

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION
NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

In accordance with Chapter 2007-306, *Laws of Florida*, as amended (“Act”), the Babcock Ranch Community Independent Special District (“District”) hereby gives notice of its intent to adopt its proposed Amended and Restated Rules of Procedure (the “Proposed Rule”). The Proposed Rule numbers is 2026-07. Prior notice of rule development relative to the Proposed Rule was published in the Florida Administrative Register on November 7, 2025.

A public hearing will be conducted by the Governing Board (“Board”) of the District on the following date, time and place to adopt the Proposed Rule:

Time & Date: December 18, 2025, at 4:00 p.m.
Location: Babcock Ranch Field House Cafeteria
43281 Cypress Parkway
Babcock Ranch, Florida 33982

Pursuant to Section 6(60)(e) of the Act, the Proposed Rule will not require legislative ratification. The Specific grant of rulemaking authority for the adoption of the Proposed Rule includes Section 6(6)(e), Chapter 2007-306, *Laws of Florida*, as amended. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 3(3), 6(6)(j), and 6(6)(r), Chapter 2007-306, *Laws of Florida*, as amended, and Sections 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cerbonec@whhassociates.com (“District Manager’s Office”) or by visiting the District’s website at <http://www.babcockranchliving.com/153/Independent-Special-District>.

The full text of the Proposed Rule is available upon request from the District Manager’s Office. The Amended and Restated Rules of Procedure can be summarized as rules that govern the administration of the District including rulemaking proceedings, purchasing guidelines, and general District business.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the 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. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager’s Office.

Cindy Cerbone, District Manager
Babcock Ranch Community Independent Special District
November 21, 2025 25-04732L

FIRST INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer’s premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as “general household items” unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage 3021 Lee Boulevard Lehigh Acres, FL 33971		
The bidding will close on the website StorageTreasures.com and a high bidder will be selected on 12/09/2025 at 10:30am		
Occupant Name	Unit	Description of Property
Heather Barrett	02022	Household Items
Anthony Rossi	03013	Household Items
Teresa Veliz	03081	Household Items
Kei Russell	04033	Household Items
Tina Rene Thomas, Tina R Thomas	05009	Household Items
Caridad Velazquez	05040	Household Items
Martin Lavelle	05144	Household Items
Ana Lucia Barrios	06001	Household Items
Jorge Perez-Fernandez	06007	Household Items
November 21, 28, 2025		25-04693L

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Roof Maxx of Estero FL located at 16551 S Tamiami Trl, in the County of Lee, in the City of Fort Myers, Florida 33908 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Fort Myers, Florida, this 13th day of November, 2025.
PF CONSTRUCTION, LLC
November 21, 2025 25-04703L

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 Hyatt Place Fort Myers Estero located at 23120 Via Villagio in the City of Estero, Lee, FL 33928 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 13th day of November, 2025
KCMCL COCONUT POINT LLC
Scott Webb, Manager
November 21, 2025 25-04719L

FIRST INSERTION
WILDBLUE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors (“Board”) of the WildBlue Community Development District (“District”) will hold a Regular Meeting on December 4, 2025 at 10:00 a.m., at the Community Center (Card Room), 18721 WildBlue Boulevard, Fort Myers, Florida 33913 for the purpose of considering any business that may properly come before the Board.

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://wildbluecdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the 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 21, 2025 25-04728L

FIRST INSERTION
NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8055-Ft. Myers Facility Address: 13701 Indian Paint Lane, Ft. Myers, FL 33912 US Facility Phone: 1+ (239) 300-2075 Description: Entire contents of unit consisting of, but not limited to: Ronald Salsburg- Totes, buckets, tools, bags, paint, PVC pipe, assorted wood and doors, caulk, bookcases, broom. Ronald Salsburg- Dresser and hutch, boxes, artificial plants, chest of drawers, totes, blanket, desk, book shelf, tissue holder, assorted home items. Bidding: All bidding will take place online at StorageTreasures.com on December 11, 2025, at 11:00am. Property will be sold to the highest bidder.
November 21, 28, 2025 25-04696L

FIRST INSERTION
NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8029 - North Fort Myers Facility Address: 14150 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 307-0008 Description: Entire contents of unit consisting of, but not limited to: Ronnie Newson- Boxes, Bicycles, Plastic Bags, Clothes, Ronnie Newson- Boxes, Plastic Bags, Bicycles, Chairs, Buckets. Robin Perri- Bins, Boxes, Decorations(Holiday), Dresser, Printer, Typewriter, Doll House, Misc House hold goods. Kevin Hanko- Tires. Kevin Hanko- Bike, Tools, Wood, Tents, Ladders, Toys. William Gloster- Plastic Bins, Tires (Vehicle not included). Georgia East- Boxes, Pictures in Frames, Plastic bags, Speakers, Plastic Totes, Furniture. Bidding: All bidding will take place online at StorageTreasures.com on December 11, 2025, at 11:00am. Property will be sold to the highest bidder.
November 21, 28, 2025 25-04700L

FIRST INSERTION
NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7010- Ft. Myers Facility Address: 12859 McGregor Blvd. Ft. Myers, FL 33919 US Facility Phone: 1+ (239) 443-3885 Description: Entire contents of unit consisting of, but not limited to: Tina Key- kitchen appliances, dresser, table, shoes, wall art, couch, tv's, mattress, bins, boxes. Paul Dever- table, wall art, books, bins, boxes. Bidding: All bidding will take place online at StorageTreasures.com on December 11, 2025 at 11:00am. Property will be sold to the highest bidder.
November 21, 28, 2025 25-04697L

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that JPL & Associates, LLC, a Florida limited liability company, desiring to engage in business under the fictitious name of “Commercial Spaces by JPL”, located primarily at 1500 State Street, Suite 203, Sarasota, Florida 34236, Sarasota County, and operating within multiple counties, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 12th day of November 2025.
9340759.v1
November 21, 2025 25-04729L

FIRST INSERTION
Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date December 12th, 2025 @ 10:00 AM at each individual repair facility. 41343 2022 Toyota VIN#: 5TD-CZRAHXS097143 Repair Facility: Autonation Collision Center Fort Myers 4400 Evans Ave Fort Myers 239-938-3170 Lien Amt \$1,779.03 41344 2016 Toyota VIN#: 3TMCZ5AN4GM040812 Repair Facility: Autonation Collision Center Fort Myers 4400 Evans Ave Fort Myers 239-938-3170 Lien Amt \$1,380.60
November 21, 2025 25-04694L

FIRST INSERTION
NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7019 - Cape Coral Facility Address: 1521 Delprado Blvd., Cape Coral, FL 33909 US Facility Phone: 1+ (239) 217-1081 Description: Entire contents of unit consisting of, but not limited to: TROY WILOHN ECKENRODE- mattress, boxes, tote, shelf, golf clubs and bag, bags, children items, bar stool, suitcase. Martin Woodhams- Mattress, children items/toys, washer, bags, totes, boxes, tools, vacuum, trash can, household, cabinet, boxes. Bidding: All bidding will take place online at StorageTreasures.com on December 11, 2025, at 11:00am. Property will be sold to the highest bidder.
November 21, 28, 2025 25-04698L

FIRST INSERTION
NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8651 - North Fort Myers Facility Address: 14251 N. Cleveland Ave., North Fort Myers, FL 33903 US Facility Phone: 1+ (239) 842-7286 Description: Entire contents of unit consisting of, but not limited to: Connie Greenan- Desktop, Bird Cage, Totes, Boxes, Yard tools. Stacey Lofty- Fishing pools , Boots, TV, Totes. Marianaela Santiago-Pictures, baby tub, totes. Bidding: All bidding will take place online at StorageTreasures.com on December 11, 2025, at 11:00am. Property will be sold to the highest bidder.
November 21, 28, 2025 25-04701L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-3315
Division Probate
IN RE: ESTATE OF NANCY JOHNSON JACKSON Deceased.

The administration of the estate of Nancy Johnson Jackson, deceased, whose date of death was June 25, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

FIRST INSERTION
NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 8014 - Cape Coral Facility Address: 3300 Chiquita Blvd. S., Cape Coral, FL 33914 US Facility Phone: 1+ (239) 208-0009 Description: Entire contents of unit consisting of, but not limited to: Dan Nitu- Furniture, boxes, Couch, Bed, Shelf, Blankets, Iron Table. Justin Anderson- Bucket , Bike, Tree, cooler, Bags, Boots, Crate, luggage, Exercise equipment. Mirtha Poblador- Bags, Boxes, Basket , Bowls, Containers. Bidding: All bidding will take place online at StorageTreasures.com on December 11, 2025, at 11:00am. Property will be sold to the highest bidder.
November 21, 28, 2025 25-04699L

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Bonic Aerial Media Services located at 9080 Silver Palm Ct, in the County of Lee, in the City of Fort Myers, Florida 33919 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Fort Myers, Florida, this 17th day of November, 2025.
BONIC ENTERPRISES LLC
November 21, 2025 25-04731L

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 SEMRO HENRY located at 12858 Banyan Creek Dr Suite 102 in the City of Fort Myers, Lee, FL 33908 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2025
Semro Henry Ltd LLC
By Jonathon C. Elgin, Member
November 21, 2025 25-04720L

FIRST INSERTION

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 21, 2025.

Personal Representative:
Kelly Barberian Pollock
7602 Hampshire Road
Henrion, Virginia 23229

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
E-Mail: noelle@belmontesq.com
November 21, 28, 2025 25-04743L

PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003683
IN RE: ESTATE OF RUTH MARIE STUART, AKA RUTH STUART, Deceased.
The administration of the estate of RUTH MARIE STUART, AKA RUTH STUART, deceased, whose date of death was April 23, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT 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 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 732.221.
The date of first publication of this notice is November 21, 2025.
Personal Representative
Debra Eittrheim
10298 Water Hyacinth Drive
Orlando, Florida 32825
Attorney for Personal Representative
Pamela Grace Martini, Esq.
Florida Bar No. 100761
Law Office of Pamela G. Martini, PLLC
7575 Dr. Phillips Blvd., Suite 305
Orlando, FL 32819
Telephone: (407) 955-4955
Email: pam@pamelamartinilaw.com
November 21, 28, 2025 25-04727L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA
PROBATE DIVISION
Case No. 2025-CP-002751
IN RE: THE ESTATE OF RHONDA KAY OINES.
Deceased
The administration of the Estate of Rhonda Kay Oines, deceased, whose date of death was July 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 21, 2025.
Personal Representative:
Kristin Kay Oines
Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL. Bar # 164247
November 21, 28, 2025 25-04714L

FIRST INSERTION

AMENDED NOTICE TO CREDITORS
(Ancillary Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2822
Division Probate
IN RE: ESTATE OF ANNY SLAGMOLEN A/K/A ANNY A. SLAGMOLEN 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 Anny Slagmolen a/k/a Anny A. Slagmolen, deceased, File Number 25-CP-2822, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, Florida 33902; that the decedent's date of death was January 17, 2025; that the total value of the estate is \$32,300 and that the names and addresses of those to whom it has been assigned by such order are:
Name Address
Kevin Slagmolen
251 Serpentine Drive,
Bayville, NJ 08721
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is November 21, 2025.
Person Giving Notice:
Kevin Slagmolen
251 Serpentine Drive
Bayville, New Jersey 08721
Attorney for Person Giving Notice
/s/ Wess M. Jacobs
Wess M. Jacobs
Attorney
Florida Bar Number: 882992
Osterhout & McKinney, P.A.
3783 Seago Lane, Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: wessj@omplaw.com
Secondary E-Mail: elizabethw@omplaw.com
November 21, 28, 2025 25-04713L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA
PROBATE DIVISION
Case No. 2025-CP-003282
IN RE: THE ESTATE OF ROBERT EDWARD HYLANT, JR. Deceased
The administration of the Estate of ROBERT EDWARD HYLANT, JR., deceased, whose date of death was July 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 21, 2025.
Personal Representative:
Trudy Arlene Hylant
Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL. Bar # 164247
November 21, 28, 2025 25-04708L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003476
IN RE: ESTATE OF MARCELLA MARGARET MARCEL Deceased.
The administration of the estate of MARCELLA MARGARET MARCEL, deceased, whose date of death was October 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 21, 2025.
Personal Representative:
KESTREL JANET MARCEL
1130 Sanders Circle
Montpelier, VT 05602
Attorneys for Personal Representative:
EDWARD E. WOLLMAN
Florida Bar Number: 0618640
Email: ewollman@wga-law.com
Secondary E-Mail: pleadings@wga-law.com
PATRICK COURVILLE
Florida Bar Number: 115708
E-Mail: pcourville@wga-law.com
Secondary E-Mail: pleadings@wga-law.com
Attorneys for Personal Representative
WOLLMAN GEHRKE & ASSOCIATES, P.A.
2235 Venetian Court,
Suite 5
Naples, Florida 34109
Telephone: (239) 435-1533
Fax: (239) 435-1433
November 21, 28, 2025 25-04707L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002602
Division Probate
IN RE: ESTATE OF ANASTASIA SAUSSER A/K/A ANASTASIA MARIE SAUSSER Deceased.
The administration of the estate of Anastasia Sausser a/k/a Anastasia Marie Sausser, deceased, whose date of death was August 1, 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, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 21, 2025.
Personal Representative:
/s/ Tanya A. Maroney
Tanya A. Maroney
542 E. Division St.
Dover, Delaware 19901
Attorney for Personal Representative:
/s/ Kelly L. Fayer, Esq.
Kelly L. Fayer, Esq.
Attorney for Personal Representative
Florida Bar Number: 0121126
Kelly L. Fayer, P.A.
12601 World Plaza Lane, Suite 2
Ft. Myers, Florida 33907
Telephone: (239) 415-3434
Fax: (239) 433-3434
E-Mail: notice@fayerlaw.net
November 21, 28, 2025 25-04726L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
25-CP-3505
IN RE: ESTATE OF: PATRICIA ERLINE KELLER Deceased
The administration of the estate of Patricia Erline Keller, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
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 21, 2025.
Personal Representative:
John Dawson,
1415 SE 40th Street,
Cape Coral FL 33904
Attorney for Personal Representative:
/s/ Alexis A. Sitka, P.A. .
Alexis A. Sitka, P.A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, FL 33915
Telephone: (239) 997-0078
Fax: (239) 239-9917
Alexis@sitkalaw.com
November 21, 28, 2025 25-04706L

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 12/9/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Brandy Stephenson unit #00330; Charles Garland unit

FIRST INSERTION

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 21, 2025.
Personal Representative:
John Dawson,
1415 SE 40th Street,
Cape Coral FL 33904
Attorney for Personal Representative:
/s/ Alexis A. Sitka, P.A. .
Alexis A. Sitka, P.A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, FL 33915
Telephone: (239) 997-0078
Fax: (239) 239-9917
Alexis@sitkalaw.com
November 21, 28, 2025 25-04706L

FIRST INSERTION

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice was or shall be: November 21, 2025
Personal Representative:
John Dawson,
1415 SE 40th Street,
Cape Coral FL 33904
Attorney for Personal Representative:
/s/ Alexis A. Sitka, P.A. .
Alexis A. Sitka, P.A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, FL 33915
Telephone: (239) 997-0078
Fax: (239) 239-9917
Alexis@sitkalaw.com
November 21, 28, 2025 25-04706L

FIRST INSERTION

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 21, 2025.
Personal Representative:
Mary C. Fangman
5905 Trailwinds Dr., #832
Fort Myers, Florida 33907
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail: probate@dorceylaw.com
November 21, 28, 2025 25-04735L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA
PROBATE DIVISION
File No. 2025-CP-3487
IN RE: ESTATE OF GAYLE ANN MULFORD Deceased.
The administration of the estate of Gayle Ann Mulford, 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 P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 21, 2025.
Personal Representative:
Richard E. Mulford, Jr.
P.O. Box 680160
2100 Park Avenue
Park City, UT 84068
Robert J. Mulford
463 Harbor Ridge Drive
Palm Harbor, FL 34683
Attorney for Personal Representatives:
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) 344-1000
Fax: (239) 344-1200
E-Mail: haylee.blessing@henlaw.com
Secondary E-Mail: denise.edwards@henlaw.com
November 21, 28, 2025 25-04712L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3483
Division Probate
IN RE: ESTATE OF RALPH JULIUS FANGMAN A/K/A RALPH J. FANGMAN Deceased.
The administration of the estate of Ralph Julius Fangman a/k/a Ralph J. Fangman, 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 P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 21, 2025.
Personal Representative:
Mary C. Fangman
5905 Trailwinds Dr., #832
Fort Myers, Florida 33907
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail: probate@dorceylaw.com
November 21, 28, 2025 25-04735L

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003435
IN RE: ESTATE OF MARILYNN MAXINE JOHNSON a/k/a MARILYNN M. JOHNSON a/k/a MARILYNN JOHNSON 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 MARILYNN MAXINE JOHNSON a/k/a MARILYNN M. JOHNSON a/k/a MARILYNN JOHNSON, deceased, File Number 25-CP-003435, by the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901; that the decedent's date of death was March 11, 2025; that the total value of the estate is less than \$75,000, and that the names and addresses of those to whom it has been assigned by such order are:
Name Address
Glenn Einar Johnson as Trustee of The Marilynn M. Johnson Trust, dated July 16, 1981
31911 National Park Drive
Laguna Niguel, CA 92677
GLENN EINAR JOHNSON
319 National Park Drive
Laguna Niguel, CA 92677
GAIL L. LAMIA
10251 Chris Drive
Roscoe, IL 61073

FIRST INSERTION

12/9/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Brandy Stephenson unit #00330; Charles Garland unit

FIRST INSERTION

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 21, 2025.
Personal Representative:
Glenn Einar Johnson
31911 National Park Drive
Laguna Niguel, CA 92677
Attorney for Person Giving Notice
Neil R. Covert, Esquire
Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail: service@covertlaw.com
November 21, 28, 2025 25-04734L

FIRST INSERTION

PEGGY J. HARTMAN
2331 81st NE
Olympia, WA 98506
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is November 21, 2025.
Person Giving Notice:
GLENN EINAR JOHNSON
31911 National Park Drive
Laguna Niguel, CA 92677
Attorney for Person Giving Notice
Neil R. Covert, Esquire
Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail: service@covertlaw.com
November 21, 28, 2025 25-04695L

FIRST INSERTION

#00417. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
November 21, 28, 2025 25-04695L

PUBLIC SALES / ESTATE / SALES / ACTIONS ---

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP-1838 IN RE: ESTATE OF RUDOLF HERBERT LOFFELMANN Deceased. The administration of the estate of RU- DOLF HERBERT LOFFELMANN, de- ceased, whose date of death was March 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33902. The names and addresses of the Per- sonal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands 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 21, 2025. Personal Representative: ARNETTE M. HAWKINS 14218 Wild Timber Court Estero, FL 33928 Attorney for Personal Representative: DAVID R. PASH Florida Bar No. 0484679 Email: dpash@wga-law.com Alternate Email: pleadings@wga-law.com EDWARD E. WOLLMAN Florida Bar No. 0618640 Email: ewollman@wga-law.com Alternate Email: pleadings@wga-law.com Attorneys for Personal Representative WOLLMAN, GEHRKE & ASSOCIATES, PA 2235 Venetian Court, Suite 5 Naples, FL 34109 Telephone: (239)435-1533 Facsimile: (239)435-1433 November 21, 28, 2025 25-04736L

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION File No. 25-CP-003316 IN RE: ESTATE OF SIDONIE GORDY WEAKLEY Deceased. The administration of the estate of Sidonie Gordy Weakley, deceased, whose date of death was July 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Di- vision, the address of which is 2075 Martin Luther King, Jr., Boulevard, 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands 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 sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity 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 21, 2025. Personal Representative: Russell Alfred Weakley 3220 County Road 200 Burnet, Texas 78611 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 21, 28, 2025 25-04705L

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-006860 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BY SOLELY AS OWNER TRUSTEE OF SG ALTERNATIVE TITLE TRUST 2025-NPL1, Plaintiff, vs. 2228 SW 43RD STREET, LLC; HAIM OHANA; NORMANDO M. HERRERA; RESIDENCE ROOFING; HEN SEGAL; 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 pursu- ant to an Order or Summary Final Judgment of foreclosure dated Novem- ber 6, 2025, and entered in Case No. 24-CA-006860 of the Circuit Court in and for Lee County, Florida, wherein Wilmington Savings Fund Society, FSB, not in its individual capacity by solely as Owner Trustee of SG Alternative Title Trust 2025-NPL1 is Plaintiff and 2228 SW 43RD STREET, LLC; HAIM OHANA; NORMANDO M. HER- RERA; RESIDENCE ROOFING; HEN SEGAL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM- ING 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 DE- SCRIBED, 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 18, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit: LOTS 27 AND 28, BLOCK 4676, CAPE CORAL UNIT 70, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 58, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. 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 DISCRETION, 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 11/17/2025 KEVIN C. KARNES As Clerk, Circuit Court (SEAL) By: T Mann As Deputy Clerk Diaz Anselmo & Associates, P.A. Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com 8010-204570 / TMI November 21, 28, 2025 25-04740L

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-004918 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. NANCY ELIZABETH DE LA ROSA F/K/A NANCY ELIZABETH RODRIGUEZ AND JOSE RODRIGUEZ, ET AL., DEFENDANT(S). TO: Jose Rodriguez Last Known Address: 912 Apple Ave, Lehigh Acres, FL 33971 Current Residence: UNKNOWN TO: Jose Rodriguez Last Known Address: 1006 Alvin Ave Lehigh Acres, FL 33971 Current Residence: UNKNOWN TO: Unknown spouse of Jose Rodri- guez Last Known Address: 912 Apple Ave, Lehigh Acres, FL 33971 Current Residence: UNKNOWN TO: Unknown spouse of Jose Rodri- guez Last Known Address: 1006 Alvin Ave Lehigh Acres, FL 33971 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: LOT 5, BLOCK 22, UNIT 4, SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LE- HIGH ACRES, FLORIDA, 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 26, PAGE 54, 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 it, on MILLER, GEORGE & SUGGS, PLLC, Attor- ney 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 de- manded 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 Divi- sion Manager, whose office is located at Lee County Justice Center, 1700 Mon- roe 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 appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711. WITNESS my hand and the seal of this Court this day of 11/14/2025, 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 22FL373-1270 November 21, 28, 2025 25-04711L

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 24-CA-007707 UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, SMALL BUSINESS ADMINISTRATION , Plaintiff, v. KRISTINA FREY A/K/A KRISTINA M. FREY; UNKNOWN SPOUSE OF KRISTINA FREY A/K/A KRISTINA M. FREY; JAMES FREY A/K/A JAMES S. FREY; UNKNOWN SPOUSE OF JAMES FREY A/K/A JAMES S. FREY; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursuant to Final Judgment Foreclosure dated November 7, 2025 entered in Civil Case No. 24-CA-007707 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein UNITED STATES OF AMER- ICA ON BEHALF OF ITS AGENCY, SMALL BUSINESS ADMINISTRA- TION , Plaintiff and KRISTINA FREY A/K/A KRISTINA M. FREY; JAMES FREY A/K/A JAMES S. FREY; are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM	at www.Lee.realforeclose.com in accor- dance with Chapter 45, Florida Statutes on December 18, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT (S) 5 AND 6, BLOCK 1324, CAPE CORAL UNIT 18, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 13, PAGE(S) 96 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 407 SE 17th Ave, Cape Coral, FL 33990 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 DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB- LISHED AS PROVIDED HEREIN. Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) T Mann DEPUTY CLERK OF COURT Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Service Email: flrealprop@kelleykronenberg.com File No.: 3305.000039 November 21, 28, 2025 25-04725L

FIRST INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 25-DR-003206 SHANNA J. KIMBALL, Petitioner, and CHARLES KIMBALL III, Respondent, TO: Charles Kimball III 148 Ocean Park Dr., Lehigh Acres, FL 33972 YOU ARE NOTIFIED that an ac- tion for dissolution of marriage has been filed against you and that you are required to serve a copy of your writ- ten defenses, if any, to it on Morris Law Firm, P.A., whose address is P.O. Box 152908, Cape Coral, FL 33915 on or before December 29, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the peti- tion.	The action is asking the court to de- cide how the following real or personal property should be divided: 148 Ocean Park Drive, Lehigh Acres, FL 33972 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- quest. You must keep the Clerk of the Cir- cuit Court's office notified of your cur- rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing dismissal or striking of pleadings. Dated: 11/17/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J. Collins Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025 25-04738L
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 West Florida IT located at 3232 CAR- RINGTON DR in the City of NORTH	FORT MYERS, Lee, FL 33917 intends to register the said name with the Divi- sion of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of November, 2025 Jeff Russell November 21, 2025 25-04737L

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003368 Division PROBATE IN RE: ESTATE OF STEPHEN K. MILEY Deceased. The administration of the Estate of Ste- phen K. Miley, deceased, whose date of death was September 5, 2025, is pend- ing 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 ad- dresses of the Personal Representative and the Personal Representative's attor- ney 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 ON OR BEFORE 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 sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a	creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the Decedent and other persons having claims or de- mands 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 21, 2025. Personal Representative: /s/ Donna J. Miley Donna J. Miley 17840 Chesterfield Rd. North Fort Myers, Florida 33917 Attorney for Personal Representative: /s/ Courtney J. Lovejoy Bar No. 1010542 for Beth A. Prather, Attorney Florida Bar Number: 974692 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: laureng@trustska.com 4933-1727-2181, v.1 November 21, 28, 2025 25-04741L

FIRST INSERTION	
AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA CASE No.: 25-CA-005237 SMART PROPERTY GROUP LLC, Plaintiff, vs. JOHN TOPE, PAUL E. RANDOL, deceased and all others claiming by, through and under PAUL E. RANDOL, deceased, CHARLENE RANDOL, deceased and all others claiming by, through and under CHARLENE RANDOL, deceased, PAUL RANDOL, JR., UNKNOWN OCCUPANT(S) and RANDALL W. CARSON, deceased and all others claiming by, through and under RANDALL W. CARSON, deceased, Defendant, TO: PAUL E. RANDOL, deceased and all others claiming by, through and under PAUL E. RANDOL, deceased, CHARLENE RANDOL, deceased and all others claiming by, through and under CHARLENE RANDOL, deceased and RANDALL W. CARSON, deceased and all others claiming by, through and under RANDALL W. CARSON, de- ceased YOU ARE NOTIFIED that an action to quiet the title on the following real property in Lee County, Florida: Lot 1, Block 5, Mobile Manor, ac- cording to the map or plat there- of, as recorded in Plat Book 111, Page(s) 36 and 37, of the Public	Records of Lee County, Florida. Together with single wide 1964 Star mobile home, Identifica- tion number FDMCXMU05188, Title Number 7717794, a/k/a 102 Lantern Place, North Fort Myers, FL 33917. 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, tele- phone number (407) 514-2692, on or before December 29, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the Com- plaint or petition. DATED this 14 day of November 2025. Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: N Wright-Angad As Deputy Clerk J.D. Manzo, Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 Nov. 21, 28; Dec. 5, 12, 2025 25-04709L

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File #25-CP-3484 IN RE: THE ESTATE OF VERDELL L. PARENT, JR. Deceased. The administration of the estate of Verdell L. Parent, Jr., deceased, File No. 25-CP-3484, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of the Court, Justice Cen- ter Proper, 1700 Monroe Street, Fort Myers, FL 33901. The names and ad- dresses of the personal representative and the personal representative's attor- ney are set forth below. 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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, in- cluding unmatured, contingent or un- liquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this Notice is November 21, 2025. Personal Representative: John C. Burbage Attorney for Personal Representative: Brian McNamara, Esq. Florida Bar No. 98022 McNamara Legal Services, P.A. 5425 Park Central Court, Naples, FL 34109 Telephone: 239-204-4766 November 21, 28, 2025 25-04742L	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: 25-CA-3658 ERIC J. BURKE and FOUR DIAMOND INVESTMENT CORPORATION, Plaintiffs, v. THE BUYING COMPANY LLC, and PAYVERSE LLC, Defendants. NOTICE IS HEREBY given as re- quired by a Final Judgment of Mort- gage Foreclosure entered Case No. 25-CA-3658 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where ERIC J. BURKE and FOUR DIA- MOND INVESTMENT CORPORA- TION, are the Plaintiffs and THE BUYING COMPANY LLC and PAY- VERSE LLC, are the Defendants. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in ac- cordance with Chapter 45 Florida Sta- tutes on January 8, 2026, the follow- ing described property in accordance with the Final Judgment of Mortgage Foreclosure: Lots 55 and 56, Block 1997, Unit 28, CAPE CORAL SUBDIVI- SION, according to the plat thereof, as recorded in Plat Book 14, Page(s) 101 Through 111, in- clusive, of the Public Records of Lee County, Florida. Parcel I.D. Number: 23-44-23- C3-01997.0550 Property address: 321 Trafalgar Parkway, Cape Coral FL 33991 Dated this 11/13/2025. CLERK OF THE CIRCUIT COURT KEVIN C. KARNES Lee County Clerk of Court (SEAL) By: N Wright-Angad as Deputy Clerk Freidin & Inglis, P.A. 2245 McGregor Boulevard Fort Myers, FL 33901 November 21, 28, 2025 25-04739L

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

TAX DEEDS / SALES / ACTIONS ---

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-002048 EF MORTGAGE LLC, Plaintiff, v. 1K PEDREROS INVESTMENT, LLC, a Florida Limited Liability Company; JAIME A PEDREROS, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated October 29, 2025 entered in Civil Case No. 25-CA- 002048 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein EF MORTGAGE LLC, Plaintiff and 1K PEDREROS INVEST- MENT, LLC, a Florida Limited Liabil- ity Company; UNKNOWN TENANT #1 N/K/A Andres Guerra; UNKNOWN TENANT #2 N/K/A Sandra Guerra are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in ac- cordance with Chapter 45, Florida Stat- utes on January 29, 2026 the following	described property as set forth in said Final Judgment, to-wit: LOTS 50 AND 51, BLOCK 5305, CAPE CORAL, UNIT 58, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 128, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 128 SW 34th Pl, Cape Coral, FL 33991 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.	
	Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) T Mann DEPUTY CLERK OF COURT	
	Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Service Email: ftlrealprop@kelleykronenberg.com File No.: 3087.000398 November 21, 28, 2025	
	25-04724L	

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-006814 CASA YBEL BEACH AND RACQUET CLUB, PHASE I-JK, CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. JAMES J. BANKS, BRITTANY A. BANKS, AND MARGARET K. BRADY, Defendant(s). TO: JAMES J. BANKS AND BRIT- TANY A. BANKS Last Known Address: 15524 CHARING CROSS RD, JUSTIN TX 76247 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. 50, in Condo- minium Parcel No. 160, of CASA YBEL BEACH AND RACQUET CLUB, PHASE I-J-K, a condo- minium, together with an un- divided interest in the common elements appurtenant thereto, according to the Declaration of	Condominium thereof recorded in Official Records Book 1566, Page 2305, in the Public Records of Lee County, Florida. A/K/A UNIT 160I, WEEK 50 has been filed against you and you are required to serve a copy of your writ- ten 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 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 demanded in the Plaintiff's Complaint. WITNESS my hand and seal of this Court on this 14th day of November, 2025.	
	KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Shoap Deputy Clerk	
	Michael J. Belle, Esq., Michael J. Belle, P.A. Attorney for Plaintiff 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com 50222 November 21, 28, 2025	
	25-04721L	

FIRST INSERTION		
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO: 25-DR-008181 IN RE: The Marriage of Stephen Joseph Petitioner and Avelita Laneau Respondent TO: Avelita Laneau 5413 Pine Chase Drive, Apt. 8, Orlando, Florida 32808 YOU ARE NOTIFIED that an ac- 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 Stephen Joseph whose address is 1649 NE 158 Street, North Miami Beach, Florida 33162 on or before December 29, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Peti- tioner 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- quest. You must keep the Clerk of the Cir- cuit Court's office notified of your cur- rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing dismissal or striking of pleadings. Dated: 11/17/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J. Collins Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025	
	25-04733L	

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-004471 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1, Plaintiff, v. NICOLA RINELLA, et al., Defendants. TO: NICOLA RINELLA UNKNOWN SPOUSE OF NICOLA RINELLA Last Known Address: 1631 SW 30th Ter, Cape Coral, FL 33914 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Lee County, Florida: Lots 9 and 10, Block 1138, Cape Coral, Unit 23, according to the map or plat thereof as recorded in Plat Book 14, Page 39, Public Records of Lee County, Florida including the buildings, appur-	tenances, and fixture located thereon. Property Address: 525/527 SE 5th Place, Cape Coral, FL 33990 (the "Property"). filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plain- tiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 within, 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded in the Complaint or petition filed herein. WITNESS my hand and seal of this Court at Lee, Florida on this day of 11/14/2025 KEVIN KARNES LEE COUNTY CLERK OF COURT (SEAL) By: N Wright-Angad Deputy Clerk	
	HOWARD LAW, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 November 21, 28, 2025	
	25-04710L	

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO: 25-CC-003825 ISLAND PARK VILLAGE, SECTION III, CONDOMINIUM ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. CORINNE DRUSO, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure en- tered on 11/14/2025 in the above-styled cause, in the County Court of Lee County, Florida, Kevin C. Karnes, Clerk of Circuit Court, will sell the property situated in Lee County, Florida legally described as: Unit No. 64, of that certain Condominium known as Island Park Village, Section III, a Con- dominium as recorded in O.R. Book 1732, Pages 3490-3585, inclusive, Public Records of Lee County, Florida, and any and all	amendments thereto, together with all appurtenances there unto appertaining and specified in said Condominium Declara- tion. Commonly known as: 17656 Vil- lage Inlet Court, Fort Myers, FL 33908 In an online sale at www.lee.real foreclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 09:00 AM on January 15, 2026. 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, Sec- tion 45.031. A copy of this notice shall be pub- lished in the Business Observer. DATED this 11/17/2025 (SEAL) By: T Mann Kevin C. Karnes, Clerk of Court Leland Wilson, Esq. - leland@associationlegalservices.com bilma@associationlegalservices.com 12600 World Plaza Lane, #63, Fort Myers, FL 33907 November 21, 28, 2025	
	25-04722L	

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 22-CA-003951 `CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, v. TYLER WEINER A/K/A TYLER A. WEINER; UNKNOWN SPOUSE OF TYLER WEINER A/K/A TYLER A. WEINER; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursu- ant to an Order dated November 13, 2023 entered in Civil Case No. 22- CA-003951 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein CARRINGTON MORTGAGE SER- VICES, LLC, Plaintiff and TYLER WEINER A/K/A TYLER A. WEINER N/K/A PAIGE RICHARDSON are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM www.Lee.Realforeclose.com in ac- cordance with Chapter 45, Florida Stat- utes on January 15, 2026 the following	described property as set forth in said Final Judgment, to-wit: LOTS 18 AND 19, BLOCK 2831, CAPE CORAL SUBDIVI- SION, UNIT 40, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 3024 NW 6th Pl, Cape Coral, FL 33993 ANY PERSON CLAIMING AN 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 DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB- LISHED AS PROVIDED HEREIN. 11/14/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT County, Florida (SEAL) N Wright-Angad DEPUTY CLERK OF COURT Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Service Email: ftlrealprop@kelleykronenberg.com File No.: CRF22087-JMV November 21, 28, 2025	
	25-04717L	

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY CASE NO.: 24-CA-5523 PREFERRED MATERIALS, INC., a Foreign corporation, Plaintiff, vs. FORTRESS OF SOUTH FLORIDA, LLC, a Florida Limited liability company, SEBASTIAN ESTREMADOIRO, ZEMLANDS LLC, a Florida limited liability company, et al, Defendants. Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the County Court of Lee County, Flor- ida, the Clerk will sell the property de- scribed below situated in Lee County, Florida, described as: 226 Lausanne Avenue South, Lehigh Acres, Florida, Lot 22, Block 47, Twin Lake Estates	Unit 11, and being more particu- larly described in Notice of Com- mencement recorded as instru- ment number 2023000348330, Lee County, Florida at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website https://www.lee.realforeclose. com/at 9:00 a.m. on December 18, 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, Sec- tion 45.031. WITNESS my hand and the seal of said court on 11/12/2025 KEVIN C. KARNES, CLERK Lee County Clerk of the County PO Box 2469 Ft. Myers, FL 33902 (SEAL) By: T Mann Deputy Clerk November 21, 28, 2025	
	25-04704L	

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 24-CA-005640 Division: Civil Judge Rachael Spring Loukonen PNC Bank, National Association 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 Charles Rine, deceased, et al. Defendants. Notice is hereby given that on Decem- ber 18, 2025 at 9:00 AM, the below named Clerk of Court will offer by elec- tronic sale at www.lee.realforeclose.com the following described real property: All that certain land situated in Lee County, Florida, and de- scribed as: Lots 10 and 11, Block 6059, Cape Coral Unit 96, a subdivision ac- cording to the plat thereof re- corded in Plat Book 25, Page	45 through 51, inclusive, of the Public Records of Lee County, Florida. Commonly known as: 3111 SW 20th Avenue, Cape Coral, FL 33914 Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, en- tered on 10/28/2025, in Civil Case No. 24-CA-005640, pending in the Circuit Court in Lee County, Florida. DATED this 11/17/2025 KEVIN C. KARNES CLERK OF THE CIRCUIT COURT AND COMPTROLLER LEE COUNTY, FLORIDA (SEAL) By: T Mann Deputy Clerk THE MANLEY LAW FIRM LLC P. O. Box 165028 Columbus, OH 43216-5028 AMPS@manleydeas.com 24-012797_IA1 RNOS November 21, 28, 2025	
	25-04723L	

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 23-CA-010708 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-1, Plaintiff, vs. DELAINO THOMPSON A/K/A DELAINO F. THOMPSON A/K/A DELAINO FRANKLIN THOMPSON; UNKNOWN SPOUSE OF DELAINO F. THOMPSON, A/K/A DELAINO F. THOMPSON A/K/A DELAINO FRANKLIN THOMPSON; NADAN DARRNEL CLINTON A/K/A NADAN CLINTON, WARD; UNKNOWN SPOUSE OF NADAN D. CLINTON, A/K/A NADAN CLINTON; PATRICK C. WEBER, P.A.; SABRYA TYIESHA PRIM A/K/A SABRYA T. PRIM A/K/A SABRYA PRIM; UNKNOWN SPOUSE OF SABRYA T. PRIM, A/K/A SABRYA T. PRIM A/K/A SABRYA PRIM; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LENDORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCES CHRISTOPHER; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale Date entered in Civil Case No. 23- CA-010708 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS	OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-1, is Plaintiff and DELAINO THOMP- SON, NADAN DARRNEL CLINTON, PATRICK C. WEBER, P.A., SABRYA TYIESHA PRIM, and THE ESTATE OF FRANCES CHRISTOPHER, et al, are Defendants. The Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at Lee County's On- Line Public Auction website: https:// www.lee.realforeclose.com, at 9:00 A.M., on February 12, 2026, in ac- cordance with Chapter 45, Florida Stat- utes, the following described property located in LEE County, Florida, as set forth in said Final Judgment of Mort- gage Foreclosure to-wit: LOT 14, BLOCK 8, UNIT 1, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, AS RECORDED IN PLAT BOOK 15, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PARCEL NUMBER: 34-44-26- 01-00008.0140 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 en- large the time of the sale. Notice of the changed time of sale shall be published as provided herein. Dated this 13 day of November, 2025. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk	
	FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP Attorney for Plaintiff One East Broward Boulevard, Suite 1111 Fort Lauderdale, FL 33301 Telephone: (954) 522-3233 Fax (954) 200 7770 04-097161-F00 November 21, 28, 2025	
	25-04715L	

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.: 24-CA-004205 BANK OF AMERICA, N.A., Plaintiff, vs. EUGENE M HERGENROTHER TRUSTEE OF THE EUGENE O HERGENROTHER REVOCABLE TRUST 2001; UNKNOWN BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EUGENE O HERGENROTHER; KURT M HERGENROTHER; UNKNOWN SPOUSE OF KURT M HERGENROTHER; EUGENE M HERGENROTHER A/K/A MARTY HERGENROTHER; UNKNOWN SPOUSE OF EUGENE M HERGENROTHER A/K/A MARTY HERGENROTHER; BETTY GANO; UNKNOWN SPOUSE OF BETTY GANO; LEE CASA BELLA CONDOMINIUM ASSOCIATION, INC; CONSUMERS NATIONAL BANK; STYLE TILE & MARBLE, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to Final Judgment of Mortgage Fore- closure dated November 13, 2025 entered in Civil Case No. 24-CA-004205 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and EUGENE M HER- GENROTHER TRUSTEE OF THE EUGENE O HERGENROTHER REVOCABLE TRUST 2001, KURT M HERGENROTHER, EUGENE M HERGENROTHER A/K/A MARTY HERGENROTHER and BETTY GANO, et al, are Defendants. The	Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at LEE County On-Line Public Auction website: https://lee.realforeclose.com, at 09:00 AM on December 18, 2025, in accordance with Chapter 45, Florida Statutes, the following described prop- erty located in LEE County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit: Unit 105, CASA BELLA CON- DOMINIUM, PHASE VII, BLDG 7, A CONDOMINIUM, ACCORDING TO THE DECLA- RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1432, PAGE(S) 848, ET SEQ., OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND ANY AMENDMENTS THERE TO; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THOSE COMMON ELEMENTS APPURTENANT TO SAID UNIT IN ACCOR- DANCE WITH AND SUBJECT TO THE COVENANTS, CON- DITIONS, RESTRICTIONS, TERMS AND OTHER PROVI- SIONS OF THAT DECLARA- TION OF CONDOMINIUM. 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 sur- plus 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 this 13 day of November, 2025. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk	
	FRENKEL LAMBERT WEISMAN & GORDON, LLP Attorney for Plaintiff One East Broward Boulevard, Suite 1111 Fort Lauderdale, FL 33301 Telephone: (954) 522-3233 Fax (954) 200 7770 04-099972-F00 November 21, 28, 2025	
	25-04716L	

FIRST INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001903 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 cer- tificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23636 Year of Issuance 2023 Descrip- tion of Property LOT 326, THUNDERBIRD MOBILE HOMES, ACCORDING TO THE SURVEY PLAT THERE- OF AS RECORDED IN O.R.	BOOK 548, PAGE 829, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06- 46-24-05-00000.3260 Names in which assessed: DOUGLAS ALAN BENNETT, PATSY L BENNETT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee. realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025	
	25-04675L	

--- TAX DEEDS ---			
FIRST INSERTION		FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001983 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: 23-24288 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN LOT NO. 11, RIVERLAWN TERRACE PARK CO-OP LOCATED ON THE FOLLOWING DESCRIBED PROPERTY IN LEE COUNTY, FLORIDA: FROM THE SOUTHEAST (SE) CORNER OF GOVERNMENT LOT 1 OF SECTION 21, TOWNSHIP 43 SOUTH, RANGES 26 EAST, RUN NORTH ALONG THE EAST LINE OF SAID SECTION 21 FOR 1727.92 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREBY CONVEYED; FROM SAID POINT OF BEGINNING THENCE RUN WEST 4-∞ SOUTH AT AN ANGLE OF 88-∞ 52', SOUTH TO WEST WITH SAID SECTION LINE FOR 10 CHAINS, THENCE RUN NORTH PARALLEL TO SAID SECTION LINE FOR 4 CHAIN TO THE SOUTH BANK OF THE CALOOSAHETCHEE RIVER THENCE RUN EASTERLY UP SAID SOUTH BANK TO A POINT ON THE LINE BETWEEN SECTIONS 21 AND 22, THENCE RUN SOUTH ALONG SAID SECTION LINE FOR 5 CHAINS, MORE OR LESS TO THE POINT OF BEGINNING. EXCEPTING FROM THE ABOVE DESCRIBED TRACT THE		FOLLOWING PARCEL OF LANDS. BEGIN AT A POINT WHERE THE U.S. GOVERNMENT RIGHT-OF-WAY LINE STRIKES THE LINE BETWEEN SECTIONS 21 AND 22, TOWNSHIP 43 SOUTH, RANGE 26 EAST: THENCE RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 21 FOR 125 FEET THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF LOT 1, SECTION 21, FOR 30 FEET, MORE OR LESS, TO THE WEST LINE OF THE PUBLIC ROAD NO. S-78, AND THE POINT OF BEGINNING OF THE LOT EXCEPTED HEREFROM; THENCE CONTINUE WEST PARALLEL WITH THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID SECTION 21 FOR A DISTANCE OF 65 FEET; THENCE RUN NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 21 TO THE GOVERNMENT RIGHT-OF-WAY OF THE CALOOSAHATCHEE RIVER; THENCE RUN EASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID PUBLIC ROAD; THENCE SOUTH ALONG SAID ROAD TO POINT OF BEGINNING Strap Number 21-43-26-10-00000.0110 Names in which assessed: BRIAN H INGERSON, BRIAN H. INGERSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04691L	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001934 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24262 Year of Issuance 2023 Description of Property LOT 38, OF THAT CERTAIN SUBDIVISION KNOWN AS ARROYAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND THAT PART OF LOT B, ARROYAL SUBDIVISION, LYING EAST OF THE EAST LINE OF LOT 39, AND WEST OF THE WEST LINE OF LOT 37, ARROYAL SUBDIVISION, EACH EXTENDED TO THE IMPERIAL RIVER AND LYING BETWEEN THE NORTH LINE OF RIVERSIDE DRIVE AND THE WATERS OF THE IMPERIAL RIVER, SAID SUBDIVISION RECORDED AT PLAT BOOK 3, PAGE 80, OF THE PUBLIC RECORDS		OF LEE COUNTY, FLORIDA; AND THAT PORTION OF RIVERSIDE DRIVE VACATED BY RESOLUTION 85-11-17, OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, DATED NOVEMBER 20, 1985 AND RECORDED JANUARY 3, 1986, IN OFFICIAL RECORDS BOOK 1821, PAGE 4166, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING EAST OF THE EAST LINE OF LOT 39 AND WEST OF THE WEST LINE OF LOT 37, ARROYAL SUBDIVISION, EACH EXTENDED FROM THE NORTH LINE OF RIVERSIDE DRIVE Strap Number 33-47-25-B4-00238.0000 Names in which assessed: SUNSHINE HOME BUILDERS LLC, SUNSHINE HOME BUILDERS, 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04689L	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001823 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: 23-24263 Year of Issuance 2023 Description of Property LOT 39, OF THAT CERTAIN SUBDIVISION KNOWN AS ARROYAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND THAT PART OF LOT B, ARROYAL SUBDIVISION, LYING EAST OF THE WEST LINE OF LOT 38, AND WEST OF THE WEST LINE OF LOT 39, ARROYAL SUBDIVISION, EACH EXTENDED TO THE IMPERIAL RIVER AND LYING BETWEEN THE NORTH LINE OF RIVERSIDE DRIVE AND THE WATERS OF THE IMPERIAL RIVER, SAID SUBDIVISION RECORDED AT PLAT BOOK 3, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY,		FLORIDA; AND THAT PORTION OF RIVERSIDE DRIVE VACATED BY RESOLUTION 85-11-17, OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, DATED NOVEMBER 20, 1985 AND RECORDED JANUARY 3, 1986, IN OFFICIAL RECORDS BOOK 1821, PAGE 4166, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING EAST OF THE WEST LINE OF LOT 38, AND WEST OF THE WEST LINE OF LOT 39, ARROYAL SUBDIVISION, EACH EXTENDED FROM THE NORTH LINE OF RIVERSIDE DRIVE Strap Number 33-47-25-B4-00239.0000 Names in which assessed: SUNSHINE HOME BUILDERS, 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04690L	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001962 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24224 Year of Issuance 2023 Description of Property FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 32 FOR 665 FEET; THENCE NORTH 50 FEET TO THE NORTH LINE OF BONITA BEACH ROAD; THENCE CONTINUE ON THE SAME COURSE ON THE CENTER LINE OF A ROAD 130 FEET WIDE FOR 930 FEET TO THE NORTH LINE OF A 50 FOOT WIDE ROAD; THENCE WEST ALONG THE NORTH LINE OF SAID ROAD 50 FEET WIDE FOR 65 FEET TO THE POINT		OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE WEST ALONG THE NORTH LINE OF SAID 50' FOOT WIDE ROAD FOR 120 FEET; THENCE NORTH 130 FEET; THENCE EAST 120 FEET TO THE IMPERIAL RIVER ROAD 130 FEET WIDE; THENCE SOUTH ALONG THE WEST LINE OF SAID ROAD TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED. Strap Number 32-47-25-B3-03207.0090 Names in which assessed: BRIAN HASSEL, JEFFREY HASSEL, SCOTT HASSEL, SWT TRUST, SWT, BENEFICIARY OF THE SWT TRUST, WILLIAM TAYLOR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04688L	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002068 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23822 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN BOAT SLIP 49C OF ROYAL PELICAN BOATING ASSOCIATION, A COOPERATIVE, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1863, PAGE 2733, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO. Strap Number 03-47-24-W1-05800.049C Names in which assessed: JANA GROSE, TERENCE ANDREW GROSE, TERENCE GROSE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04681L		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001931 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24198 Year of Issuance 2023 Description of Property UNIT NO. 21 OF THE CARRIAGE HOMES AT THE CROSSINGS OF BONITA BAY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2088, PAGE 567, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 28-47-25-B4-00900.0210 Names in which assessed: JOHN G. YEDINAK, JOHN YEDINAK, LYNN G YEDINAK, LYNN G. YEDINAK All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04687L	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001916 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23657 Year of Issuance 2023 Description of Property UNIT 311 AND 1/507 INTEREST IN THE COMMON ELEMENTS OF THE HOLIDAY TRAVEL PARK RV CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICIAL RECORD BOOK 1557 AT PAGES 1583-1617 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION. Strap Number 06-46-24-15-00000.3110 Names in which assessed: CAROL IZSO, CAROL R IZSO, KERT L 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04677L		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001922 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23720 Year of Issuance 2023 Description of Property UNIT 74, ISLAND PARK VILLAGE, SECTION III, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 3490, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS Strap Number 12-46-24-13-00000.0740 Names in which assessed: ALICE MARY WERSON, ALICE MARY WERSON JR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04679L	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001930 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23901 Year of Issuance 2023 Description of Property UNIT NO. 9B OF BAY HARBOR CLUB, A CONDOMINIUM, PHASE I, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORDS BOOK 1696, PAGES 227 THROUGH 322, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION AND ALL AMENDMENTS THERETO Strap Number 25-47-24-B2-04200.09B0 Names in which assessed: CYRIL A & MARGARET A PICK TRUST, THE CYRIL A. & MARGARET A. PICK TRUST, THE CYRIL A. PICK AND MARGARET A. PICK REVOCABLE TRUST, DATED OCTOBER 25, 1996 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04682L		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001958 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23918 Year of Issuance 2023 Description of Property EAST, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2, THENCE SOUTH 01-∞24'10" WEST ALONG THE EAST LINE OF SAID LOT FOR 850.52 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 01-∞24'10" WEST FOR 80 FEET; THENCE NORTH 88-∞35'50" WEST FOR 150 FEET TO THE CENTERLINE OF FLAMINGO DRIVE 80 FEET; THENCE SOUTH 88-∞35'50" EAST FOR 150 FEET TO THE POINT OF BEGINNING (BEING THE SAME AS LOT 24, BLOCK "A" PER UNRECORDED PLAT OF RIVERBEND SUBDIVISION). Strap Number 31-43-25-03-0000A.0240 Names in which assessed: JULIE HEATON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04684L	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002079 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23749 Year of Issuance 2023 Description of Property APARTMENT 41, ESTERO BEACH CLUB EAST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 916, PAGE 513,		PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 19-46-24-W3-02100.0410 Names in which assessed: EDWINA G FOSTER, LEROY E DEBOARD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04680L	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001919 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24051 Year of Issuance 2023 Description of Property UNIT W-83, AMERICAN OUTDOORS CAMPER RESORT #1, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED IN OFFICIAL RECORD BOOK 1673, PAGE 2487 THROUGH 2529, AND CONDOMINIUM PLAT 8, PAGE 219, ALL IN THE PUBLIC RECORDS OF LEE		COUNTY, FLORIDA, AND AS SUBSEQUENTLY AMENDED, TOGETHER WITH ALL APPURTENANCES THERETO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION. Strap Number 07-46-25-04-00W00.0830 Names in which assessed: Cynthia Bauer, CYNTHIA L BAUER, CYNTHIA L. BAUER, WAYNE E BAUER, WAYNE E. BAUER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04686L	

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906_V12

--- TAX DEEDS ---

FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001899 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23719 Year of Issuance 2023 Description of Property UNIT NO. 64, OF THAT CERTAIN CONDOMINIUM KNOWN AS ISLAND PARK VILLAGE, SECTION III, A CONDOMINIUM AS RECORDED IN O. R. BOOK 1732, PAGES 3490-3585, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AND ALL AMENDMENTS THERETO, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION. No 17656 VILLAGE INLET CT FORT MYERS 3390 Strap Number 12-46-24-13-00000.0640 Names in which assessed: CORINNE J. DRUSO, JANINE C. WILKINSON REVOCABLE TRUST DATED MAY 3, 2012 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04678L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001927 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23530 Year of Issuance 2023 Description of Property UNIT 805, OF ARIEL CONDOMINIUM OF THE LANDINGS, A CONDOMINIUM COMMUNITY, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORD BOOK 1644, PAGE 242, AS AMENDED FROM TIME TO TIME, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION Strap Number 20-45-24-27-00000.0805 Names in which assessed: DAVID HUSEMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04672L
FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001993 NOTICE IS HEREBY GIVEN that JAMON BOWEN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23917 Year of Issuance 2023 Description of Property A TRACT OF LAND LYING IN LOT 8, UNITED FLORIDA FRUIT COMPANY'S FIRST DIVISION, ACCORDING THE PLAT RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, IN GOVERNMENT LOT 6, SECTION 31, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS; FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 7 OF SAID SECTION 31, ON THE NORTH LINE OF SAID GOVERNMENT LOT 6, RUN SOUTH 5-∞19'50" EAST ALONG THE CENTERLINE OF STEVENSON ROAD FOR 45.16 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF BUTLER ROAD; THENCE RUN SOUTH 89-∞26'10" WEST ALONG SAID PROLONGATION FOR 25.09 FEET TO THE WESTERLY LINE OF STEVENSON ROAD; THENCE RUN SOUTH 5-∞19'50" EAST ALONG SAID WESTERLY LINE FOR 391.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, THENCE CONTINUE SOUTH 5-∞19'50" EAST ALONG SAID WESTERLY LINE FOR 109.0 FEET; THENCE RUN SOUTH 89-∞26'10" WEST FOR 143.91 FEET TO THE CENTERLINE OF AN EXISTING CANAL; THENCE RUN NORTH 6-∞09'20" WEST ALONG SAID CENTERLINE FOR 100.13 FEET; THENCE RUN NORTH 83-∞ 41'13" EAST FOR 135.90 FEET TO THE POINT OF BEGINNING, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-25-02-00008.002G Names in which assessed: LYNN JAMES All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04683L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001954 NOTICE IS HEREBY GIVEN that FNA VII, 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: 23-23988 Year of Issuance 2023 Description of Property LOTS 21, 22, AND 23, BLOCK B, THOMAS & JOHNSON'S FIRST ADDITION TO TICE, ACCORDING TO THE PLAT BOOK 5, PAGE 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 04-44-25-21-0000B.0210 Names in which assessed: WILLIAM D ROCHA, WILLIAM D. ROCHA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04685L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002086 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23404 Year of Issuance 2023 Description of Property LOTS 23 AND 24, BLOCK 1207, CAPE CORAL UNIT 19, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 121 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-44-24-C2-01207.0230 Names in which assessed: ISLAND GUY PROPERTIES LLC, ISLAND GUY 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04670L
FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001895 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23426 Year of Issuance 2023 Description of Property LOT 9 LESS THE SOUTHEASTERLY 10 FEET, GEORGE TOWN, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 121, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 03-45-24-P2-00500.0090 Names in which assessed: DANIEL E WOOLLEY JR, DANIEL E. WOOLLEY JR. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04671L
FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002076 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23543 Year of Issuance 2023 Description of Property MARINA SLIP NO. D-32 OF GULF HARBOUR MARINA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3521, PAGE(S) 766, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 30-45-24-44-0000D.0032 Names in which assessed: MARK DEPREY, MARK W DEPREY, MARY P. DEPREY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04673L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001893 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23332 Year of Issuance 2023 Description of Property PARCEL A BEGINNING AT A POINT OF THE EASTERLY SIDE OF HENDRY STREET, FIVE FEET NORTHWESTERLY FROM THE NORTHWESTERLY CORNER OF LOT NINE IN SIMMONS SUBDIVISION ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 9; THENCE NORTHEASTERLY AT RIGHT ANGLES TO HENDRY STREET TO THE EASTERLY LINE OF SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG THE EASTERLY SIDE OF SAID SUBDIVISION 67 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES TO HENDRY STREET TO A POINT ON THE EASTERLY SIDE OF HENDRY STREET 67 FEET NORTHWESTERLY OF THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE EASTERLY SIDE OF HENDRY STREET 67 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOTS 7 AND 8, OF SAID SIMMONS SUBDIVISION. EXCEPTING THE NORTH 25 FEET THEREOF. PARCEL B A TRACT OR PARCEL OF LAND LYING IN BLOCK 7, HOME-STEAD OF JAMES EVANS, ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1 AT PAGE 23 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM THE STEEL PIN MARKING THE INTERSECTION OF THE NORTHWESTERLY LINE OF SECOND STREET AND THE SOUTHWESTERLY LINE OF JACKSON STREET, SAID INTERSECTION BEING THE SOUTHEAST CORNER OF SAID BLOCK 7, RUN NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF JACKSON STREET FOR 328.06 FEET TO A DRILL HOLE FILLED WITH LEAD IN THE CONCRETE SIDEWALK MARKING THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF MAIN STREET, AS DESCRIBED IN DEED RECORDED IN DEED BOOK 57, AT PAGE 315, OF SAID PUBLIC RECORDS; THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF MAIN STREET FOR 201.75 FEET TO A DRILL HOLE FILLED WITH LEAD MARKING THE INTERSECTION WITH THE NORTHEASTERLY LINE OF LOT 1, SAID BLOCK 7; THENCE DEFLECT 87 DEGREES 02'30" TO THE LEFT AND RUN SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 7 FOR 59.72 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF LANDS CONVEYED BY DEED RECORDED IN DEED BOOK 194 AT PAGE 538 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING, CONTINUE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SAID LOT 1 ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 145 AT PAGE 502 OF SAID PUBLIC RECORDS FOR 24.73 FEET TO A ONE INCH PIPE SET IN CONCRETE; THENCE DEFLECT 96 DEGREES 25'30" IN THE LEFT AND RUN NORTHEASTERLY PARALLEL WITH SAID NORTHWESTERLY LINE OF SECOND STREET FOR 20.13 FEET; THENCE DEFLECT 83 DEGREES 34'30" TO THE LEFT AND RUN NORTHWESTERLY PARALLEL WITH AND 20.00 FEET NORTHEASTERLY FROM (AS MEASURED ON A PERPENDICULAR) SAID NORTHEASTERLY LINE OF SAID LOT 1 FOR 23.30 FEET TO AN INTERSECTION WITH A NORTHEASTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 194 AT PAGE 538; THENCE DEFLECT 92 DEG Strap Number 13-44-24-P4-01400.0080 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04669L
FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002076 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23320 Year of Issuance 2023 Description of Property UNIT NUMBER 212-K OF SCHOONER BAY CONDOMINIUM, HARBOR SQUARE SECTION, ENTERPRISE PHASE, A CONDOMINIUM COMMUNITY, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORD BOOK 1127 AT PAGES 297 THROUGH 343, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION AND AS AMENDED IN OFFICIAL RECORDS BOOK 1217, AT PAGE 910, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 1267 AT PAGE 403, OFFICIAL RECORD BOOK 1575, PAGE 1271, OFFICIAL RECORD BOOK 1582, PAGE 1532, OFFICIAL RECORD BOOK 1663, PAGE 553, OFFICIAL RECORD BOOK 1829, PAGE 1770, OFFICIAL RECORD BOOK 2207, PAGE 2254 AND OFFICIAL RECORD BOOK 2261, PAGE 3343, LEE COUNTY, FLORIDA Strap Number 11-44-24-13-00000.2120 Names in which assessed: EDMUND HENDERER, RENATE HENDERER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04668L
FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001964 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23568 Year of Issuance 2023 Description of Property LOT 1, BLOCK E, HARLEM HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 76, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-45-24-01-0000E.0010 Names in which assessed: ESTATE OF BURLEASE WILSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04674L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001925 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22458 Year of Issuance 2023 Description of Property LOT 43, CALUSA RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2008000235621, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 17-44-22-04-00000.0430 Names in which assessed: PHUC HONG NGUYEN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04654L
FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001825 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: 23-23092 Year of Issuance 2023 Description of Property UNIT 8, BUILDING 10003, OF ARBOR LAKE CONDOMINIUM NO. 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1704, PAGE(S) 1495, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-24-29-10003.0080 Names in which assessed: DOUGLAS BECHTEL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04662L

FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001963 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24309 Year of Issuance 2023 Description of Property LOTS 8 AND 9, BLOCK 55, FORT MYERS SHORES, UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 66 TO 70, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-26-05-00055.0080 Names in which assessed: ERIC KNAUER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04692L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001954 NOTICE IS HEREBY GIVEN that FNA VII, 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: 23-23988 Year of Issuance 2023 Description of Property LOTS 21, 22, AND 23, BLOCK B, THOMAS & JOHNSON'S FIRST ADDITION TO TICE, ACCORDING TO THE PLAT BOOK 5, PAGE 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 04-44-25-21-0000B.0210 Names in which assessed: WILLIAM D ROCHA, WILLIAM D. ROCHA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04685L

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001964 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23568 Year of Issuance 2023 Description of Property LOT 1, BLOCK E, HARLEM HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 76, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-45-24-01-0000E.0010 Names in which assessed: ESTATE OF BURLEASE WILSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04674L

TAX DEEDS

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001965 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22649 Year of Issuance 2023 Description of Property UNIT NO. 203, BUILDING A, ALSO KNOWN AS UNIT A-203 OF THE SAND-DOLLAR CONDOMINIUM, PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1254, PAGE 2116, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-46-22-T2-0100A.2030 Names in which assessed: SANDDOLLAR A203 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04656L	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002098 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: 23-21034 Year of Issuance 2023 Description of Property LOT 14, BLOCK 25, UNIT 14, SECTION 23 TOWNSHIP 45 SOUTH, RANGE 27 EAST LEHIGH ACRES ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 20, PAGE 34, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 23-45-27-14-00025.0140 Names in which assessed: RICHARD SULKOWSKI, TA-DEUSZ SULKOWSKI All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04653L	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001967 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23070 Year of Issuance 2023 Description of Property LOT 3, BLOCK 17, RESUBDIVISION OF BLOCKS 17, 18, 19, 28, 38 AND THE WEST HALF OF BLOCK 20, SUNCOAST ESTATES, UNRECORDED, ACCORDING TO THE PLAT THEREOF RECORDED IN OR BOOK 566, PAGES 6 THROUGH 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-43-24-03-00017.0030 Names in which assessed: KRSUNGI D GILLETT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04660L	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001977 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: 23-13197 Year of Issuance 2023 Description of Property LOT 15, BLOCK 27, UNIT 3, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 99, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-26-03-00027.0150 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04648L	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002037 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: 23-16390 Year of Issuance 2023 Description of Property LOT 15, BLOCK 18, UNIT 5, SECTION 20, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 28, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-44-27-05-00018.0150 Names in which assessed: BETTY J THOMAS, BETTY J. THOMAS, MADGE I. BAKER, MARY L. BREWER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04651L	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001957 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23299 Year of Issuance 2023 Description of Property LOTS 52, 53, 54, 55, 56, 57 AND 58, BLOCK H, CABANA CITY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 8, PAGES 61 AND 61A, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-44-24-01-0000H.0520 Names in which assessed: TCG CAPE 1 LLC, TCG CAPE 1, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04667L
--	---	---	--	---	--

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001807 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: 23-23150 Year of Issuance 2023 Description of Property FROM THE SOUTHWEST CORNER OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 03, TOWNSHIP 44 SOUTH, RANGE 24 EAST, RUN S.89-∞26°46"E ALONG THE CENTERLINE OF SAID SOUTHEAST ONE QUARTER (SE 1/4) 25 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BETMAR BOULEVARD; THENCE N.01-∞14°01"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE 25 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE N.01-∞14°01"W.ALONG SAID EASTERLY RIGHT-OF-WAY LINE 140 FEET; THENCE S.89-∞28°46'ÀùE. 135.76 FEET; THENCE S.01-∞14°01"E. 140 FEET; THENCE WESTERLY PARALLEL TO THE ABOVE DESCRIBED NORTH LINE HEREOF TO THE EASTERLY RIGHT-OF-WAY LINE OF BETMAR BOULEVARD, THE SAME BEING THE POINT OF BEGINNING. Strap Number 03-44-24-00-00018.0000 Names in which assessed: NAP EQUITY 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04664L	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001968 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22978 Year of Issuance 2023 Description of Property UNIT 6-A WHISPERWOOD, PHASE 2 FROM THE NORTHWEST CORNER OF LOT 5, WHISPERING PINES, PHASE 2, A SUBDIVISION IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST, AS RECORDED IN PLAT BOOK 33, PAGE 19 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS: THENCE SOUTH 00 DEGREES 02' EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 5 FOR 76.62 FEET; THENCE EAST FOR 26.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH FOR 0.83 FEET; THENCE EAST FOR 34.00 FEET; THENCE NORTH FOR 0.33 FEET; THENCE EAST FOR 2.00 FEET; THENCE NORTH FOR 0.50 FEET; THENCE EAST FOR 6.00 FEET; THENCE SOUTH FOR 15.43 FEET; THENCE WEST FOR 6.00 FEET; THENCE NORTH FOR 0.50 FEET; THENCE WEST FOR 2.00 FEET; THENCE NORTH FOR 0.33 FEET; THENCE WEST FOR 34.00 FEET; THENCE NORTH FOR 12.94 FEET TO THE POINT OF BEGINNING. Strap Number 02-46-23-13-00000.06A0 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04659L	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001936 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23082 Year of Issuance 2023 Description of Property THE CONDOMINIUM PARCEL KNOWN AS UNIT NO. G-4, OF FOXMOOR CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 266, ET. SEQ., OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED IN OFFICIAL RECORD BOOK 1084, PAGE 325, OFFICIAL RECORD BOOK 1380, PAGE 1871, OFFICIAL RECORD BOOK 1506, PAGE 491, OFFICIAL RECORD BOOK 1506, PAGE 494, OFFICIAL RECORD BOOK 1613, PAGE 2007 AND OFFICIAL RECORD BOOK 2359, PAGE 1852 ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST AS TENANT IN COMMON IN AND TO THE COMMON ELEMENTS AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE DECLARATION OF CONDOMINIUM AND PLANS ON FILE IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-24-20-0000G.0040 Names in which assessed: ESTATE OF MYRNA KIDD, MYRNA KIDD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04661L
--	--	---

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001966 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22755 Year of Issuance 2023 Description of Property LOT 9 AND 10, BLOCK 4728, CAPE CORAL, UNIT 70, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 58 THROUGH 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-45-23-C3-04728.0090 Names in which assessed: BRO ZEN HOMES LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04657L	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002092 NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars 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: 23-07086 Year of Issuance 2023 Description of Property LOT 41, DELAY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 65, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-25-P4-04400.0410 Names in which assessed: MARTIN BARBE, PATRICIA PEYTON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04625L	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002066 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22965 Year of Issuance 2023 Description of Property LOTS 85 AND 86, BLOCK D, COTTAGE POINT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 133 AND ACCORD- ING TO THE MAP OR PLAT ATTACHED TO THE DEED RECORDED IN DEED BOOK 259, PAGES 224, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-46-23-02-0000D.0850 Names in which assessed: CIDEL FINANCIAL SERVICES 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04658L
---	--	--

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002100 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: 23-23147 Year of Issuance 2023 Description of Property THE SOUTH 100 FEET OF THE WEST 1/2 OF LOT 13, MARIANA HEIGHTS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 73, EXCEPTING THEREFROM THE WESTERLY 70 FEET THEREOF, ALSO KNOWN AS THE EAST 1/2 OF LOT 16, EVERGREEN ACRES, AN UNRECORDED SUBDIVISION IN OFFICIAL RECORDS BOOK 242, PAGE 91, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-24-27-00000.016A Names in which assessed: BLUE OCEAN DEVELOPMENT LLC, BLUE OCEAN DEVELOPMENT LLC, BLUE OCEAN DEVELOPMENT, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04663L	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001968 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23177 Year of Issuance 2023 Description of Property THE NORTH 100 FEET OF THAT PART OF THE SOUTH HALF OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORI- DA, LYING EAST OF A LINE PARALLEL WITH AND 510 FEET EAST OF THE WEST LINE OF SAID FRACTION OF A SECTION. Strap Number 04-44-24-00-00063.0010 Names in which assessed: ERIKA MARIA RAMIREZ, ERIKA RAMIREZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04665L	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001968 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23177 Year of Issuance 2023 Description of Property THE NORTH 100 FEET OF THAT PART OF THE SOUTH HALF OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORI- DA, LYING EAST OF A LINE PARALLEL WITH AND 510 FEET EAST OF THE WEST LINE OF SAID FRACTION OF A SECTION. Strap Number 04-44-24-00-00063.0010 Names in which assessed: ERIKA MARIA RAMIREZ, ERIKA RAMIREZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04665L
---	---	---

TAX DEEDS

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002014 NOTICE IS HEREBY GIVEN that Ide Technologies 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: 23-04360 Year of Issuance 2023 Description of Property FROM THE NE CORNER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 24 EAST, RUN SOUTH 88~∞54'19" WEST, 1345.87 FEET ALONG THE NORTH LINE OF SECTION 24 TO THE CENTER LINE OF BAKER CANAL; THENCE SOUTH 1~∞51'31" EAST 470.12 FEET ALONG THE CENTER LINE OF BAKER CANAL; THENCE SOUTH 88~∞08'29" WEST 465 FEET TO THE POINT OF BEGINNING, THENCE NORTH 1~∞51'31" WEST 247.50 FEET; THENCE NORTH 88~∞08'29 " EAST 110 FEET; THENCE	SOUTH 1~∞51'31" EAST 247.50 FEET; THENCE SOUTH 88~∞08'29 " WEST 110 FEET ?? THE POINT OF BEGINNING. SUBJECT TO A ROAD, DRAINAGE AND UTILITY EASEMENT OF 50 FEET OFF THE NORTH SIDE AND 25 FEET OFF THE EAST SIDE THEREOF. THE SAME BEING PART OF LOTS 4 AND 5, BLOCK 4, SUNCOAST ESTATES SUBDIVISION, UNRECORDED, AS PER PLAT ON FILE IN O.R. BOOK 32, PAGES 524 THROUGH 528, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-43-24-03-00004.0040 Names in which assessed: RICHARD HAEBERLIN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Nov. 21, 28; Dec. 5, 12, 2025 25-04610L

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002002 NOTICE IS HEREBY GIVEN that Ide Technologies 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: 23-03821 Year of Issuance 2023 Description of Property LOT 6, OF THAT CERTAIN UNRECORDED SUBDIVISION KNOWN AS PEACEFUL PINES MOBILE VILLAGE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 00~∞11'10" WEST ALONG THE WESTERLY LINE OF SAID SECTION 9, 2,473.37 FEET; THENCE SOUTH 89~∞51'50" EAST FOR 433.0 FEET TO THE POINT	OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE SOUTH 89~∞51'50" EAST FOR 75.0 FEET; THENCE NORTH 00~∞08'10" EAST FOR 100.0 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF A 60 FOOT WIDE AVENUE "A"; THENCE NORTH 89~∞51'50" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR 75.0 FEET; THENCE SOUTH 00~∞08'10" WEST FOR 100.0 FEET TO THE POINT OF BEGINNING Strap Number 09-43-24-02-00000.0060 Names in which assessed: ESTATE OF LIBORIO A. SCAFFIDI, LIBORIO A. SCAFFIDI All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Nov. 21, 28; Dec. 5, 12, 2025 25-04608L

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002030 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: 23-08970 Year of Issuance 2023 Description of Property A TRACT OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE S. 1/4 CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, RUN N.00~∞51'23"W. ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 27, 688.36 FEET; THENCE RUN N.89~∞00'34"E., PARALLEL TO CENTERLINE OF THE FLORIDA POWER AND LIGHT COMPANY R/W 60.00 FEET; THENCE RUN N.00~∞51'23"W., PARALLEL TO SAID WEST LINE SE 1/4,	259.29 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN N.89~∞00'34"E., PARALLEL TO SAID CENTERLINE, 336.00 FEET; THENCE RUN N.00~∞51'23"W., PARALLEL TO SAID WEST LINE SE 1/4, 259.29 FEET; THENCE S.89~∞00'34"W., PARALLEL TO SAID CENTERLINE OF SAID FLORIDA POWER AND LIGHT COMPANY EASEMENT, 336.00 FEET; THENCE S.00~∞51'23"E. PARALLEL TO SAID WEST LINE OF SE 1/4 SECTION 27, 259.29 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON THE QUARTER SECTION LINE OF SAID SECTION 27 AS BEARING N.00~∞51'23"W Strap Number 27-43-26-00-0001L.0040 Names in which assessed: RYAN CARTER, RYAN KEITH CARTER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Nov. 21, 28; Dec. 5, 12, 2025 25-04637L

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002008 NOTICE IS HEREBY GIVEN that Ide Technologies 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: 23-06301 Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 18, UNIT 4, PINE MANOR, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT	COURT RECORDED IN PLAT BOOK 11, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-24-04-00018.0080 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Nov. 21, 28; Dec. 5, 12, 2025 25-04622L

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001941 NOTICE IS HEREBY GIVEN that AGTC 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: 23-07202 Year of Issuance 2023 Description of Property UNIT 79, CRYSTAL LAKES MANUFACTURED HOME COMMUNITY, A CONDOMINIUM FKA SUGARMILL SPRINGS MOBILE HOME CONDOMINIUM, PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2126, PAGE 435, AND ALL	AMENDMENTS THERETO AND AS SHOWN IN CONDOMINIUM PLAT BOOK 17, PAGES 39 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. Strap Number 10-44-25-06-00000.0790 Names in which assessed: MAILHOIT FAMILY TRUST DATED MARCH 24, 2016, MICHAEL DAVID ROSA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Nov. 21, 28; Dec. 5, 12, 2025 25-04626L

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002040 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: 23-04590 Year of Issuance 2023 Description of Property LEGAL DESCRIPTION OF LOT D RESUBDIVISION OF LOT 11 BLOCK 76 SUNCOAST ESTATES: FROM THE SOUTHWEST CORNER OF SECTION 25-43-24, RUN N 88~∞16'39"E ALONG THE SOUTH LINE OF SECTION 25 A DISTANCE OF 336.13 FEET; THENCE N 1~∞51'31"W 810.80 FEET; THENCE N88~∞08'29" E 205 FEET TO THE P.O.B. THENCE N 1~∞51'31" W 90 FEET; N	88~∞08'29" E 100 FEET; THENCE S 1~∞ 51'31" E 90 FEET; THENCE S 88~∞08'29" W 100 FEET TO THE P.O.B. BEING PART OF LOT 11 OF BLOCK 76 OF SUNCOAST ESTATES AS RECORDED IN O.R. BOOK 32, PAGE 524, LEE COUNTY RECORDS, AND LYING IN SECTION 25-43-24, LEE COUNTY, FLORIDA. Strap Number 25-43-24-03-00076.011A Names in which assessed: JAMES K DEFAIRA, JAMES K. DEFAIRA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Nov. 21, 28; Dec. 5, 12, 2025 25-04614L

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002054 NOTICE IS HEREBY GIVEN that Franrosa Certificates 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: 23-05634 Year of Issuance 2023 Description of Property UNIT 205, CORAL PROFESSIONAL COMPLEX, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OR BOOK 1620, PAGE 1151, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH	ALL APPURTENANCES THERETO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. Strap Number 20-44-24-C1-00300.2050 Names in which assessed: EGW HOLDINGS LLC, EGW HOLDINGS, 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04621L

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002009 NOTICE IS HEREBY GIVEN that Ide Technologies 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: 23-07485 Year of Issuance 2023 Description of Property LOT EIGHT (8), BLOCK SEVEN (7), OF THAT CERTAIN SUBDIVISION KNOWN AS KNIGHT'S EXTENSION, ACCORDING TO THE MAP OR PLAT ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA, IN PLAT BOOK TWO (2), AT PAGE TWO (2). Strap Number 18-44-25-P4-00707.0080 Names in which assessed: HENRY WOODS All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Nov. 21, 28; Dec. 5, 12, 2025 25-04627L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002057 NOTICE IS HEREBY GIVEN that Franrosa Certificates 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: 23-07779 Year of Issuance 2023 Description of Property LOT 100, BLOCK C, COLONNADE AT THE FORUM, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGE 72 THROUGH 83, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-44-25-P2-0060C.1000 Names in which assessed: FRANCESCO CLEMENTE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04633L

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002094 NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars 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: 23-13362 Year of Issuance 2023 Description of Property THE NORTH 1/2 (N1/2) OF THE WEST 1/2 (W1/2) OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE SOUTHWEST ONE QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 26 EAST, SAID LANDS SITUATE, LYING AND BEING IN LEE COUNTY, FLORIDA Strap Number 22-47-26-00-00001.014A Names in which assessed: LOBO ASSET TRUST, LOBO ASSET TRUST AGREEMENT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Nov. 21, 28; Dec. 5, 12, 2025 25-04649L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001978 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: 23-12477 Year of Issuance 2023 Description of Property LOT 11, BLOCK 27, UNIT 4, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN THE PLAT BOOK 15, PAGE 95, PUBLIC RECORDS, LEE COUNTY FLORIDA Strap Number 03-45-26-04-00027.0110 Names in which assessed: DANIEL URRUTIA QUIROZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Nov. 21, 28; Dec. 5, 12, 2025 25-04642L

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001976 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: 23-13059 Year of Issuance 2023 Description of Property LOT 10, BLOCK 33, UNIT 4, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 98, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-26-04-00033.0100 Names in which assessed: PETER FOREMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Nov. 21, 28; Dec. 5, 12, 2025 25-04647L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001973 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: 23-12533 Year of Issuance 2023 Description of Property LOT 7, BLOCK 65, UNIT 8, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-08-00065.0070 Names in which assessed: PETER FOREMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Nov. 21, 28; Dec. 5, 12, 2025 25-04644L

FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002043 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: 23-17512 Year of Issuance 2023 Description of Property LOT 13, BLOCK 18, COUNTRY CLUB ESTATES, SECTION 34, 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 115, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 34-44-27-12-00018.0130 Names in which assessed: CYNTHIA BATSON, DALTON BATSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Nov. 21, 28; Dec. 5, 12, 2025 25-04652L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002096 NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars 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: 23-13367 Year of Issuance 2023 Description of Property THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 26 EAST, 5 ACRES MORE OR LESS, EXCEPTING THE SOUTH 25' THEREOF, RESERVED FOR COUNTY ROADWAY RIGHT OF WAY; SUBJECT ONLY TO RESTRICTIONS AND RESERVATIONS OF RECORD; (TRACT 94 Strap Number 28-47-26-00-00002.0420 Names in which assessed: BURT W PRESTON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Nov. 21, 28; Dec. 5, 12, 2025 25-04650L

TAX DEEDS

FIRST INSERTION

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

Tax Deed #:2025002058
NOTICE IS HEREBY GIVEN that Franrosa Certificates 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: 23-06674
Year of Issuance 2023 Description of Property APARTMENT NUMBER 229, BRANDY-WINE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1444, PAGES 595 THROUGH 644, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 28-45-24-23-00000.2290
Names in which assessed: ANN M HIGHFILL, RICHARD E. HIGHFILL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04623L

FIRST INSERTION

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

Tax Deed #:2025001948
NOTICE IS HEREBY GIVEN that AGTC 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: 23-09418
Year of Issuance 2023 Description of Property LOT 3, BLOCK 116, UNIT 12, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 59, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-26-12-00116.0030
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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04638L

FIRST INSERTION

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

Tax Deed #:2025001697
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: 23-01827
Year of Issuance 2023 Description of Property LOT 10, BLOCK 2654A, CAPE CORAL UNIT 38, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 02-44-23-C1-02654.A100
Names in which assessed: ALEJANDRO JOSE CHAVEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04605L

FIRST INSERTION

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

Tax Deed #:2025002050
NOTICE IS HEREBY GIVEN that Franrosa Certificates 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: 23-07071
Year of Issuance 2023 Description of Property THE SOUTH SEVENTY FEET (70') OF LOTS 7 AND 8, IN BLOCK 1, OF THAT CERTAIN SUBDIVISION KNOWN AS BALLARD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 7, PAGE 65, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-25-P4-02201.0070
Names in which assessed: ANGELICA GARCIA, FRANCISCO JAVIER CARDENAS, MARIANNE ACKER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04624L

FIRST INSERTION

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

Tax Deed #:2025001970
NOTICE IS HEREBY GIVEN that Ide Technologies 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: 23-07572
Year of Issuance 2023 Description of Property LOT NUMBER NINE (9), IN BLOCK NUMBER TWENTY-FOUR (24), IN THAT CERTAIN SUBDIVISION KNOWN AS PLAT OF BLOCK "A" LINCOLN PARK DIVISION AS ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK FIVE (5) AT PAGE EIGHTY (80). Strap Number 19-44-25-P1-00724.0090
Names in which assessed: ANNIE SPIKES, ESTATE OF ANNIE SPIKES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04629L

FIRST INSERTION

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

Tax Deed #:2025002023
NOTICE IS HEREBY GIVEN that Ide Technologies 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: 23-04383
Year of Issuance 2023 Description of Property LOT 39, BLOCK 15, SUNCOAST ESTATES SUBDIVISION, UNRECORDED, AS PER PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 824, PAGE(S) 835, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-24-03-00015.0390
Names in which assessed: JOSE R ALCALA PEREIRA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04611L

FIRST INSERTION

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

Tax Deed #:2025000674
NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12084
Year of Issuance 2023 Description of Property LOT 2, BLOCK 112, UNIT 12, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS ASSESSED UNDER 36-44-26-99-00112.0020 AS DESC IN OR 4516 PG 2118 Strap Number 36-44-26-12-00112.0020
Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04640L

FIRST INSERTION

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

Tax Deed #:2025001981
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: 23-12686
Year of Issuance 2023 Description of Property LOT 13, BLOCK 1, UNIT 6, LEHIGH ESTATES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 86, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 04-45-26-06-00001.0130
Names in which assessed: AMBROSE E. DACOSTA, ILENE I DACOSTA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04645L

FIRST INSERTION

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

Tax Deed #:2025002011
NOTICE IS HEREBY GIVEN that Ide Technologies 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: 23-07586
Year of Issuance 2023 Description of Property LOT 15, BLOCK D, CARVER PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 87 AND 88, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-25-P2-0050D.0150
Names in which assessed: RA TLC 2010 HOLDINGS, RA TLC 2010 HOLDINGS 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04631L

FIRST INSERTION

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

Tax Deed #:2025001821
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: 23-22641
Year of Issuance 2023 Description of Property DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 46S, RANGE 22E, SANIBEL ISLAND, LEE COUNTY, FLORIDA. A TRACT OR A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF SANIBEL, BEING A PART OF THE EAST ONE-HALF (E -½) OF THE EAST ONE-HALF (E -½) OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 46 SOUTH, RANGE 22 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE -¼) OF SAID SECTION 28; THENCE N89.32.00E ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE -¼) AND A PROLONGATION THEREOF FOR 987.84

FIRST INSERTION

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

Tax Deed #:2025001970
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: 23-12502
Year of Issuance 2023 Description of Property LOT 8, BLOCK 47, UNIT 6, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 03-45-26-06-00047.0080
Names in which assessed: ELAINE T ROYE, ELAINE T. ROYE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04643L

FIRST INSERTION

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

Tax Deed #:2025002006
NOTICE IS HEREBY GIVEN that Ide Technologies 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: 23-07573
Year of Issuance 2023 Description of Property LOT 10, BLOCK 24, PLAT OF BLOCK A, LINCOLN PARK DIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 80, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 19-44-25-P1-00724.0100
Names in which assessed: ERIC CHEESEBOROUGH, LATOYA CHEESEBOROUGH

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04630L

FIRST INSERTION

FEET; THENCE S35.48.10W FOR 20.16 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE AFORESAID EAST ONE-HALF (E -½) OF THE EAST ONE-HALF (E -½) OF GOVERNMENT LOT 2; THENCE S00.57.00E ALONG SAID WEST LINE FOR 207.60 FEET; THENCE N89.37.20E FOR 15.00 FEET; THENCE CONTINUE N89.37.20E FOR 298.80 FEET; THENCE S00.22.40E ALONG THE WESTERLY LINE OF RABBIT ROAD (50.00 FEET WIDE) FOR 155.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S00.22.40E ALONG SAID WESTERLY LINE FOR 167.50 FEET; THENCE S89.37.20W FOR 135.00 FEET; THENCE N00.22.40W FOR 167.50 FEET; THENCE N89.37.20E FOR 135.00 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 9, SANIBEL HAMLET, AN UNRECORDED SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF PREPARED IN 1980 BY JOHNSON ENGINEERING, PROJECT NUMBER 10,004 AS MODIFIED BY THE MAP OR PLAT PREPARED BY HOWELL DAVIS ON 4-26-83, PROJECT NUMBER 83-630. TOGETHER WITH A PERPETUAL EASEMENT

FIRST INSERTION

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

Tax Deed #:2025001972
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: 23-12236
Year of Issuance 2023 Description of Property LOT 14, BLOCK 97, UNIT 9, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 26 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN PLAT BOOK 15, PAGE 93, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-45-26-09-00097.0140
Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04641L

FIRST INSERTION

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

Tax Deed #:2025002093
NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars 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: 23-08268
Year of Issuance 2023 Description of Property LOT 14, BLOCK 112, UNIT 12, SAN CARLOS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 326, PAGE 192, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 15-46-25-10-00112.0140
Names in which assessed: DIAMONIQUE DIXON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04635L

TO RUN WITH THE LAND, THAT CERTAIN STRIP OF LAND ALLOWING INGRESS AND EGRESS TO THE GULF OF MEXICO, SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: A STRIP OF LAND 5 FEET WIDE LYING IN GOVERNMENT LOT 4, SECTION 28, TOWNSHIP 46 SOUTH, RANGE 22 EAST, SANIBEL ISLAND, LEE COUNTY, FLORIDA, THE EAST LINE OF WHICH STRIP IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 4 AND THE SOUTHWESTERLY LINE OF GULF DRIVE, RUN SOUTHERLY ALONG SAID EAST LINE TO THE WATERS OF THE GULF OF MEXICO AND THE END OF THE HEREIN DESCRIBED EAST LINE. Strap Number 28-46-22-T2-00005.1060
Names in which assessed: DIRK SAUER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04655L

FIRST INSERTION

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

Tax Deed #:2025001975
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: 23-12984
Year of Issuance 2023 Description of Property LOT 1, BLOCK 80, UNIT 8, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 191 PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 11-45-26-08-00080.0010
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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04646L

FIRST INSERTION

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

Tax Deed #:2025002005
NOTICE IS HEREBY GIVEN that Ide Technologies 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: 23-07530
Year of Issuance 2023 Description of Property LOT 20, BLOCK 17, LINCOLN PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 43, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-25-P1-00217.0200
Names in which assessed: PEDRO A FERNANDEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04628L

Q&A

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

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

Rarely do consumers specifically search online for public notices.

--- TAX DEEDS ---

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

Tax Deed #:2025001939
NOTICE IS HEREBY GIVEN that AGTC 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: 23-04652
Year of Issuance 2023 Description of Property LOT 367, LAZY DAYS MOBILE VILLAGE, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND ATTACHED TO OFFICIAL RECORDS BOOK 1011, PAGE 1851, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-43-24-05-00000.3670
Names in which assessed: ARTHUR A. BELL, ESTATE OF DALE J BELL, ESTATE OF DALE J. BELL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04615L

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

Tax Deed #:2025002089
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: 21-021603
Year of Issuance 2021 Description of Property LOT 2, BLOCK 2327A, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C1-02327.A020
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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04597L

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

Tax Deed #:2025002091
NOTICE IS HEREBY GIVEN that DAY INVESTMENT AND CONSULTING LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-024441
Year of Issuance 2021 Description of Property LOTS 56, BLOCK 3834, UNIT 52, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED BOOK 19, PAGES 49 THROUGH 63, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 04-44-23-C1-03834.0560
Names in which assessed: GABELMAN LIVING TRUST DATED MARCH 1, 1993, GABELMAN TRUST

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04600L

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

Tax Deed #:2025001885
NOTICE IS HEREBY GIVEN that Factory Direct Music Inc Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-03307
Year of Issuance 2023 Description of Property LOTS 5 AND 6, BLOCK 1920, CAPE CORAL UNIT 28, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 101 THROUGH 111, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-44-23-C4-01920.0050
Names in which assessed: KAMIKAN INVESTMENT 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04606L

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

Tax Deed #:2025001944
NOTICE IS HEREBY GIVEN that AGTC 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: 23-04768
Year of Issuance 2023 Description of Property LOT 9, BLOCK 7060, CORAL LAKES, TRACT 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER 20060000055857 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 30-43-24-C2-01060.0090
Names in which assessed: MARTIN WEST

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04617L

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

Tax Deed #:2025002055
NOTICE IS HEREBY GIVEN that Franrosa Certificates 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: 23-00099
Year of Issuance 2023 Description of Property LOTS 59 AND 60, BLOCK 5414, UNIT 90, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-43-22-C3-05414.0590
Names in which assessed: AMISPHERE FARM LABOR INC, AMISPHERE FARM LABOR 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04601L

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

Tax Deed #:2025002090
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: 21-021815
Year of Issuance 2021 Description of Property LOT 33, BLOCK 2762, UNIT 40, CAPE CORAL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 81-97 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-43-23-C2-02762.0330
Names in which assessed: ELIZABETH SCHENK, WILLIAM SCHENK

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04598L

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

Tax Deed #:2025002099
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: 23-01622
Year of Issuance 2023 Description of Property LOTS 38 AND 39, BLOCK 2546, UNIT 36 OF CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 112-130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-23-C1-02546.0380
Names in which assessed: APPRECIATE REAL ESTATE LLC, APPRECIATE REAL ESTATE, 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04604L

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

Tax Deed #:2025002088
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: 21-022784
Year of Issuance 2021 Description of Property LOT 27, BLOCK 2709A, CAPE CORAL, UNIT 39, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 16, PAGES 142-154, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 35-43-23-C3-02709.A270
Names in which assessed: RICHARD BESSETTE, ROBERT EAGAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04599L

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

Tax Deed #:2025002019
NOTICE IS HEREBY GIVEN that Ide Technologies 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: 23-05050
Year of Issuance 2023 Description of Property THE NORTH 55 FEET OF LOT 10, BLOCK 35, UNIT 1, PALMONA PARK SUBDIVISION , ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 7, PAGES 54-55, PUBLIC RECORD OF LEE COUNTY, FLORIDA. Strap Number 34-43-24-01-00035.010B
Names in which assessed: DAYAIMY SARDUY REYES, GABRIEL DIAZ SOLIVAN, THE TWIN LAKES TRUST, TWIN LAKES TRUST

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04619L

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

Tax Deed #:2025002031
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: 20-011708
Year of Issuance 2020 Description of Property EAST HALF OF LOT 12, BLOCK 3, UNIT 1, SECTION 17, 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 21, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 17-44-27-01-00003.012D
Names in which assessed: SYLVIA M FRIEDMAN, SYLVIA M. FRIEDMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04595L

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

Tax Deed #:2025002022
NOTICE IS HEREBY GIVEN that Ide Technologies 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: 23-00687
Year of Issuance 2023 Description of Property LOT 33, BLOCK 2298A, UNIT 36, CAPE CORAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 112 THROUGH 130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 25-43-23-C4-02298.A330
Names in which assessed: AMANDA S ARBELAEZ, AMANDA STELLA ARBELAEZ, DANIEL ALBERTO BRETON ARBELAEZ, MARIA NATALIA BRETON ARBELAEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04603L

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

Tax Deed #:2025001943
NOTICE IS HEREBY GIVEN that AGTC 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: 23-04357
Year of Issuance 2023 Description of Property THE WEST 110.00 FEET OF THE EAST 220.00 FEET OF THE SOUTH 247.50 FEET OF LOT 5, BLOCK 3, SUNCOAST ESTATES SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 32 AT PAGES 524 THROUGH 528 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, INCLUDING A 1974 TALO MOBILE HOME ID # 7796 AND FLORIDA TITLE # 11901112. LESS ROAD RIGHT OF WAY AS DESCRIBED IN 2013000113078. Strap Number 24-43-24-03-00003.005A
Names in which assessed: LILIANA PEREZ, LUIS ENRIQUE LOPEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04609L

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

Tax Deed #:2025001673
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: 18-001341
Year of Issuance 2018 Description of Property LOTS 19 AND 20, BLOCK B, HOWELL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 21-43-25-01-0000B.0190
Names in which assessed: DAVID PADILLA, ERIC D PADILLA, GREGORY PADILLA, GREGORY RAY PADILLA, JEFFERY PADILLA, JEFFREY PADILLA, JEFFREY SCOTT PADILLA, KEVIN PADILLA, LYNDA PADILLA SUGGS, LYNDA PADILLA-SUGGS, REGINALD PADILLA, SANDRA PADILLA STANFORD, SANDRA PADILLA-STANFORD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04593L

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

Tax Deed #:2025002041
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: 23-07864
Year of Issuance 2023 Description of Property UNIT NO. 1404, THE COVE AT SIX MILE CYPRESS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED UNDER OFFICIAL RECORDS INSTRUMENT NO. 2005000044163, AND AS AMENDED, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE OR INTEREST IN COMMON ELEMENTS APPURTENANT THERETO. Strap Number 33-44-25-P3-00614.1404
Names in which assessed: ABRAHAM LOPEZ, URBANO LOPEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04634L

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

Tax Deed #:2025002056
NOTICE IS HEREBY GIVEN that Franrosa Certificates 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: 23-00119
Year of Issuance 2023 Description of Property LOTS 33 AND 34, BLOCK 5425, CAPE CORAL UNIT 90, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, OF TH? PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-22-C3-05425.0330
Names in which assessed: KING FAMILY REVOCABLE TRUST DATED APRIL 5TH, 2012, TOKI GROUP INC, TOKI GROUP INC.

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04602L

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

Tax Deed #:2025001989
NOTICE IS HEREBY GIVEN that POWELL BROTHERS 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: 23-08733
Year of Issuance 2023 Description of Property LOT 9, BLOCK A OF HIGHLAND WOODS PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE(S) 1 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-47-25-B1-0110A.0090
Names in which assessed: DUDA REALTY TRUST, DUDA REALTY TRUST, UNDER A DECLARATION OF TRUST DATED FEBRUARY 18, 2009

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04636L

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

Tax Deed #:2025001780
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: 23-10183
Year of Issuance 2023 Description of Property LOT 1, BLOCK 107, UNIT 11, SECTION 13, 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 62, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-44-26-11-00107.0010
Names in which assessed: ANTOINE JOO, ANTOINE JOO ROUX

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

Nov. 21, 28; Dec. 5, 12, 2025
25-04639L

PUBLIC SALES / TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2025001688
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: 20-004569
Year of Issuance 2020 Description of Property LOT 14, BLOCK 118, UNIT 12, SECTION 2, LE-HIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 59, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 02-44-26-12-00118.0140
Names in which assessed:
AKIKO MCLAREN, AKIKO SUSIE MCLAREN, ESTATE OF HOWARD JOSIAH MCLAREN
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.
Nov. 21, 28; Dec. 5, 12, 2025
25-04594L

FIRST INSERTION

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

Tax Deed #:2025001949
NOTICE IS HEREBY GIVEN THAT AGTC 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: 23-05586
Year of Issuance 2023 Description of Property LOTS 7 & 8, BLOCK 1435, UNIT 16, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 76 TO 88 AND AMENDED TO REVISE THE DECLARATION RECORDED IN PLAT BOOK 13, PAGE 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 18-44-24-C4-01435.0070
Names in which assessed:
MARY JO DONALDSON LIVING TRUST DATED FEBRU-ARY 7, 2018
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.
Nov. 21, 28; Dec. 5, 12, 2025
25-04620L

FIRST INSERTION

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

Tax Deed #:2025002016
NOTICE IS HEREBY GIVEN THAT Ide Technologies 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: 23-04535
Year of Issuance 2023 Description of Property THE SOUTH HALF OF THE EAST HALF OF: FROM THE SOUTH-WEST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST, RUN N. 88-∞ 16' 39" E. ALONG THE SOUTH LINE OF SAID SEC-TION 25, A DISTANCE OF 1351.13 FEET; THENCE N. 1-∞ 51' 31" W. 4293.20 FEET TO THE P.O.B., THENCE N. 1-∞ 51' 31" W. 280 FEET; N. 88-∞ 29" E. 305.0 FEET; S. 1-∞ 51' 31" E. 280 FEET; S. 88-∞ 03' 29" W 305.00 FEET TO THE P.O.B. BEING LOT 1 OF BLOCK 57 OF SUNCOAST ESTATES AS RECORDED IN O.R. BOOK 32, PAGES 524 THROUGH 528, LEE COUNTY RECORDS, AND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUN-TY, FLORIDA Strap Number 25-43-24-03-00057.001B
Names in which assessed:
SAUTERNES V 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 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.
Nov. 21, 28; Dec. 5, 12, 2025
25-04612L

FIRST INSERTION

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

Tax Deed #:2025002018
NOTICE IS HEREBY GIVEN THAT Ide Technologies 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: 23-05031
Year of Issuance 2023 De-scription of Property LOT 10, BLOCK 21, PALMONA PARK UNIT NO 1, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 54 AND 55, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 34-43-24-01-00021.0100
Names in which assessed:
MURIEL SOFIA RAMOS
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.
Nov. 21, 28; Dec. 5, 12, 2025
25-04618L

FIRST INSERTION

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

Tax Deed #:2025001950
NOTICE IS HEREBY GIVEN THAT AGTC 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: 23-04682
Year of Issuance 2023 Description of Property UNIT/LOT NO. 30, BLOCK 4, OF TAMIAMI CO-OP, INC., A FLORIDA NOT-FOR-PROFIT CORPO-RATION, ACCORDING TO EX-HIBIT "B" (THE "PLOT PLAN") OF THE DECLARATION OF MASTER FORM OCCUPANCY AGREEMENT RECORDED IN O.R. BOOK 3719, PAGE 319, ET SEQ., ALONG WITH A CORRECTIVE MEMORAN-DUM AS TO LOT NUMBERS AND STREET ADDRESSES RECORDED ON O.R. BOOK 04220, PAGE 3273, PUBLIC RECORDS OF LEE COUNTY, FLORIDA (THE "DECLARA-TION"), AND AS LEGALLY DESCRIBED IN EXHIBIT "A" TO SAID DECLARATION. Strap Number 27-43-24-13-00004.0300
Names in which assessed:
ALICE M JOKIE, ALICE M. JOKIE, FREDERICK C JOKIE, FREDERICK C. JOKIE
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.
Nov. 21, 28; Dec. 5, 12, 2025
25-04616L

FIRST INSERTION

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

Tax Deed #:2025002032
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: 20-033085
Year of Issuance 2020 Description of Property LOT 34, BLOCK 2654A, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C1-02654.A340
Names in which assessed:
GEORGE R. TOROSIAN JR
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.
Nov. 21, 28; Dec. 5, 12, 2025
25-04596L

FIRST INSERTION

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

Tax Deed #:2025002072
NOTICE IS HEREBY GIVEN THAT FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the fol-lowing certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 23-23640
Year of Issuance 2023 Descrip-tion of Property LOT 24 OF THAT CERTAIN SUBDIVI-SION KNOWN AS COASTAL ESTATES, A MOBILE HOME SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, LEE COUNTY, FLORIDA, IN PLAT BOOK 29, PAGE 77, A REPLAT OF THE SOUTH HALF (S1/2) OF LOT 3 AND ALL OF LOT 4, BLOCK 2, OF THAT CERTAIN SUBDIVISION KNOWN AS E. P. BATES' PINE RIDGE TRUCK FARMS, RECORDED IN PLAT BOOK 3, PAGE 68. TOGETH-ER WITH THAT CERTAIN 1972 REMBRANT MOBILE HOME, I.D. NO. G3281, AND TITLE NO. 9867448, LOCAT-ED THEREON. Strap Number 06-46-24-07-00000.0240
Names in which assessed:
WILLIAM EARLE
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.
Nov. 21, 28; Dec. 5, 12, 2025
25-04676L

FIRST INSERTION

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

Tax Deed #:2025002026
NOTICE IS HEREBY GIVEN THAT Ide Technologies 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: 23-03633
Year of Issuance 2023 Descrip-tion of Property LOT 25, BLOCK 3307, UNIT 66, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 2 TO 26, INCLU-SIVE, IN THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. No 3811 SW 8TH PL Strap Number 03-45-23-C3-03307.0250
Names in which assessed:
THOMAS MOORE
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.
Nov. 21, 28; Dec. 5, 12, 2025
25-04607L

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Hope 97, LLC, 1 Park Plz., Nashville, TN 37203, desiring to engage in business under the fictitious name of HCA Florida West Fort Myers Emergency, A part of HCA Florida Lehigh Hospital, with its principal place of business in the State of Florida in the County of Lee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
November 21, 2025 25-04718L

FIRST INSERTION

NOTICE OF PUBLIC SALE

Giancarlo Home Property LLC gives notice and intent to sell, for nonpay-ment of storage fees per FL Statutes 715.104, 715.105, 715.106 & 715.109 by Ronal Mark Sahadi, Ronald Mark Sa-hadi, and Creative Technologies DBA Waterstation Technology for the follow-ing vehicle on 12/05/2025 at 8:30 AM at 1580 Gilbert Ave S, Lehigh Acres, FL 33973. Said landlord reserves the right to accept or reject any and all bids.
2019 RAM
VIN#ZFBHREAB2K6L99234
November 21, 28, 2025 25-04730L

FIRST INSERTION

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

Tax Deed #:2025002017
NOTICE IS HEREBY GIVEN THAT Ide Technologies 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: 23-04572
Year of Issuance 2023 Description of Property THE SOUTH 82.5 FEET OF LOT 3, BLOCK 69, SUNCOAST ESTATES (UN-RECORDED) AS RECORDED IN OFFICIAL RECORDS BOOK 32, PAGE 525-528, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 25-43-24-03-00069.003A
Names in which assessed:
THOMAS A VANA JR, THOM-AS A. VANA JR
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler.
Nov. 21, 28; Dec. 5, 12, 2025
25-04613L

SUBSEQUENT INSERTIONS

SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
#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 en-large 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

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Amber Pe-terson, desiring to engage in business under the fictitious name of SCI Group located at 4302 E 5th St. Lehigh Acres, FL 33972 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 21, 2025 25-04702L

SUBSEQUENT INSERTIONS

ESTATE / ACTIONS ---

SECOND 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 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 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@jllawyers.com
November 14, 21, 2025 25-04583L

SECOND 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., Plaintiff, v. JAMES GRIMMETT and KAREN GRIMMETT, Defendants.
TO: Defendants, James Grimmnett and Karen Grimmnett
YOU ARE NOTIFIED that an action for damages within the jurisdictional limits of this court to evict a residen-tial mobile home tenant and/or owner and a mobile home from real property in Lee County, Florida as authorized by Section 723.061, Florida Statutes, on the following personal property in Lee County, Florida:
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-lage
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 thereafter; otherwise a default will be entered against you for the relief de-manded in the complaint.
DATED on November 06, 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
Nov. 14, 21, 28; Dec. 5, 2025
25-04545L

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

SECOND 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 FOREVER BARRED.

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

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

The date of first publication of this Notice is 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
November 14, 21, 2025 25-04586L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-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 PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS
(UNKNOWN RESIDENCE)

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is November 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.com
November 14, 21, 2025 25-04585L

SECOND INSERTION

SION KNOWN AS FORT MYERS SHORES UNIT NO. 6, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED INT HE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 17, PAGES 75-79 INCLUSIVE OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, 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 original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

WITNESS my hand and seal of this Court this 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: AccountsPayable@mccalla.com
25-13040FL
November 14, 21, 2025 25-04571L

SECOND 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 attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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
Attorney
Florida Bar Number: 516988
Paveses 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

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:
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: joece@trustska.com
November 14, 21, 2025 25-04582L

SECOND INSERTION

PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **28239 S. Tamiami Trl Bonita Springs, FL 34134 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR LEE
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 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 SUBDIVISION, according to the plat thereof, as recorded in Plat Book 13, pages 149 through 173, inclusive, in the Public Records of Lee County, Florida.
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

SECOND 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 PATRICE M. RESENDEZ is 136 SW Alabama Gln, Fort White, Florida 32038. And whose current addresses are unknown.

YOU ARE NOTIFIED that an action to Foreclose on real property owned by the Defendant MIGUEL A. RESENDEZ and PATRICE M. RESENDEZ located at 6217 Grove Avenue, Bokellia, 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

SECOND 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**

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

SECOND 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
November 14, 21, 2025 25-04514L

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

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

Business Observer

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

ACTIONS / SALES / ESTATE / PUBLIC SALES

SECOND 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, TO: The last known address of MIGUEL A. RESENDEZ is 136 SW Alabama Gln, Fort White, Florida 32038. And whose current addresses are unknown. YOU ARE NOTIFIED that an action to Foreclose on real property owned by the Defendant MIGUEL A. RESENDEZ 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

SECOND INSERTION					
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 order are: <table><thead><tr><th>NAME</th><th>ADDRESS</th></tr></thead><tbody><tr><td>Rodenfels Family Trust dated October 19, 2016, c/o David R. and Benjamin L. Rodenfels, co-Trustees.</td><td>70 Altadena Drive, Pittsburgh, Pennsylvania 15228</td></tr></tbody></table> 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	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	SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED. THE PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT’S DEATH BY THE DECEDENT OR THE DECEDENT’S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS 732.216-732.228 APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S 732.221. The date of first publication of this Notice is November 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 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
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				

SECOND 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 Devises 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 Devises of Donna Kelleher, 10854 Alvara Point Drive Bonita Springs, Fl 34135 United States, \$3,738.97; Michael J. Kelleher and Heirs and Devises 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 Devises of Lorraine A. Ramey and Heirs And/or Devises 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, \$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, Nc 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 Bebbly 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, \$4,841.35; Richard J. Salerno, 112 Bay Dr E Huntington, Ny 11743 United States, \$4,859.24. Exhibit “A”: Junior Interest Holder Name, Junior Interest Holder Address; None, N/A. November 14, 21, 2025	25-04552L

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003446 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 representative’s attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property	held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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

SECOND 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. PATRICIA 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: <table><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Alan L. Benedict</td><td>88 West Paces Ferry Rd. NW Unit 1710 Atlanta, GA 30305</td></tr><tr><td>Douglas A. Benedict</td><td>930 County Rd. 466 #204 Lady Lake, FL 32159</td></tr><tr><td>Michael R. Benedict</td><td>1207 Riverside Avenue Streator, IL 61364</td></tr><tr><td>Janice M. Corr</td><td></td></tr></tbody></table> Attorney for Persons Giving Notice Tasha Warnock, Esq. Florida Bar Number: 116474 The Warnock Law Group LLC 6843 Porto Fino Circle Fort Myers, Florida 33912 Telephone: (239) 437-1197 Fax: (239) 437-1196 E-Mail: service@warnocklawgroup.com Secondary E-Mail: twarnock@warnocklawgroup.com November 14, 21, 2025 25-04584L	Name	Address	Alan L. Benedict	88 West Paces Ferry Rd. NW Unit 1710 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED. The date of first publication of this Notice is November 14, 2025. Persons Giving Notice: Alan L. Benedict Douglas A. Benedict Michael R. Benedict Janice M. Corr
Name	Address										
Alan L. Benedict	88 West Paces Ferry Rd. NW Unit 1710 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											

SECOND INSERTION					
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY FLORIDA PROBATE DIVISION Case No. 2025-CP-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 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: 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	SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-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: <table><thead><tr><th>LEGAL DESCRIPTION:</th><th>PROPERTY ADDRESS:</th></tr></thead><tbody><tr><td>360 CLARIDGE CIRCLE, LEHIGH ACRES, FL 33974 LOT 11, BLOCK 137, MIRROR LAKES, UNIT 41, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 128, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.</td><td>360 CLARIDGE CIR., LEHIGH ACRES, FL 33974</td></tr></tbody></table> 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, Esq. PO Box 5162 Largo, FL 33779 727-538-4160; service@dwaldmanlaw.com November 14, 21, 2025 25-04517L	LEGAL DESCRIPTION:	PROPERTY ADDRESS:	360 CLARIDGE CIRCLE, LEHIGH ACRES, FL 33974 LOT 11, BLOCK 137, MIRROR LAKES, UNIT 41, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 128, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.	360 CLARIDGE CIR., LEHIGH ACRES, FL 33974
LEGAL DESCRIPTION:	PROPERTY ADDRESS:				
360 CLARIDGE CIRCLE, LEHIGH ACRES, FL 33974 LOT 11, BLOCK 137, MIRROR LAKES, UNIT 41, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 128, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.	360 CLARIDGE CIR., LEHIGH ACRES, FL 33974				

SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 24-CA-004867 J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, vs. JORGE RIVERA; MARIA RIVERA; ET AL, 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, to-wit: THE WEST 80 FEET OF LOT 7, BLOCK 9, UNIT 2, SECTION 32, 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, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED at Ft. Myers, Florida, on 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	SECOND 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: Name 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED. The date of first publication of this Notice is November 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

ACTIONS / SALES / ESTATE ---

SECOND INSERTION
NOTICE OF SALE IN THE COUNTY COURT, TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA 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, Florida: 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.realforeclose.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, P.A. 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
SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE No: 25-CA-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 Foreclosure 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 SERVICING, is the Plaintiff and JOYCE N. GOLDSMITH; ROYAL-TEE HOMEOWNERS 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 described property set forth in said Final Judgment, to wit: LOT 259, BLOCK A, ROYAL-TEE COUNTRY CLUB ESTATES, 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 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 (SEAL) T Mann by Deputy Clerk /s/ Bradford Petrino Bradford Petrino, Esq. Florida Bar No. 41883 Lender Legal PLLC 1800 Pembroke 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

FOURTH INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO: 25-DR-007590 IN RE: The Marriage of Bianca Susanne Ingraham Petitioner and 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 request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 10/20/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-04428L
SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is November 14, 2025. NATALIA MAROULIS, Personal Representative 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: Jennifer@srblawyers.com November 14, 21, 2025 25-04563L

THIRD INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO: 25-DR-007524 IN RE: The Marriage of Editha Karen Haldos Gonzales Petitioner and Jason Jeshua Fernandes Ellington Respondent TO: Jason Jeshua Fernandes Ellington 10408 Fly Fishing Street, Riverview, Florida 33569 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Editha Karen Haldos Gonzales whose address is 3222 Moonlit Lily Place, Brandon, Florida 33511 on or before November 25, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 10/16/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman Deputy Clerk November 7, 14, 21, 28, 2025 25-04503L
SECOND 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 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 creditors of the decedent and other persons having claims or demands against decedent's Estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, 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 November 14, 21, 2025 25-04564L

FOURTH INSERTION
AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO: 25-DR-007587 IN RE: The Marriage of Tracy Michele Faulks Petitioner and Dionn Lamont Faulks Respondent TO: Dionn Lamont Faulks 2604 Price Avenue, Apt. 9, Cincinnati, Ohio 45204 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Tracy Michele Faulks whose address is 1316 Deltona Boulevard, Spring Hill, Florida 34606 on or before December 2, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 10/23/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman Deputy Clerk Oct. 31; Nov. 7, 14, 21, 2025 25-04409L
SECOND INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 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 Foreclosure: 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

SECOND 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, et al, 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 Katherm 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 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 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 November 14, 21, 2025 25-04573L
SECOND 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is November 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

SECOND 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-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 unmaturred, 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 unmaturred, 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
SECOND 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: Name 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is November 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 E-Mail: csellers@richardsonsellers.com November 14, 21, 2025 25-04575L

ACTIONS

SECOND 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, Plaintiff, vs. 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 VAZQUEZ, Defendants. TO: MARTHA ANN VAZQUEZ and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER 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 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 49268 November 14, 21, 2025	25-04540L

SECOND 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, ANGELICA TORRES, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST RUDOLPH VOLONEC LAST KNOWN ADDRESS: 1035 MERIDIAN AVE., APT 1, MIAMI, FL 33139 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 County, 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 50179 November 14, 21, 2025	25-04536L

SECOND 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-006471 THE SOUTH SEAS CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. 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	970, of the Public Records of Lee County, Florida, and all amendment 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, 2025. KEVIN C. KARNES, CLERK OF COURT (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 49215 November 14, 21, 2025	25-04532L

SECOND 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, Plaintiff, vs. 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., Defendants. 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 24200 STILLWELL PKWY BONITA SPRINGS, FL 34135 YOU ARE NOTIFIED that an action to enforce a lien on and to foreclose	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 ARTHUR 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 Deputy Clerk ARTHUR S. BARKSDALE, IV, ESQ., DI MASI BURTON, P.A., the Plaintiff's attorney, 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 November 14, 21, 2025	25-04546L

SECOND 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, LAURA DAMKO and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS 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, 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 49333 November 14, 21, 2025	25-04535L

SECOND 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-006469 THE COTTAGES AT SOUTH SEAS PLANTATION CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. BRUCE W. DOUGLAS AND CAROL D. DOUGLAS, Defendant(s). TO: BRUCE W. DOUGLAS AND CAROL D. DOUGLAS Last known address: 48 THE FAIRWAYS MARKHAM, ON L6C3B3 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,	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, 2025. KEVIN C. KARNES, CLERK OF COURT (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 49136 November 14, 21, 2025	25-04533L

SECOND 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, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MICHAEL J. DONTZIN LAST KNOWN ADDRESS OF MICHAEL J. DONTZIN and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER 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 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 49278 November 14, 21, 2025	25-04537L

SECOND 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 MCGEE 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 49312 November 14, 21, 2025	25-04534L

SECOND 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, Plaintiff, vs. BRITTANY GRENO ENGLERT, Defendant(s). TO: BRITTANY GRENO ENGLERT Last Known Address: 1618 NORTH ADAMS ST., JUNCTION CITY, KS 66441 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 Condominium thereof recorded in Of-	ficial 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 11/07/2025 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 50208 November 14, 21, 2025	25-04531L

PUBLISH YOUR LEGAL NOTICE

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

• We offer an online payment portal for easy credit card payment

• Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

11/20/2025 02:31

ACTIONS

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-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, et al., Defendants. TO: 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 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 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 25-03241 November 14, 21, 2025 25-04549L

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION Case No.: 25-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, devisees, 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 INVEST CAPITAL PARTNERS, LLC is 3812 Coconut Drive, St. James City, Florida 33956. And whose current addresses are unknown. 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- 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 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 {00086854.DOCX} November 14, 21, 2025 25-04568L

SECOND 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

SECOND INSERTION	SECOND INSERTION	SECOND 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 Sheikh 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 HEREOF 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 OFFICIAL RECORDS BOOK 1473, AT PAGE 353. SUBJECT ALSO TO RESERVATIONS AND 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" 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 WEDGEWOOD DRAINAGEWAY FOR 558.53 FEET TO A CONCRETE MONUMENT, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,104.40 FEET, A CENTRAL ANGLE OF 22°-38'-10", A CHORD BEARING 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, HAVING 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" WEST A DISTANCE OF 63.00 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°-53'-09", FOR A DISTANCE OF 38.78 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89°-13'-37" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGECREST STREET, A DISTANCE OF 29.26 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 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 PARKWAY, THENCE NORTH 00°-20'-28" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 168.10 FEET TO A POINT OF CURVATURE, 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 BEGINNING PROCEED NORTH 86°-21'-31" EAST A DISTANCE OF 41.06 FEET, THENCE SOUTH 03°-38'-29" EAST A DISTANCE OF 40.29 FEET, THENCE SOUTH 86°-21'-31" WEST A DISTANCE OF 12.00 FEET, THENCE SOUTH 03°-38'-29" EAST A DISTANCE OF 12.00 FEET, THENCE SOUTH 86°-21'-31" WEST A DISTANCE OF 20.12 FEET, THENCE NORTH 03°-38'-29" WEST A DISTANCE OF 12.00 FEET, THENCE SOUTH 86°-21'-31" WEST A DISTANCE OF 8.94 FEET, THENCE NORTH 03°-38'-29" WEST A DISTANCE OF 40.29 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, 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 25-04548L	has been filed against you, and you are required to serve a copy of your written 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 /SPS November 14, 21, 2025 25-04547L

SECOND 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-005262 HURRICANE HOUSE CONDOMINIUM ASSOCIATION, 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 BY, THROUGH, UNDER OR AGAINST CHARLES THOMPSON, Defendants. TO: CHARLES THOMPSON and HEIDI BROOKS LAST KNOWN ADDRESS: 27021 SO ELM LAKE., WIND LAKE, WY 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 HURRICANE 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 49398 November 14, 21, 2025 25-04538L

SECOND 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 AGAINST TOM D. EPPLY, Defendants. TO: 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 HURRICANE 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

SECOND 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., 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: 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 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 49266 November 14, 21, 2025 25-04542L

--- ACTIONS ---

SECOND 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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 Waller; Trinity Biller; The Known and Unknown Heirs, Deviseses, 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, Deviseses, 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 Waller; Trinity Biller; The Known and Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of	of Nikki Jones, Deceased; Darrick Wallace; The Unknown Heirs, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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

SECOND 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace, Deceased; The Unknown Deviseses	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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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 Waller; Trinity Biller; The Known and Unknown Heirs, Deviseses, 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, Deviseses, 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

SECOND 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Paul Wallace, Deceased; Brenda Rodgers a/k/a Brenda	Deceased; The Unknown Deviseses 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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

SECOND 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, Deviseses, 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, Deviseses, 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, Deviseses, 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 Waller; Trinity Biller; The Known and Unknown Heirs, Deviseses, 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, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased.	of Nikki Jones, Deceased; Darrick Wallace; The Unknown Heirs, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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, Deviseses, 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 Waller; Trinity Biller; The Known and Unknown Heirs, Deviseses, 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, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James Troy Wallace, Deceased.

PUBLISH YOUR LEGAL NOTICE

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

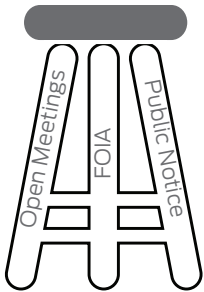
or email
legal@businessobserverfl.com

SECOND INSERTION	
NOTICE OF 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	Last Known Address: 4414 NW 32ND 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, FL 3391 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

SECOND INSERTION	
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

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

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



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

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

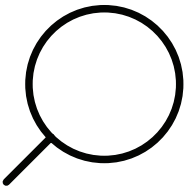


Citizens continue to learn about vital civic matters from newspaper notices.

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

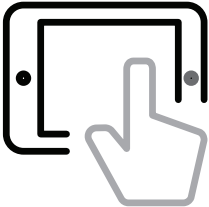
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

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