ASSOCIATION NOT IN ITS IN-DIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2023-R4 is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DE-VISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIM-ING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARION E. HENDERSON, DECEASED; DIS-COVER BANK; DEBRA MAY CAS-TELOT; BARBARA ANN SHERMAN; MARY JANE RICH; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY,

THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIM-ING 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 SUBDI-VISION, ACCORDING TO THE MAP OR PLAT THEREOF RE-CORDED IN OFFICIAL RE-CORD BOOK 943, PAGE 230, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THAT

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

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

ASSIGNEES, LIENORS,

Judge Rachael Spring Loukonen Association, Inc., a corporation State of Florida

Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, representatives, administrators or as other claimants, by, through, Namara, deceased, et al. Defendants.

20700 GROVELINE COURT

and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL LINKNOWN PAR-TIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES ASSIGNEES LIENORS CREDITORS, TRUSTEES, PERSON-AL REPRESENTATIVES, ADMINIS-TRATORS OR AS OTHER CLAIM-ANTS, BY, THROUGH, UNDER OR AGAINST DORIN CRAE CLEMENTS, DECEASED, and all parties having or claiming to have any right, title or in-

--- TAX DEEDS / ACTIONS---

LEE COUNTY

FOURTH 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 TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RE-CORDED 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 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04227L

FOURTH INSERTION

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

Tax Deed #:2025001686 NOTICE IS HEREBY GIVEN that Buffalo 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 property and the name(s) in which it was assessed are as follows:

Certificate Number: 18-032288 Year of Issuance 2018 Description 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 according 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 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04171L

FOURTH 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

FOURTH 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 residential 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 without 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 demanded in the complaint.

DATED on October 21, 2025. Kevin C. Karnes Clerk of the Court, Lee County (SEAL) By: K Shoap Deputy Clerk

J. Matt Bobo, Plaintiff's attorney. Lutz, Bobo & Telfair, P.A., 2 North Tamiami Trail, Suite 500. Sarasota, Florida 34236

Oct. 24, 31; Nov. 7, 14, 2025 25-04340L

FOURTH 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

Defendants.

DESCRIBED

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 residential 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 #T2397268A. Title 0017457745, and VIN #T2397268B, Title 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 attorney, 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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

FOURTH INSERTION

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

Tax Deed #:2025001871 NOTICE IS HEREBY GIVEN that JUANA FLORES the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 19-024819 Year of Issuance 2019 Description of Property LOT 31, BLOCK 2327A, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 112 TO 130, IN-CLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C1-02327.A310 Names in which assessed:

VALENTIN DOMINGUEZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

FOURTH INSERTION

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 Description 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 É, 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 according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04169L

FOURTH INSERTION

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 Description of Property THE WEST ONE-HALF (W1/2) OF 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 according 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-

Oct. 24, 31; Nov. 7, 14, 2025 25-04170L

FOURTH INSERTION

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

Tax Deed #:2025001644 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

Certificate Number: 23-12087 Year of Issuance 2023 Description of Property LOT 10, BLOCK 113, UNIT 12, LEHIGH ACRES, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 92, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 36-44-26-12-00113.0100 Names in which assessed: ANA ROXANA PAREDES,

JUAN MANUEL PONCE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

FOURTH 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04222L

FOURTH INSERTION

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

Tax Deed #:2025001753 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: 19-007126 Year of Issuance 2019 Description of Property LOT 20, BLOCK 104, UNIT 12, 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 35-44-26-12-00104.0200

Names in which assessed: ADOLFA WOLWOWICZ, S WOLWOWICZ, STEPHEN WOLWOWICZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04172L

FOURTH 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, LE-HIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AC-CORDING 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 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.realtaxdeed.com on 12/16/2025 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04221L

FOURTH 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, LE-HIGH 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04237L

FOURTH 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 Description 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 according 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-

Oct. 24, 31; Nov. 7, 14, 2025 25-04231L

FOURTH 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 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 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04240L

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

FOURTH INSERTION

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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04223L

FOURTH 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 PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 07-44-24-C2-02021.0320 Names in which assessed: CHERYL A WALTERS, CHERYL A. WALTERS, NOAH A WAL-

TERS III, NOAH A. WALTERS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04207L

SUBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com

--- TAX DEEDS / ACTIONS ---

LEE COUNTY

FOURTH INSERTION

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

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

Certificate Number: 23-23373 Year of Issuance 2023 Description of Property UNIT 212, BUILDING C, OF IVERNESS VILLAGE CONDOMINIUM VILLAGE CONDOMINIUM
NOW KNOWN AS LOCHMOOR ON THE GREEN
CONDOMINIUM, A CONDOMINIUM ACCORDING
TO THE DECLARATION OF
CONDOMINIUM THEREOF
RECORDED IN THE OFF CIAL RECORDS BOOK 1084, PAGE 199, OF THE PUBLIC

RECORDS OF LEE COUNTY, FLORIDA AND ALL AMEND-MENTS THERE TO, TOGETH-ER 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, JER-ROLD MATTHEW ZACHARI-AS, 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04258L

FOURTH 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 CONDO-MINIUM RECORDED IN OF-FICIAL RECORDS INSTRU-MENT NO. 2006000444924,

AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UN-DIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF COUNTY, FLORIDA Number 31-45-24-62-LEE Strap 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04260L

FOURTH 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 $\operatorname{certificate}(s)$ has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

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 THE EXHIBITS AT-TACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4203, PAGE 2100. AND ALL AMEND-MENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE ABOVE DESCRIPTION IN-CLUDES, BUT IS NOT LIMIT-ED TO, ALL APPURTENANC-ES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVID-ED INTEREST IN THE COM-MON ELEMENTS OF SAID CONDOMINIUM. Strap Number 24-46-23-W1-0400R.0709 Names in which assessed:

MAIN REAL & CAPITAL LLC, MAIN REAL ESTATE & CAPI-TAL LLC, MAIN REAL-ESTATE & CAPITAL LLC, MAIN REAL- ${\bf ESTATE} + {\bf CAPITAL} \; {\bf LLC}$

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be 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

FOURTH 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

Certificate Number: 23-23597 Year of Issuance 2023 Description of Property UNIT NO. 202, BUILDING V, PARTRIDGE PLACE CONDOMINIUM, ACCORDING TO THE DEC-LARATION THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1488, PAGE 372-411, INCLUSIVE, AND THE CONDOMINIUM SUR-VEY RECORDED AT CON-DOMINIUM BOOK 7, PAGES 22-24, INCLUSIVE AND THE AMENDMENT TO SAID DEC-LARATION AS RECORDED IN OFFICIAL RECORD BOOK 1500, PAGES 1272-1277, IN-CLUSIVE AND THE SECOND AMENDMENT TO SAID DEC-LARATION AS RECORDED IN OFFICIAL RECORD BOOK 1510, PAGES 256-262, INCLU-SIVE AND ANY AND ALL SUB-SEQUENT 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, MEL-VIN 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

FOURTH INSERTION

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

Tax Deed #:2025000481 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

ALL SEC LYING E OF ACL RR RW LESS I-75 R/W + 2.001Strap Number 02-43-24-00Names in which assessed: LES-LIE E PRITCHARD III, LESLIE

E. PRITCHARD, III, 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04197L

FOURTH 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

Certificate Number: 23-22979

Year of Issuance 2023 Description of Property WHIPSER-WOOD 1, PHASE 2, UNIT 7A OF WHISPERWOOD II AS SHOWN IN OFFICIAL RE-CORDS BOOK 1650, PAGE 954 DESCRIBED AS: FROM THE NORTHWEST CORNER OF LOT 5, WHISPERING PINES, PHASE 2, A SUBDIVI-SION IN SECTION 2, TOWN-SHIP 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 WEST-ERLY 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

FOURTH 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

Certificate Number: 23-22900 Year of Issuance 2023 Description of Property UNIT NO. 106, BUILDING 1, TARPON LAND-INGS, A CONDOMINIUM, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS AND APPURTENANCE THERETO, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED AS OFFICIAL RECORDS INSTRU-MENT 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 I 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04251L

FOURTH INSERTION

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

Tax Deed #:2025001891 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

Certificate Number: 23-23247 Year of Issuance 2023 Description of Property UNIT NUM-BER F406, OF MOORINGS POINT CONDOMINIUM, PHASE 1, A CONDOMINIUM ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1579, PAGES 470 THROUGH 545, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDI-VIDED SHARE IN THE COM-MON ELEMENTS. Strap Number 10-44-24-20-0000F.4060 Names in which assessed: WILLIAM J MATEIKIS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04256L

FOURTH INSERTION

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

NOTICE IS HEREBY GIVEN that Mu-

Tax Deed #:2025001870

nicipal 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: 23-23807 Year of Issuance 2023 Description of Property UNIT 214 OF FAIRVIEW ISLES CON-DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF ON FILE AND RECORDED IN OFFICIAL RECORDS BOOK 1439. PAGES 180 THROUGH 220, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO; TOGETHER WITH ALL AP-PURTENANCES THERETO APPERTAINING AND SPECI-FIED IN SAID DECLARATION OF CONDOMINIUM. Number 34-46-24-W4-Strap 02300.2140

Names in which assessed: DONALD W BALL SR TRUST, DONALD W. BALL, SR. REVO-CABLE 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04262I

FOURTH 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

Certificate Number: 23-23911 Year of Issuance 2023 Description of Property LOT 182, YACHT CLUB COLONY, AC-CORDING 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04263L

FOURTH 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, ACCORD-ING 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-

Oct. 24, 31; Nov. 7, 14, 2025

FOURTH 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04265L

FOURTH INSERTION

FOURTH 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, AC-CORDING TO THE DECLA-RATION 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, DIGI-

TAL 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04234L

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 Trl 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, re particularly 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 Com-

DATED this day of 10/17/2025

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: N Wright-Angad Deputy Clerk

16855 NE 2nd Ave, Suite 103, North Miami Beach, Florida 33162 Oct. 24, 31; Nov. 7, 14, 2025

25-04283L

FOURTH 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

Certificate Number: 23-22326 Year of Issuance 2023 Description of Property LOT 26 OF CAPTIVA PALMA, AN UNRECORDED SUBDIVISION, IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, UPPER CAPTIVA ISLAND, LEE COUNTY, FLORIDA, BE-ING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A CONCRETE POST MARKING THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 5, TOWN-SHIP 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 $81\neg\infty$ 20' WEST, 125 FEET; THENCE NORTH $8\neg\infty$ 40' EAST, 80 FEET; THENCE SOUTH $81\neg\infty$ 20' EAST, 125 FEET; THENCE SOUTH $8\neg\infty$ 40' WEST, 80 FEET TO THE POINT OF BE-GINNING. 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. $real tax deed. com \quad on \quad 12/16/2025 \quad at$ 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & $\overset{\cdot}{\text{Comptroller}}.$

Oct. 24, 31; Nov. 7, 14, 2025

LEE COUNTY

FOURTH INSERTION

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

Tax Deed #:2025001834 NOTICE IS HEREBY GIVEN that Steven Farah the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-17065 Year of Issuance 2023 Description of Property LOT 7, BLOCK 15, UNIT 4, SECTION 26, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 15, PAGE 38, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-44-27-04-00015.0070

Names in which assessed: RIO4 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-

Oct. 24, 31; Nov. 7, 14, 2025

FOURTH INSERTION

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

Tax Deed #:2025001678 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: 23-14015 Year of Issuance 2023 Description of Property LOT 7, BLOCK 13, GREENBRIAR UNIT 3, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LE-HIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 6 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 03-44-27-05-00013.0070

Names in which assessed: BELMONT GROVE 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04225L

25-04233L FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025001808 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: 23-22977 Year of Issuance 2023 Description of Property UNIT NO. 5-A OF WHISPERWOOD, PHASE 2. AS GRAPHICALLY SHOWN ON A SURVEY IN OFFICIAL RECORDS BOOK 1650, PAGE 954, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHICH UNIT IS MORE PARTICULAR-LY DESCRIBED AS FOLLOWS: WHISPERWOOD, PHASE 2, UNIT 5A: 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° 02 EAST ALONG THE WESTER-LY BOUNDARY OF SAID LOT 5 FOR 76.62 FEET; THENCE EAST FOR 20.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH FOR 15.05 FEET: THENCE EAST FOR 42.00 FEET; THENCE SOUTH FOR 13.89 FEET; THENCE WEST FOR 2.00 FEET; THENCE SOUTH FOR 0.33 FEET: THENCE WEST FOR 34.00 FEET: THENCE SOUTH FOR 0.83 FEET; THENCE WEST FOR 6.00 FEET TO THE POINT OF BEGINNING. Strap Number 02-46-23-13-00000.05A0

Names in which assessed: KLARA POUROVA, PAVEL POUR

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04252L

FOURTH INSERTION

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

Tax Deed #:2025001760 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: 23-22852 Year of Issuance 2023 Description of Property LOT(S) 79 AND 80. BLOCK 1670. UNIT 64. CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 82 THROUGH 95, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH: BY EXTENDING THE LOT LINE BETWEEN LOTS 78 AND 79, A DISTANCE OF 1.63 FEET IN THE WESTERLY DIRECTION AND BY EXTENDING THE LOT LINE BETWEEN LOTS 80 AND 83, A DISTANCE OF 1.59 FEET IN THE WESTER-LY DIRECTION, THE AREA

ENCLOSED BETWEEN THE BACK LOTS 79 AND 80 AND THE TWO EXTENSIONS PRE-VIOUSLY DESCRIBED CON-NECTED BY THE WATER-FACE OF THE CONSTRUCTED SEAWALL, ALL IN BLOCK 1670, UNIT 64, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 82 THROUGH 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3029, PAGE 2179. Strap Number 15-45-23-

Names in which assessed: CENTURY HOLDINGS LLC, CENTURY HOLDINGS, LLC

C3-01670.0790

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04249L

FOURTH INSERTION

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

Tax Deed #:2025001889 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

Certificate Number: 23-22866 Year of Issuance 2023 Description of Property LOTS 49 AND 50, BLOCK 5038, UNIT 72, CAPE CORAL SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT 23, PAGES 9 TO 26, INCLUSIVE, IN PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 17-45-23-C2-05038.0490

Names in which assessed:

ISAURA GONZALEZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee. realtaxdeed.com on 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

25-04250L

FOURTH INSERTION

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

Tax Deed #:2025001734 NOTICE IS HEREBY GIVEN that HARRY GREEN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 23-22479 Year of Issuance 2023 Description of Property THE SOUTH tion of Property THE SOUTH SIXTY-FIVE FEET OF THE EAST 129.06 FEET OF THE SOUTH QUARTER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA. Strap Number 21-44-22-08-

00000.002A Names in which assessed:

PAUL A OLIVER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04244L

FOURTH INSERTION

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

Tax Deed #:2025001802 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

Certificate Number: 23-23434 Year of Issuance 2023 Description of Property LOTS 3 AND 4, BLOCK 549, CAPE CORAL SUBDIVISION, UNIT 11, AC-CORDING TO THE PLAT THEREOF, RECORDED IN THEREOF, RECORDED IN PLAT BOOK 13, PAGES 42 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 05-45-24-C4-00549.0030

Names in which assessed: 1611 HENDRY ST 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04259L

FOURTH INSERTION

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

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: 23-22683 Year of Issuance 2023 Description of Property LOTS 39, 40 AND 41, BLOCK 4786, CAPE CORAL UNIT 71, ACCORDING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 22, PAGES 88-107, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 28-44-23-C2-04786.0390

Names in which assessed: CAPE CORAL PROPERTIES LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee. realtaxdeed.com on 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

25-04245L

FOURTH INSERTION

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

Tax Deed #:2025001863 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: 23-22826 Year of Issuance 2023 Description of Property LOTS 37, 38 & 39, BLOCK 4533, UNIT 44 PART 1, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 113 TO 121, IN-CLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-23-C4-04533.0370

Names in which assessed: LYNDA D LEACH, RODNEY R LEACH, RODNEY R. LEACH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04248L

THE NORTHWEST QUARTER

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED **Section 197.512 F.S.** Tax Deed #:2025001795

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: 23-23295 Year of Issuance 2023 Descrip tion of Property THE SOUTH 66 FEET OF LOT 8 OF BAILEY'S HOMESITE AS PER THE UN-RECORDED PLAT THEREOF PREPARED BY HARRY K. DAVISON. LICENSED SUR-VEYOR OF FORT MYERS, LEE COUNTY, FLORIDA, IN JANU-ARY, 1939; SAID PROPERTY ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BE-GINNING AT THE NORTH-WEST CORNER OF SECTION 11, TOWNSHI? 44 SOUTH, RANGE 24 EAST; THENCE SOUTH 30 FEET; THENCE EAST 30 FEET; THENCE SOUTH 630 FEET TO A POINT ON THE EAST SIDE OF A PUBLIC ROAD AND THE POINT OF BEGINNING OF THE LAND TO BE HEREIN DESCRIBED; THENCE EAST 135 FEET; THENCE NORTH 66 FEET ON A LINE PARAL-LEL WITH SAID PUBLIC ROAD; THENCE WEST 135 FEET TO THE EAST SIDE OF SAID PUBLIC ROAD; THENCE SOUTH ALONG THE EAST SIDE OF SAID PUBLIC ROAD, 66 FEET TO POINT OF BEGINNING; AND THE WEST HALF (W 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTH-

WEST QUARTER (SW 1/4) OF

(NW 1/4) OF THE NORTH-WEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, E????? 30 FEET OFF WEST SIDE FOR ROAD (BEING THE WEST HALF OF LOTS 9 AND 10 OF BAILEY'S HOMESITE, UNRECORDED PLAT.) LESS THE SOUTH 85 FEET OF THE WEST HALF (W1/2) OF THE NORTH HALF (N1/2) OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTH-WEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUN-TY, FLORIDA, LESS ROAD RIGHT OF WAY. ALSO LESS THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTH-WEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTH-WEST QUARTER (NW 1/4) OF SAID SECTION 11, TOWN-SHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORI-DA, LESS THE WEST 30 FEET FOR THE ROAD OF RIGHT-OF-WAY. Strap Number 11-44-24-00-00003.0000

Names in which assessed: AMSALEM YARON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 25-04257L

FOURTH INSERTION

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

Tax Deed #:2025001829 NOTICE IS HEREBY GIVEN that GISELA VOLKMEIER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22732 Year of Issuance 2023 Description of Property LOT(S) 12 AND 13, BLOCK 6068, UNIT 96, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 45 THROUGH 51, INCLUSIVE, OF THE PUBLIC RECORDS LEE COUNTY, FLORIDA. Strap Number 33-44-23-C3-06068.0120

Names in which assessed: ARY AUGUSTO NOGUEIRA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04246L

FOURTH INSERTION

NOTICE OF APPLICATION $FOR\,TAX\,DEED$ Section 197.512 F.S.

Tax Deed #:2025001830 NOTICE IS HEREBY GIVEN that GISELA VOLKMEIER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22775 Year of Issuance 2023 Description of Property LOT 22, BLOCK 4953, UNIT 73, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 27 THROUGH 40, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-45-23-C3-04953.0220 Names in which assessed:

ROLF AESCHBACHER, YVONNE SALAADIN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04247L

FOURTH INSERTION

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

Tax Deed #:2025001705 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said $\operatorname{certificate}(s)$ for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02206 Year of Issuance 2023 Description of Property LOTS 9 & 10 BLOCK 4058 UNIT 56 CAPE ${\tt CORAL\,ACCORDING\,TO\,PLAT}$ THEREOF RECORDED IN PLAT BOOK 19 PAGES 107-116 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 05-44-23-C3-04058.0090

Names in which assessed: JAMES P CARDEN, SALVA-TORE TODARO

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04193L

FOURTH INSERTION

FOURTH INSERTION

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

Tax Deed #:2025001571 NOTICE IS HEREBY GIVEN that PICKLES ON THE SIDE, INC AND BANESCO USA the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-06936 Year of Issuance 2023 Description of Property BEGINNING AT THE NORTHEAST COR-NER OF LOT 17, BLOCK 3, OF TERRY, TICE AND VANDAWALKER'S SUBDIVISION, PLAT BOOK 1, PAGE 46, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE SOUTH 545 FEET TO THE POINT OF BEGINNING;

THENCE WEST 112 1/2 FEET; THENCE SOUTH 75 FEET; THENCE EAST 112 1/2 FEET; THENCE NORTH TO THE POINT OF BEGINNING, EX-CEPTING THEREOUT AND THEREFROM THE EAST 20 FEET FOR ROAD RIGHT OF WAY. Strap Number 03-44-25-01-00051.0060 Names in which assessed:

BONNIE L. FOURNIER, CAL-VIN LITTLE, ELAINE M. NOL-LETT, ELAINE NOLLETT All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04212L

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

Tax Deed #:2025001756 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: 23-22419 Year of Issuance 2023 Description of Property PARCEL 19, ISLE OF PINES BEING A PLANNED UNIT DEVELOP-MENT IN THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LESS THE NORTH 30 FEET AND THE WEST 30 FEET THEREOF, LYING AND BE-ING IN LEE COUNTY, FLOR-IDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-WEST CORNER OF SAID NORTH 3/4 OF THE NORTH-WEST 1/4 OF THE NORTH-EAST 1/4 OF THE NORTH-WEST 1/4 OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 22 EAST; THENCE NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTH 3/4 AND THE CENTERLINE OF CA-LOOSA DRIVE (A 60 FOOT

RIGHT-OF-WAY), A DIS-TANCE OF 281.42 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 01 SECONDS EAST DEPART-ING, AT RIGHT ANGLES, SAID NORTH LINE A DIS-TANCE OF 288.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DE-SCRIBED; THENCE NORTH 89 DEGREES 56 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 81.33 FEET; THENCE SOUTH 1 DEGREES 20 MINUTES 0 SECONDS EAST FOR A DISTANCE OF 75.02 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 83.0 FEET: THENCE NORTH O DEGREES 3 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. Strap Number 07-44-22-04-00000.0190 Names in which assessed:

DAGENHART HOLDINGS LLC, ELIZABETH L MURPHY, JAMES A 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04243L

LEE COUNTY

FOURTH 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

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, BONI-TA SPRINGS AREA HOUSING DEVELOPMENT CORPORA-TION

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04181L

FOURTH 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

Certificate Number: 20-014361 Year of Issuance 2020 Description of Property BLOCK 49 LESS NORTHERLY 80 FEET, UNIT 10 SECTION 34, TOWN-SHIP 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 PROPE PROPERTIES INC, RIEDLINGER PROP-ERTIES 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04180L

FOURTH 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04192L

FOURTH 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, RE-CORDED IN PLAT BOOK 25, PAGES 85 THROUGH 97, IN-CLUSIVE, 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04184L

FOURTH 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 CONDOMIN-IUM UNIT 5-B, HALYARD CLUB CONDOMINIUM, TO-GETHER WITH AN UNDI-VIDED INTEREST IN THE COMMON ELEMENTS, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF RECORDED IN OF-FICIAL 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04185L

FOURTH 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 PLAT BOOK 16, PAGES 112 THROUGH 130, INCLU-SIVE, 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04191L

FOURTH 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 RE-CORDED 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04186L

FOURTH 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 SCHUL-TT

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025 25-04219L

FOURTH 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04194L

FOURTH 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 RE-CORDED 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04187L

FOURTH 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. 2007000089636, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, IN-CLUSIVE OF ANY AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON AREAS, APPURTE-NANT 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04255L

FOURTH 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 PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 07-44-24-C1-02021.0350 Names in which assessed:

CHERYL A WALTERS, CHER-YL 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-

Oct. 24, 31; Nov. 7, 14, 2025 25-04206L

FOURTH 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 COR-AL, UNIT 39, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C1-02739.0490

Names in which assessed: LE TRINH HOANG INVEST-MENTS, 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04189L

FOURTH 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 NORIE-GA, 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04230L

FOURTH 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04215L

FOURTH 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, BE-ING THE WEST 314.20 FEET OF THE NORTH 60.00 FEET OF SAID TRACT "K", AS RE-CORDED 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 hidder 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04179L

FOURTH 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 2722UNIT 39, CAPE CORAL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 142-154, OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C3-02722.0790

Names in which assessed: HINSON EDDIE LEOTA RI-LEY 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.realtaxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2025001703 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: 23-17942

Year of Issuance 2023 Description of Property LOT 5, BLOCK 64, UNIT 12, 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 181, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-45-27-12-00064.0050 Names in which assessed: ELIZABETH BOGGIO, PRIMO

M BOGGIO, PRIMO M. BOG-All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

or email legal@businessobserverfl.com

FOURTH 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 DE-SCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 88, UNRE-CORDED PLAT OF SUNCOAST ESTATES, AS RECORDED IN o.R BOOK 32, PAGE 527, PUB LIC RECORDS OF LEE COUN-TY, 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-

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

FOURTH 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 PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 29-43-24-C4-02247.0030 Names in which assessed: GISELA MARIA REYNOZA, REYNOZA WILMER, JOSE JOSE WILMER REYNOZA MARIA A GUERRERO, MARIA

RERO All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

A. GUERRERO, MARIA GUER-

Oct. 24, 31: Nov. 7, 14, 2025

FOURTH 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 DE-SCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 88, UNRECORDED PLAT OF SUNCOAST ESTATES, AS RE-CORDED IN O.R. BOOK 32. PAGE 527. PUBLIC RECORDS OF LEE COUNTY, FLOR-IDA, 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 BE-GINNING; THENCE CONTIN-UE 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 $89\neg\infty$ 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 BE-GINNING. 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04200L

FOURTH 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, IN-CLUSIVE, 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-

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

FOURTH 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 SUB-DIVISION, UNRECORDED, AS PER PLAT ON FILE IN OF-FICIAL RECORDS BOOK 520, PAGE 137, LEE COUNTY PUB-LIC 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

FOURTH 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, LE-HIGH ACRES, ACCORDING TO THE PLAT THEREOF, RE-CORDED 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04178L

FOURTH 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, TOWN-SHIP 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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

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

FOURTH 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-

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

FOURTH 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 PUB-LIC RECORDS OF LEE COUN-TY, 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04196L

FOURTH INSERTION

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

Tax Deed #:2025001793 NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(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 RE-CORDED 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-

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

FOURTH 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 Descrip-tion of Property EAST HALF OF LOT 1, BLOCK 21, UNIT 6, SECTION 12. TOWNSHIP 44 SOUTH, RANGE 27 EAST, LE-HIGH 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04177L

FOURTH 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 RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 20-43-24-C2-05656.0320 Names in which assessed:

JANDA PROJECTS LLC, JAN-DA 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04198I.

FOURTH 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 RE-CORDED 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-

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

FOURTH 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 COR-AL 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04188L

FOURTH 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 PUB-LIC RECORDS OF LEE COUN-TY, 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04203L

FOURTH 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 RE-CORDED 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. MAIENSCHEIN, RUTH PEACOCK, VIRGINIA A. MAIENSCHEIN All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04204L

FOURTH 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-

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.

LEE COUNTY

FOURTH 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, COUN-TY OF LEE, BEING A PART OF BLOCK 8, PINE MANOR, UNIT NO. 3, A SUBDIVISION RECORDED IN PLAT BOOK 10 AT PAGE 93, PUBLIC RE-CORDS 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04209L

FOURTH 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 ALFARÓ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04239L

FOURTH 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 DECLA-RATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3609, PAGE 4068, AS AMEND-ED IN O.R. BOOK 4022, PAGE 2148. AND ALL EXHIBITS AND AMENDMENTS THERE-OF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS AP-PURTENANT THERETO Strap Number 22-47-25-B3-01611.0102 Names in which assessed:

SHIRLEE TACKWELL, STE-VEN 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 hidder 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-

Oct. 24, 31; Nov. 7, 14, 2025

25-04213L

FOURTH 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04238L

FOURTH 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 AC-CORDING TO THE DECLA-RATION 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 UNDI-VIDED SHARE IN THE COM-MON ELEMENTS. Strap Number 28-45-24-29-00003.0307 Names in which assessed: CYNTHIA M WALSH, CYN-

THIA 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

FOURTH 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 & Comptrol

Oct. 24, 31; Nov. 7, 14, 2025 25-04235I FOURTH 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

FOURTH 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 GREENBRI-AR SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, AS RE-CORDED 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, EXCLU-SIVE HOMES CONSTRUC-TION, 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04226L

FOURTH INSERTION

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

Tax Deed #:2025001837NOTICE IS HEREBY GIVEN that THREE REEDS CAPITAL LLC the holder of the following $\operatorname{certificate}(s)$ has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), 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 PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RE-CORDED 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04216L

FOURTH 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 VAL-LIER, MICHELLE ANN RIVE-RA, 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

FOURTH 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

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, AC-CORDING 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04217L

FOURTH INSERTION

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

Tax Deed #:2025001888 NOTICE IS HEREBY GIVEN that Fac-

tory 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 AC-CORDING 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 92, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-44-26-03-00014.0110

Names in which assessed: ESTATE OF PATRICIA C IRE-LAND-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 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04220L

FOURTH 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 CONDOMIN-IUM UNIT 3006, BUILDING 30, VENETIAN PALMS, A CONDOMINIUM, ACCORD-ING TO THE DECLARA-TION 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04210L

FOURTH 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), vear(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. Number 07-44-24-C2-Strap 03570.0010

Names in which assessed: EVERGRANDE LLC, EVER-GRANDE, 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 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04208L

FOURTH 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 ADDI-TION 2, SECTION 6, TOWN-SHIP 45 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN THE OF-FICE 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:

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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-

PATRICIA S BLAUTH TRUST

Oct. 24, 31; Nov. 7, 14, 2025 25-04266L

FOURTH 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 RECORD-ED 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025 25-04267L

NOTICE OF APPLICATION FOR TAX DEED

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 IN SECTION 14, TOWN-SHIP 44 SOUTH, RANGE 21 EAST, AND GOVERNMENT LOTS 1 AND 2, IN SECTION

FOURTH INSERTION 23, TOWNSHIP 44 SOUTH, RANGE 21 EAST LITTLE WOOD LEE FLORIDA. Strap Number 23-44-21-00-00001.0000

Names in which assessed: J MICHAEL ROONEY, J. MI-CHAEL 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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

FOURTH 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:

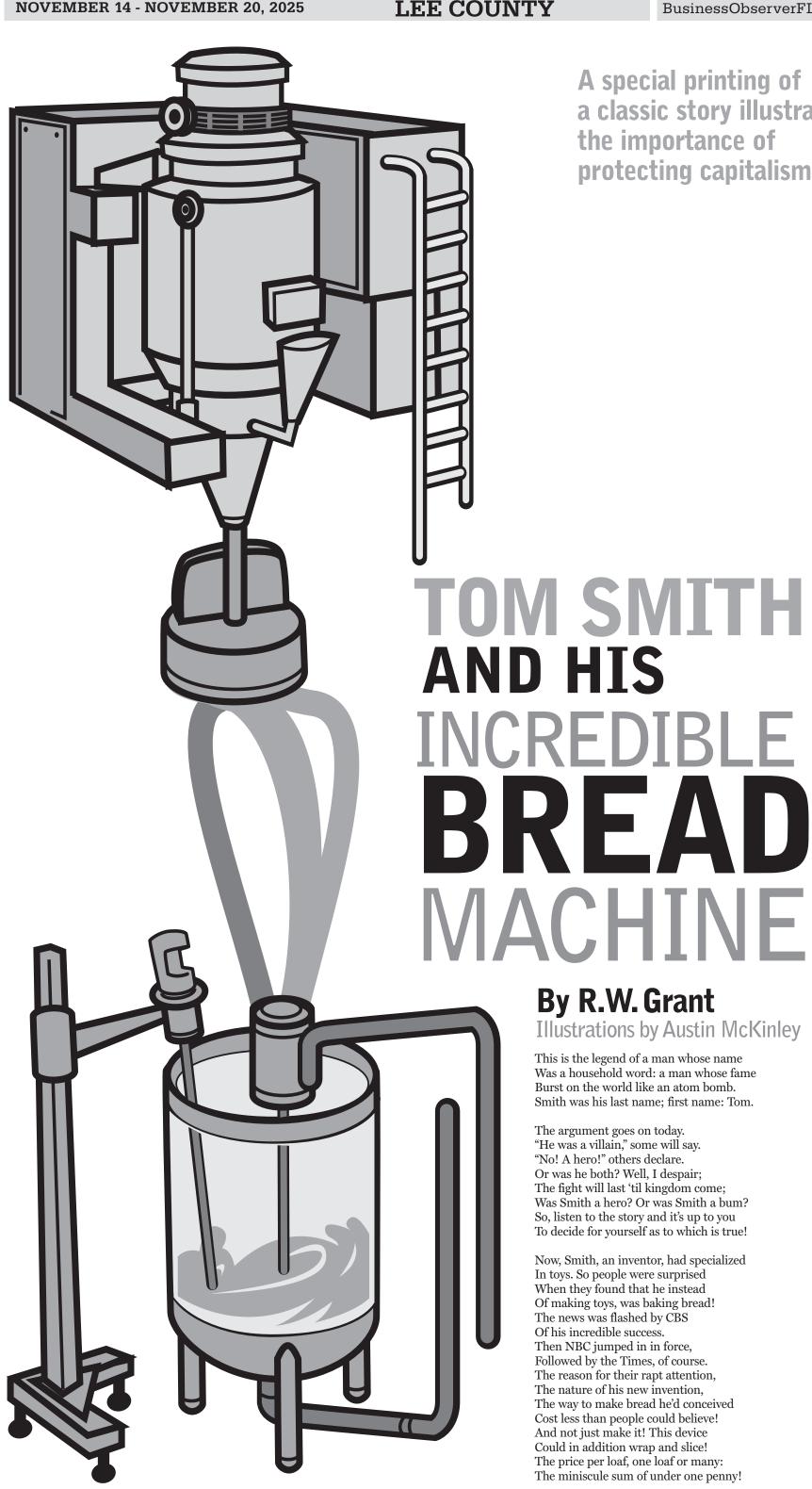
Certificate Number: 23-24127 Year of Issuance 2023 Description of Property WEST BAŶ CLUB PB 62 PGS 79-111

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 & Comptrol-

Oct. 24, 31; Nov. 7, 14, 2025

25-04264L



A special printing of a classic story illustrating the importance of protecting capitalism.

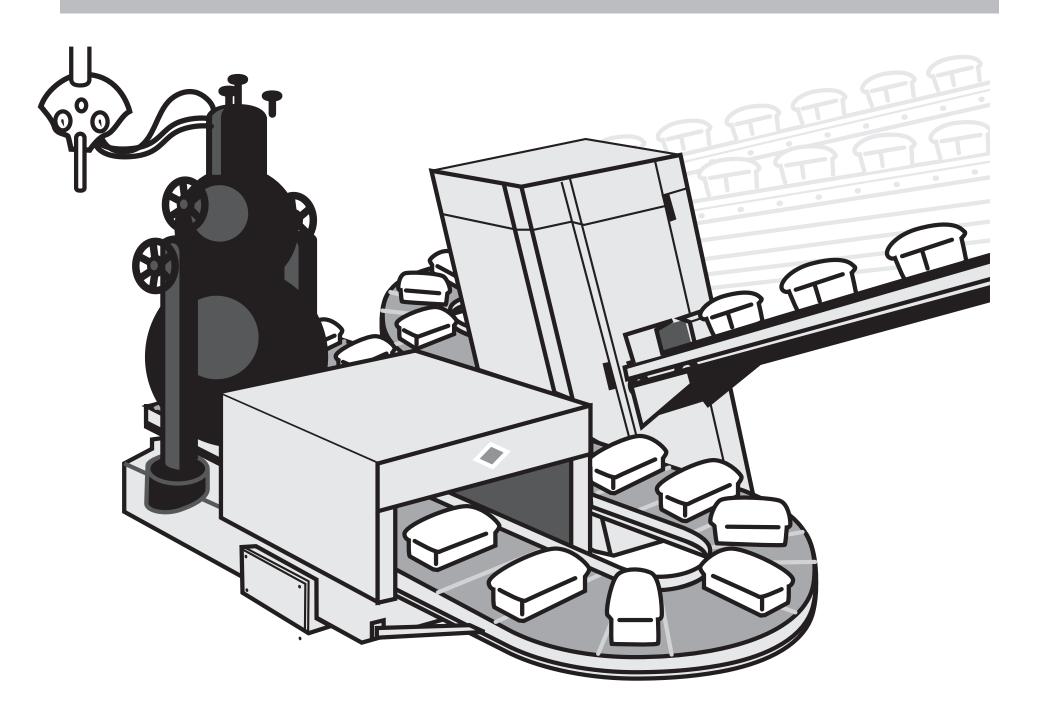
By R.W. Grant

Illustrations by Austin McKinley

This is the legend of a man whose name Was a household word: a man whose fame Rurst on the world like an atom bomb Smith was his last name; first name: Tom.

The argument goes on today. "He was a villain," some will say. "No! A hero!" others declare. Or was he both? Well, I despair; The fight will last 'til kingdom come; Was Smith a hero? Or was Smith a bum? So, listen to the story and it's up to you To decide for yourself as to which is true!

Now, Smith, an inventor, had specialized In toys. So people were surprised When they found that he instead Of making toys, was baking bread! The news was flashed by CBS Of his incredible success. Then NBC jumped in in force, Followed by the Times, of course. The reason for their rapt attention, The nature of his new invention, The way to make bread he'd conceived Cost less than people could believe! And not just make it! This device Could in addition wrap and slice! The price per loaf, one loaf or many: The miniscule sum of under one penny!



Can you imagine what this meant? Can you comprehend the consequent? The first time yet the world well fed! And all because of Tom Smith's bread!

Not the last to see the repercussions Were the Red Chinese, and, of course, the Russians,

For Capitalist bread in such array

Threw the whole red block into black dismay!

Nonetheless, the world soon found That bread was plentiful the world around.

Thanks to Smith and all that bread, A grateful world was at last well fed!

But isn't it a wondrous thing How quickly fame is flown? Smith, the hero of today Tomorrow, scarcely known! Yes, the fickle years passed by Smith was a billionaire.

But Smith himself was now forgot, Though bread was everywhere. People, asked from where it came, Would very seldom know.

They would simply eat and ask, 'Was not it always so?"

However, Smith cared not a bit, For millions ate his bread, And "Everything is fine," thought he. "I'm rich and they are fed!" Everything was fine, he thought? He reckoned not with fate.
Note the sequence of events
Starting on the date
On which inflation took its toll,
And to a slight extent,
The price on every loaf increased:
It went to one full cent!

A sharp reaction quickly came. People were concerned. White House aide expressed dismay. Then the nation learned That Russia lodged a sharp protest. India did the same. "Exploitation of the Poor!" Yet, who was there to blame?

And though the clamor ebbed and flowed, All that Tom would say Was that it was but foolish talk. Which soon would die away. And it appeared that he was right. Though on and on it ran, The argument went 'round and 'round But stopped where it began.

There it stopped, and people cried, "For heaven's sake, we can't decide! It's relative! Beyond dispute, There's no such thing as 'absolute'! And though we try with all our might, Since nothing's ever black or white, All that we can finally say is 'Everything one shade of grey is'!" So people cried out, "Give us light! We can't tell what's wrong from right!"

To comprehend confusion, We seek wisdom at its source. To whom, then did the people turn? The Intellectuals, of course!

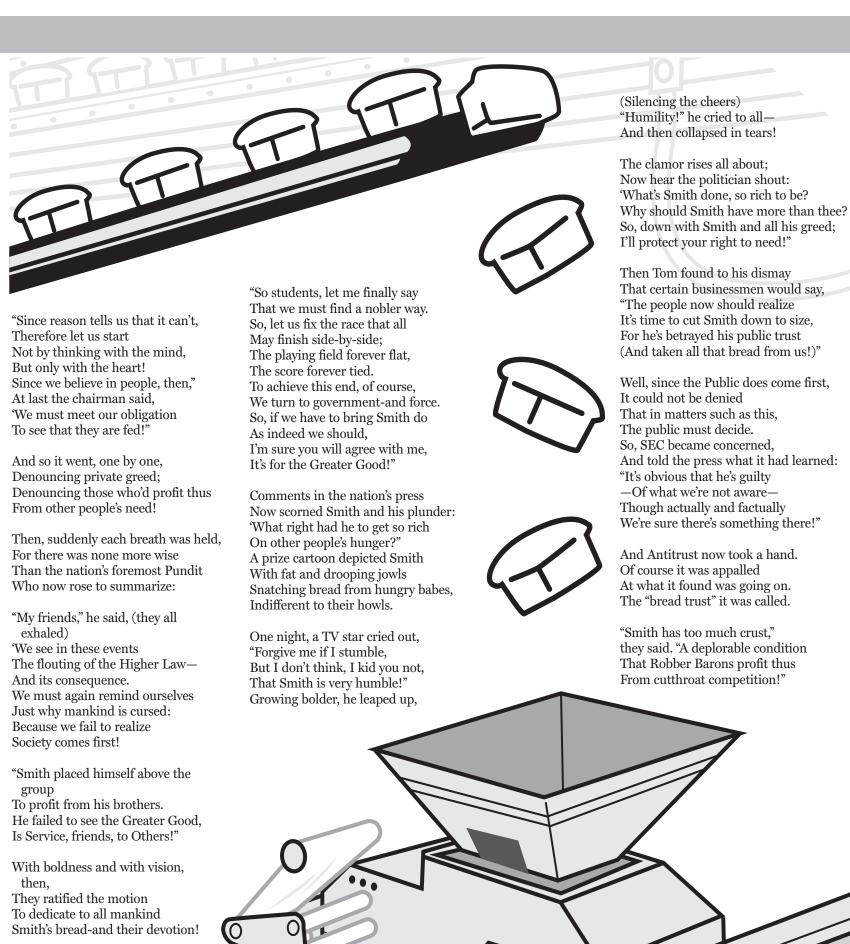
And what could be a better time
For them to take the lead,
Than at their International Conference
On Inhumanity and Greed.
For at this weighty conference,
Once each year we face
The moral conscience of the world—
Concentrated in one place.

At that mighty conference were A thousand, more or less, Of intellectuals and bureaucrats, And those who write the press. And from Yale and Harvard The professors; all aware The fate of Smith would now be known. Excitement filled the air!

"The time has come," the chairman said
"To speak of many things:
Of duty, bread and selfishness,
And the evil that it brings.
For, speaking thus we can amend
That irony of fate
That gives to unenlightened minds
The power to create.







The conference finally ended. It had been a huge success. The intellectuals had spoken.

Now others did the rest.

The professors joined in all the fuss,

And one was heard to lecture thus: (For clarity, he spoke in terms Of Mother Nature, birds and worms):

"That early birds should get the worm Is clearly quite unfair. Wouldn't it much nicer be If all of them would share? But selfishness and private greed

Seem part of nature's plan,
Which Mother Nature has decreed
For bird. But also Man?
The system which I question now,
As you are well aware,
(I'm sure you've heard the term
before
Is Business, Laissez-Faire!

But I don't think, I kid you not,
That Smith is very humble!"
Growing bolder, he leaped up,

That Robber Barons profit thus
From cutthroat competition!"

WELL!

This was getting serious! So Smith felt that he must Have a friendly interview With SEC and 'Trust. So, hat in hand, he went to them. They'd surely been misled; No rule of law had he defied. But then their lawyer said:

"The rule of law, in complex times, Has proved itself deficient. We much prefer the rule of men. It's vastly more efficient.

"So, nutshell-wise, the way it is, The law is what we say it is!

"So, let me state the present rules," The lawyer then went on, "These very simple guidelines You can rely upon: You're gouging on your prices If you charge more than the rest. But it's unfair competition If you think you can charge less! "A second point that we would make, To help avoid confusion: Don't try to charge the same amount, For that would be collusion!

"You must compete—but not too much. For if you do, you see, Then the market would be yours— And that's monopoly! Oh, don't dare monopolize! We'd raise an awful fuss, For that's the greatest crime of all! (Unless it's done by us!)"

"I think I understand," said Tom. "And yet, before I go, How does one get a job like yours? I'd really like to know!"

The lawyer rose then with a smile; "I'm glad you asked," said he. "I'll tell you how I got my start And how it came to be."

(His secretaries gathered 'round As their boss did thus expound.)

When I was a lad going off to school, I was always guided by this golden rule: Let others take the lead in things, for heaven's sake,

So if things go wrong-why, then it's their mistake!"

(So if things go wrong-why, then it's their mistake!)

 $\hbox{\it ``Following this precept it came to pass'}$ I became the president of my senior class. Then on to college where my profs extolled The very same theory from the very same mold!"

(The very same theory from the very same mold!)

"Let others take the chances, and I would

Then I would let them know where they all went wrong!

So successful was my system that then indeed,

I was voted most likely in my class to succeed!"

(He was voted most likely in his class to succeed!)

"Then out into the world I went, along with all the rest,

Where I put my golden rule to the ultimate test.

I avoided all of commerce at whatever the cost-

And because I never ventured, then I also never lost!"

(And because he never ventured, then he also never lost!)

'With this unblemished record then, I quickly caught the eye Of some influential people 'mongst the powers on high.

And so these many years among the mighty I have sat, Having found my niche as a bureaucrat!" (Having found his niche as a bureaucrat')

"To be a merchant prince has never been my goal,

For I'm qualified to play a more important role:

Since I've never failed in business, this of course assures

That I'm qualified beyond dispute to now run yours!'

(That he's qualified beyond dispute to now $run\ yours!)$

"Thanks; that clears it up," said Tom.

The lawyer said, "I'm glad! We try to serve the public good. We're really not so bad!

"Now, in disposing of this case, If you wish to know just how, Go up to the seventh floor; We're finalizing now!"

So, Tom went to the conference room Up on the seventh floor. He raised his hand, about to knock, He raised it—but no more— For what he overheard within Kept him outside the door! A sentence here, a sentence there— Every other word— He couldn't make it out (he hoped), For this is what he heard:

"Mumble, mumble, let's not fumble! Mumble, mumble, what's the charge? Grumble, grumble, he's not humble? Private greed? Or good of all?

"Public Interest, Rah! Rah! Rah! Business, Business, Ban! Ban! Ban!

"Say, now this now we confess That now this now is a mess! Well now, what now do we guess? Discharge? Which charge would be best?

"How 'bout 'Greed and Selfishness'? Oh, wouldn't that be fun? It's vague enough to trip him up No matter what he's done!

'We don't produce or build a thing! But before we're through, We allow that now we'll show Smith how We handle those who do!

'We serve the public interest; We make up our own laws; Oh, golly gee, how selflessly We serve the public cause!

"For we're the ones who make the rules At 'Trust and SEC, So bye and bye we'll get that guy; Now, what charge will it be?

"Price too high? Or price too low? Now, which charge will we make? Well, we're not loath to charging both When public good's at stake!

"But can we go one better? How 'bout monopoly? No muss, no fuss, oh clever us! Right-O! Let's charge all three!

"But why stop here? We have one more! Insider Trading! Number four! We've not troubled to define This crime in any way so, This allows the courts to find Him guilty 'cause we say so!"

So, that was the indictment. Smith's trial soon began. It was a cause célèbre Which was followed' cross the land. In his defense Tom only said, "I'm rich, but all of you are fed! Is that bargain so unjust That I should now be punished thus?"

Tom fought it hard all the way. But it didn't help him win. The jury took but half an hour To bring this verdict in:

"Guilty! We agree! He's guilty of this plunder! He had no right to get so rich On other people's hunger!"

"Five years in jail!" the judge then said. "You're lucky it's not worse! Robber Barons must be taught Society Comes First! As flies to wanton boys," he leered, "Are we to men like these! They exploit us for their sport! Exploit us as they please!"

The sentence seemed a bit severe, But mercy was extended. In deference to his mother's pleas, One year was suspended. And what about the Bread Machine? Tom Smith's little friend? Broken up and sold for scrap. Some win. Some lose. The end.

EPILOGUE

Now, bread is baked by government. And as might be expected, Everything is well controlled— The public well protected.

True, loaves cost ten dollars each. But our leaders do their best. The selling price is half a cent. Taxes pay the rest!

