Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com NOVEMBER 21 - NOVEMBER 27, 2025

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LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---FIRST INSERTION

FIRST INSERTION

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

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. 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

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

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

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 Propert
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		

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 25-04703L November 21, 2025

FIRST INSERTION

25 - 04693L

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 Hvatt Place Fort Mvers 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,

KCMCL COCONUT POINT LLC Scott Webb, Manager 25-04719L November 21, 2025

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://

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

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 PUR-SUANT TO Florida STATE LAW BE-FORE 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 PUR-SUANT TO Florida STATE LAW BE-FORE 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

25-04728L

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 PUR-SUANT TO Florida STATE LAW BE-FORE 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-CZRAHXNS097143 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 PUR-SUANT TO Florida STATE LAW BE-FORE 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 bid-

November 21, 28, 2025 25-04698L

FIRST INSERTION

NOTICE OF PUBLIC SALE

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 PUR-SUANT TO Florida STATE LAW BE-FORE 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, T,V, Totes. Marianela 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

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 PUR-SUANT TO Florida STATE LAW BE-FORE 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

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute

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

EIRCT INCERTION

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3315

NOTICE TO CREDITORS

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

LEE COUNTY

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 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.

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 21, 2025. Personal Representative

Debra Éittreim

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 $7575~\mathrm{Dr}.$ Phillips Blvd., Suite 305Orlando, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is November 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

FIRST INSERTION

November 21, 28, 2025 25-04713L

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733,702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand

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

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

The date of first publication of this notice is November 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 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. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 Pa-

tricia 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.2211, Florida

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

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

The date of first publication of this notice was or shall be: November 21,

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) 299-9917 Alexis@sitkalaw.com November 21, 28, 2025 25-04706L 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 Representatives: 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 attor-

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is November 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@dorcevlaw.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

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 MARI-LYNN M. JOHNSON a/k/a MARI-LYNN 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

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 must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is November 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 25-04734L

FIRST INSERTION

Notice of Self Storage Sale

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

LEE COUNTY

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, deceased, 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 Personal Representative and the Personal Representative's attorney are set forth

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

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

THE FIRST PUBLICATION OF THIS

NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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: 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

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 Division, the address of which is 2075 Martin Luther King, Jr., Boulevard, 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by creditor as specified under s. 732.2211 Florida Statutes. The written demand

November 21, 28, 2025 25-04736L

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

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

The date of first publication of this notice is November 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 November 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 DESCRETION MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

Pursuant to Florida 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

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 8010-204570 / TM1 November 21, 28, 2025

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 Rodriguez

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 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 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 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 11/14/2025, 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 accordance 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: ftlreal prop@kelleykronenberg.comFile 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

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 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 pe-

The action is asking the court to decide 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-

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

WARNING: Rule 12.285. Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 11/17/2025

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

Nov. 21, 28; Dec. 5, 12, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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 Division 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 Stephen K. Miley, deceased, whose date of death was September 5, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS 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 suriving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court 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

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-

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, according to the map or plat thereof, as recorded in Plat Book 111, Page(s) 36 and 37, of the Public

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 Center Proper, 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses 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 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED

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 Records of Lee County, Florida. Together with single wide 1964 Star mobile home, Identification number FDMCXMU05188, Title Number 7717794. a/k/a 102 Lantern Place, North Fort Myers, FL 33917.

25-04741L

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before December 29, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's at-torney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint 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 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 required 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 accordance with Chapter 45 Florida Statutes on January 8, 2026, the following described property in accordance

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, inclusive, of the Public Records of Lee County, Florida.

with the Final Judgment of Mortgage

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

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

LEE COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATÉ DIVISION File No. 25-CP-3313 **Division Probate** IN RE: ESTATE OF CAROLE V. DAVIDSON

Deceased.The administration of the estate of Carole V. Davidson, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King, Jr. Blvd., Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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: Signed by: Dawn A. Zouber 13709 Wood Lane Minnetonka, Minnesota 55305 Signed by: Steven Davidson Bergknoff

5932 Whittingdon Place Plano, Texas 75093 Attorney for Personal Representative: /S/ Philip R. Maiorca, Esq. Attorney

Florida Bar Number: 0848573 Henderson, Franklin, Starnes & Holt, P.A. 3451 Bonita Bay Blvd., Suite 206

Bonita Springs, Florida 34134 Telephone: (239) 344-1369 Fax: (239) 344-1369 E-Mail: philip.maiorca@henlaw.com Secondary E-Mail:

pmaiorca@prmlegalservices.com November 21, 28, 2025 25-04744L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT. IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION: T

CASE NO.: 25-CA-003478 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MELCHISEDEC RIVERA: YESENIA BORIA CIRINO: UNKNOWN TENANT

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

wit: LOT 2, BLOCK 142, NORTH PART UNIT 22, GREENBRIAR, SECTION 4, 5 & 9, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 36, OF THE PUBLIC RECORDS OF LEE COUNTY, PROPERTY ADDRESS: 1852 VALMONT STREET, LEHIGH

ACRES, FL 33972 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this 11/18/2025 KEVIN C. KARNES

Clerk Of The Circuit Court (SEAL) By: T Mann Deputy Clerk

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

25-00296 November 21, 28, 2025 25-04751L

FIRST INSERTION

NOTICE OF UNCLAIMED GUARDIANSHIP FUNDS DEPOSITED IN COURT REGISTRY
IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA.

GUARDIANSHIP ACTION 24-GA-000269

IN RE: The Guardianship of Irene Johnson Notice is given that, pursuant to section

744.534, Florida Statutes, unclaimed guardianship funds from the following case remain on deposit in the registry of court:

Guardianship of: IN RE: The Guardianship of Irene Johnson, Person Sub-

ject to Guardianship Case number 24-GA-000269, \$7,290.82 (less the cost of publication); Patrick C. Weber, as Guardian, deposited these funds per order entered on 10/27/2025, on behalf of Irene John-

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

Dated: November 19, 2025 KEVIN C. KARNES, CLERK OF

CIRCUIT COURT Lee County 1700 Monroe St. Ft. Myers, FL 33901 By: s/ Christine Strufe Deputy Clerk

Nov. 21; Dec. 19, 2025 25-04750L

FIRST INSERTION

NOTICE OF TRUST IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-003559 IN RE: ESTATE OF FRANKIE M. HOXSEY, Deceased.

FRANKIE M HOXSEY a resident of Lee County, Florida, who died on the 11th day of October, 2025, was the Settlor of a trust entitled THE HOXSEY REVOCABLE TRUST AGREEMENT dated the 28th day of April, 2010, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the dece-

dent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

The name and address of the trustee

are set forth below. The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Signed on the 13th day of November, 2025.

Theresa H. Kersey, Trustee 1872 Concordia Lake Circle, Unit 201 Cape Coral, FL 33909 25-04745L November 21, 28, 2025

FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-000339 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A, Plaintiff, vs.

ALTON SMITH AND VALERIE SMITH, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 03, 2025, and entered in 25-CA-000339 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein THE BANK OF NEW YORK MEL-LON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A is the Plaintiff and ALTON SMITH; VAL-ERIE SMITH are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.real foreclose.com, at 09:00 AM, on December 18, 2025, the following described property as set forth in said Final Judg-

LOTS 25 AND 26, BLOCK 44. FORT MYERS SHORES UNIT ,ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 13314 2ND STREET, 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 in accordance with Florida Statutes, Section 45.031.

Dated this 11/18/2025

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

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 24-195542 - MaM

November 21, 28, 2025 25-04752L

FIRST INSERTION

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

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

25-GA-000047 IN RE: The Guardianship of

Kenneth Johnson Notice is given that, pursuant to section 744.534, Florida Statutes, unclaimed guardianship funds from the following case remain on deposit in the registry

Guardianship of: IN RE: The Guardianship of Kenneth Johnson, Person

Subject to Guardianship
Case number 25-GA-000047, \$3,337.27 (less the cost of publication); Patrick C Weber PA, as Guardian, deposited these funds per order entered on 10/28/2025, on behalf of Kenneth The Clerk of the Circuit Court shall

Dated: November 19, 2025 KEVIN C. KARNES, CLERK OF CIRCUIT COURT,

Lee County 1700 Monroe St. Ft. Myers, FL 33901 By: s/ Christine Strufe

Nov. 21; Dec. 19, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Pier Group located at 12621 Coconut Creek Ct. 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 19th day of November, DENNIS E. WAGAMAN, P.A.

DENNIS E. WAGAMAN November 21, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of GUIDING GRACE FAMILY SUPPORT NETWORK located at 907 SE 5TH AVENUE in the City of CAPE CORAL, Lee, FL 33990 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, GUIDING GRACE MOTHERHOOD

SUPPORT NETWORK, INC. MEGHAN DELUCA

November 21, 2025 25-04748L

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of ALWAYS ON GENERATORS located at: 16181 OLD U.S. 41 in the city of FORT MY-ERS, FL 33912 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 19th day of November 2025. OWNER:

ATLAS AOG SERVICES, LLC 450 PARK AVENUE, 24TH FLOOR NEW YORK, NY 10022 25-04756L November 21, 2025

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

Deputy Clerk

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2863 IN RE: ESTATE OF DONALD RAY MCDANIEL, a/k/a DONALD R. MCDANIEL,

Deceased.The administration of the estate of DONALD RAY MCDANIEL, also known as DONALD R. MCDANIEL, 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 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

notice is: November 21, 2025. Signed on this 19th day of November, 2025. BRADFORD A. MCDANIEL

Personal Representative 3284 Lake Fork Rd. Utica, OH 43080

Nicole R. Cook, Esq. Attorney for Personal Representative Florida Bar No. 124945 SIMMONS & COOK, PLLC 2080 McGregor Blvd., Suite 101 Fort Myers, FL 33901 Telephone: (239) 204-9376 Email: Nicole@lawswfl.com Secondary Email: Victoria@lawswfl.com 25-04754L November 21, 28, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3536 **Division Probate** IN RE: ESTATE OF DORIS F. TULCIN

Deceased.The administration of the estate of Doris F. Tulcin, deceased, whose date of death was October 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against 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 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

Roger H. Tulcin 420 East 54th Street Apartment 3303

New York, NY 10022 Attorney for Personal Representative: Ernest Hatch Florida Bar Number: 097091 Henderson, Franklin, Starnes &Holt, P.A. 1715 Monroe Street P.O. Box 280 Fort Myers, FL 33902 Telephone: (239) 344-1100

Fax: (239) 344-1200 E-Mail: ernest.hatch@henlaw.com Secondary E-Mail: sabrina.guerin@henlaw.comSecondary E-Mail: iennifer.busch@henlaw.com November 21, 28, 2025 25-04755L

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. 2025-CA-1586 TRYON STREET ACQUISITION TRUST I, Plaintiff, v.

FORT MYERS BUILDING, LLC a/k/a Fort Myers Building, CESAR GABRIEL HERNANDEZ JR., and JOHN / JANE DOE, fictitious names representing tenants in possession,

Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated November 18, 2025 entered in Case No. 2025-CA-001586 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which TRYON STREET ACQUISI-TION TRUST I, is the Plaintiff, and FORT MYERS BUILDING, LLC a/k/a Fort Myers Building, CESAR GABRIEL HERNANDEZ JR., and JOHN / JANE DOE, fictitious names representing tenants in possession are the Defendants, the Clerk of the Circuit Court will sell to the highest and best bidder for cash to be conducted in an online sale at http:// www.lee.realforeclose.com beginning at 9:00 a.m. on December 18, 2025,

in accordance with Chapter 45 Florida Statutes, the following-described property set forth in said Final Judgment of Foreclosure and Damages

Lot 1, Block 94, Unit 9, Section $12, Township\ 45\ South, Range\ 26$ East, Lehigh Acres, a subdivision according to the plat thereof as recorded in Plat Book 26, Page 204, of the Public Records of Lee County, Florida.

Property Address: 2615 32nd Street SW, Lehigh Acres, Florida

Dated this 11/19/2025

Kevin C. Karnes (SEAL) T Mann CLERK OF COURT LEE COUNTY, FLORIDA /s/ Ronald B. Cohn Ronald B. Cohn, Esquire Fla. Bar No: 599786

BURR & FORMAN LLP 201 N. Franklin Street, Suite 3200 Tampa, Florida 33602 (813) 221-2626 (office) Primary E-Mail Addresses: rcohn@burr.com Secondary E-Mail Addresses: dmorse@burr.com and mguerra@burr.com Attorney for Plaintiff 46622109 v1

November 21, 28, 2025

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 the business under the fictitious name of ESI Employee Assistance Group,

located at 100 American Road, Cleveland, OH 44144, doing business in the County of Lee, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida. OWNER: Employee Services LLC November 21, 2025 25-047 25-04746L

25-04753L

FIRST INSERTION

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

CASE NO.: 25-CA-002845 JB LENDING, LLC, a foreign limited liability company,

Plaintiff, v.
COCO HAMMOCK ASSETS, LLC, a Florida limited liability company; KELLY GREENS SINGLE FAMILY CONDOMINIUM I ASSOCIATION. INC.; KELLY GREENS SINGLE FAMILY II CONDOMINIUM, ASSOCIATION, INC.; KELLY GREENS MASTER ASSOCIATION, INC.; COCO BAY COMMUNITY ASSOCIATION, INC.; CATHERINE S. CRANDELL, an individual; JAMES CRANDELL, an individual, THE UNKNOWN TENANTS IN

POSSESSION,

Defendants.
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on November 7, 2025, in Civil Case No. 25-CA-002845 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein the Clerk of Court, Kevin C. Karnes, will on DECEMBER 18, 2025 at 9:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.lee. realforeclose.com/ in accordance with Chapter 45, Florida Statutes for the following described property situated in Lee County Florida:

Lot 3, Tract 14, Kelly Greens Single Family Condominium II, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2043, Page 3971, and all amendments thereto, of the Public Records of Lee County. Florida, together with an undivided interest in the common elements appurtenant thereto. Property Address: 12554 Kelly Sands Way, Fort Myers, Florida

33908 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated 11/19/2025

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

Moran Kidd Lyons Johnson Garcia,

Attn: Michael A. Tessitore, Esq. 111 N. Orange Avenue, Suite Orlando, FL 32801 Phone: (407) 841-4141 Fax: (407) 841-4148 mtessitore@morankidd.com November 21, 28, 2025 25-04759L

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA, IN
AND FOR LEE COUNTY
CIVIL DIVISION

CASE NO. 25-CC-003946
PREFERRED MATERIALS, INC.,
a Foreign corporation,

Plaintiff, vs. DELTA CONSULTING GROUP INC (SE), a Florida corporation, RONALD RICCARDI, 1101 CAPE CORAL LLC, a Florida limited liability company, L.L.R.M. HOLDINGS, LLC, a Florida limited liability company, KENNETH ANDERSON, CRISTY ANDERSON, KSBJ REAL ESTATE, INC, a Texas corporation, ABIGAIL TAMRU, JASON RENNER, CARDIO MATRIX, LLC, a Florida limited liability company, CAALCO INVESTMENTS, LLC, a Florida limited liability company, BH RENTALS, LLC, a Florida limited liability company, VIGNESH CHANDRAKANTH GADIYAR, CHRISTOPHER SCHWAGERL, KELLY SCHWAGERL, CKS PROPERTIES LLC, a Florida limited liability company, ANDROMEDA AE LLC, a Florida limited liability company, MILES VLANT and CASEY VLANT,

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, Florida, the Clerk will sell the property described below situated in Lee County, Florida, described as:

2310 Northwest 35th Place, Cape Coral, Florida, Folio Number 10038370*, and being more particularly described in Notice of Commencement recorded as instrument number 2023000390067, 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, Section 45.031.

WITNESS my hand and the seal of said court on November 19, 2025.

KEVIN C. KARNES, CLERK Lee County Clerk of the Court PO Box 2469 Ft. Myers, FL 33902 (SEAL) By: T Mann Deputy Clerk November 21, 28, 2025 25-04757L

FIRST INSERTION

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

FLORIDA CASE NO.: 25-CA-002845 JB LENDING, LLC, a foreign limited liability company,

Plaintiff, v.
COCO HAMMOCK ASSETS, LLC,
a Florida limited liability company;
KELLY GREENS SINGLE FAMILY
CONDOMINIUM I ASSOCIATION,
INC.; KELLY GREENS SINGLE
FAMILY II CONDOMINIUM,
ASSOCIATION, INC.; KELLY
GREENS MASTER ASSOCIATION,
INC.; COCO BAY COMMUNITY
ASSOCIATION, INC.; CATHERINE
S. CRANDELL, an individual;
JAMES CRANDELL, an individual,
THE UNKNOWN TENANTS IN
POSSESSION,

Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Fore-closure entered on November 7, 2025, in Civil Case No. 25-CA-002845 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein the Clerk of Court, Kevin C. Karnes, will on DECEMBER 18, 2025 at 9:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at http://www.lee. realforeclose.com/ in accordance with

Chapter 45, Florida Statutes for the following described property situated in Lee County Florida:

Lot 65, Coco Bay, according to the Plat thereof, recorded in Plat Book 78, Page(s) 44 through 48, of the Public Records of Lee County, Florida.

Property Address: 16409 Coco Hammock Way, Fort Myers, Florida 33908

Parcel ID#: 06-46-24-32-00000.0650

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. Dated 11/19/2025

Deputy Clerk
CLERK OF THE CIRCUIT COURT
Kevin C. Karnes
As Clerk of the Court

(SEAL) BY: T Mann Moran Kidd Lyons Johnson Garcia,

P.A. Attn: Michael A. Tessitore, Esq. 111 N. Orange Avenue, Suite Orlando, FL 32801 Phone: (407) 841-4141 Fax: (407) 841-4148

mtessitore@morankidd.com November 21, 28, 2025 25-04758

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





What is a public notice?

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Are there different types of legal notices?

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

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

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

Who benefits from legal notices?

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

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

How much do legal notices cost?

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

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

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

FIRST INSERTION

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 Liability 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 accordance with Chapter 45, Florida Statutes on January 29, 2026 the following

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

RACQUET CLUB, PHASE I-JK,

JAMES J. BANKS, BRITTANY

A. BANKS, AND MARGARET K.

TO: JAMES J. BANKS AND BRIT-

Last Known Address: 15524 CHARING

YOU ARE HEREBY notified that an

action to foreclose a Claim of Lien upon

the following described real property

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

located in LEE County, Florida: Unit Week No. 50, in Condo-

CROSS RD, JUSTIN TX 76247

CONDOMINIUM ASSOCIATION,

CASA YBEL BEACH AND

INC., a Florida non-profit

corporation,

Defendant(s).

TANY A. BANKS

Plaintiff, vs.

BRADY,

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

Condominium thereof recorded

in Official Records Book 1566, Page 2305, in the Public Records

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

WITNESS my hand and seal of this

KEVIN C. KARNES.

CLERK OF COURTS

(SEAL) By: K Shoap

Deputy Clerk

25-04721L

Court on this 14th day of November,

Michael J. Belle, Esq.,

Michael J. Belle, P.A.

Attorney for Plaintiff

2364 Fruitville Road,

Sarasota, Florida 34237

service@michaelbelle.com

November 21, 28, 2025

of Lee County, Florida.

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, 33908 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 entered 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 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 there unto appertaining and specified in said Condominium Declaration.

Commonly known as: 17656 Village Inlet Court, Fort Myers, FL

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-

A copy of this notice shall be published in the Business Observer. DATED this 11/17/2025

(SEAL) By: T Mann

Kevin C. Karnes, Clerk of Court Leland Wilson, Esq. $lel and @\, association legal services. com$ 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,

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 pursuant 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 accordance with Chapter 45, Florida Statutes 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.

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

FIRST INSERTION

50222

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 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

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

ILS BANK TRUST NATIONAL

INDIVIDUAL CAPACITY BUT

ASSOCIATION, NOT IN ITS

fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 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 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, 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, Florida, the Clerk will sell the property described 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 particularly described in Notice of Commencement recorded as instrument 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, Section 45.031.

WITNESS my hand and the seal of said court on 11/12/2025 KEVIN C. KARNES, CLERK

Lee County Clerk of the Court PO Box 2469 Ft. Myers, FL 33902 (SEAL) By: T Mann Deputy Clerk

November 21, 28, 2025 25-04704L

FIRST INSERTION

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

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-

All that certain land situated in Lee County, Florida, and described as:

Lots 10 and 11, Block 6059, Cape Coral Unit 96, a subdivision according to the plat thereof recorded 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, entered 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

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, BENFICIARIES, DEVISEES, ASSIGNEES, LENDORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCES CHRISTOPHER; UNKNOWN

#2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's

TENANT #1; UNKNOWN TENANT

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 accordance with Chapter 45, Florida Statutes, the following described property located in LEE County, Florida, as set forth in said Final Judgment of Mortgage 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 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 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 EUGENE O HERGENROTHER REVOCABLE TRUST 2001; UNKNOWN HEIRS, 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,

to Final Judgment of Mortgage Foreclosure 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

NOTICE IS HEREBY GIVEN pursuant

Defendant(s).

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 THERETO; 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 surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. Dated 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 certificate number(s), 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 Description 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

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

Last Known Address: 1631 SW 30th Ter, Cape Coral, FL 33914 YOU ARE HEREBY NOTIFIED that an action to foreclosure 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.

FIRST INSERTION

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, Plaintiff'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 demanded in the Complaint or petition

WITNESS my hand and seal of this Court at Lee, Florida on this day of

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 NOTICE OF SALE

Case No.: 24-CA-005640 Division: Civil Judge Rachael Spring Loukonen PNC Bank, National Association

ber 18, 2025 at 9:00 AM, the below named Clerk of Court will offer by electronic sale at www.lee.realforeclose.com the following described real property:

24-012797_IA1

FIRST INSERTION

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

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

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 COUN-TY, 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 CON-VEYED; FROM SAID POINT VEYED; 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 EAST-ERLY UP SAID SOUTH BANK TO A POINT ON THE LINE BETWEEN SECTIONS 21 AND 22, THENCE RUN SOUTH ALONG SAID SEC-TION LINE FOR 5 CHAINS, MORE OR LESS TO THE POINT OF BEGINNING. EX-CEPTING FROM THE ABOVE DESCRIBED TRACT THE

FOLLOWING PARCEL OF LANDS. BEGIN AT A POINT WHERE THE U.S. GOVERN-MENT RIGHT-OF-WAY LINE STRIKES THE LINE BETWEEN SECTIONS 21 AND 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 HERE-FROM; THENCE CONTINUE WEST PARALLEL WITH THE SOUTH LINE OF GOVERN-MENT 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 GOV-ERNMENT RIGHT OF-WAY OF THE CALOOSAHATCHEE RIVER; THENCE RUN EAST-ERLY ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID PUBLIC ROAD;

Names in which assessed: BRIAN H INGERSON, BRIAN H. INGERSON

THENCE SOUTH ALONG SAID ROAD TO POINT OF BE-

GINNING Strap Number 21-43-

26-10-00000.0110

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

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 SUBDIVI-SION 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 LY-ING 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 COUN-TY, FLORIDA, LYING EAST OF THE EAST LINE OF LOT 39 AND WEST OF THE WEST LINE OF LOT 37, ARROYAL SUBDIVISION, EACH EX-TENDED FROM THE NORTH LINE OF LOT 38, ARROYAL SUBDIVISION. TO THE NORTH LINE OF RIVERSIDE DRIVE Strap Number 33-47-25-B4-00238.0000

Names in which assessed: SUNSHINE HOME BUILD-ERS 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

25-04689L

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 $\operatorname{certificate}(s)$ has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-24263 Year of Issuance 2023 Description of Property LOT 39, OF THAT CERTAIN SUBDIVI-SION 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, AR-ROYAL SUBDIVISION, LYING EAST OF THE WEST LINE OF LOT 38, AND WEST OF THE WEST LINE OF LOT 39, AR-ROYAL SUBDIVISION, EACH EXTENDED TO THE IMPE-RIAL RIVER AND LYING BE-TWEEN 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 POR-TION 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, LY-ING 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 LOT 39, ARROYAL SUBDIVISION, TO THE NORTH LINE OF RIVER-SIDE DRIVE Strap Number 33-47-25-B4-00239.0000

Names in which assessed: SUNSHINE HOME BUILD-ERS, LLC

All of said property being in the County of Lee, State of Florida. such certificate(s) shall be redeemed according 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

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 BO-NITA 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 DESCRIBED. Strap Number 32-47-25-B3-03207.0090

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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

25-04688L

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, CONDI-TIONS, RESTRICTIONS TIONS, 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 & Comptrol-

Nov. 21, 28: Dec. 5, 12, 2025 25-04681L

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

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 DECLA-RATION OF CONDOMINIUM RECORDED IN THE OFFI-CIAL RECORD BOOK 1557 AT PAGES 1583-1617 OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAIN-ING AND SPECIFIED IN SAID CONDOMINIUM DECLARA-TION. Strap Number 06-46-24-15-00000.3110

Names in which assessed: CAROL IZSO, CAROL R IZSO, KERI 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025 25-04677L

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 BEGIN-NING OF THE LAND HEREIN

Names in which assessed:

FIRST INSERTION

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 DECLA-RATION 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 UNDI-VIDED SHARE IN THE COM-MON ELEMENTS. Strap Number 28-47-25-B4-00900.0210

Names in which assessed: JOHN G. YEDINAK, JOHN YE-DINAK, 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 & Comptrol-

Nov. 21, 28: Dec. 5, 12, 2025 25-04687L

FIRST INSERTION

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 thereon. The certificate number(s), 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 CONDO-MINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 3490, OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA, AND ALL AMEND-MENTS 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, AL-ICE 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

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 CON-DOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIR-CUIT COURT IN OFFICIAL RECORDS BOOK 1696, PAGES 227 THROUGH 322, INCLU-SIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO-GETHER WITH ALL APPUR-TENANCES THEREUNTO APPERTAINING AND SPECI-FIED IN SAID CONDOMINI-UM 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 REVO-CABLE TRUST, DATED OCTO-BER 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 & Comptrol-

Nov. 21, 28: Dec. 5, 12, 2025

25-04682L

FIRST INSERTION

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 FOL-LOWS: 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 CON-TINUE SOUTH 01°24'10" WEST FOR 80 FEET; THENCE NORTH 88°35′50" WEST FOR 150 FEET TO THE CEN-TERLINE OF FLAMINGO DRIVE; THENCE NORTH 01°24'10" EAST ALONG THE CENTER LINE OF FLAMINGO DRIVE 80 FEET; THENCE SOUTH $88\neg \infty 35'50"$ 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

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, AC-CORDING TO THE DECLARA-TION OF CONDOMINIUM AS RECORDED IN OFFICIAL RE-CORDS BOOK 916, PAGE 513,

PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO. TOGETHER WITH ITS UNDI-VIDED SHARE IN THE COM-MON 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

25-04680L

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 $\operatorname{certificate}(s)$ has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-24051

Year of Issuance 2023 Description of Property AMERICAN OUTDOORS CAMPER RESORT #1, A CON-DOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED IN OF-FICIAL 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 AP-PURTENANCES THERETO APPERTAINING AND SPECI-FIED IN SAID CONDO-MINIUM 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 certificate(s) shall be redeemed according 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

25-04686L



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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

Certificate Number: 23-23719 Year of Issuance 2023 Description of Property UNIT NO. 64, OF THAT CERTAIN CONDO-MINIUM KNOWN AS ISLAND PARK VILLAGE, SECTION III, A CONDOMINIUM AS RECORDED IN O. R. BOOK 1732, PAGES 3490-3585, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AND ALL AMEND-MENTS THERETO, TO-GETHER WITH ALL APPUR-TENANCES THEREUNTO APPERTAINING AND SPECI-FIED IN SAID CONDOMINI-UM 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

FIRST INSERTION

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

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 CON DOMINIUM DECLARATION THEREOF ON FILE AND RE-CORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RE-CORD BOOK 1644, PAGE 242, AS AMENDED FROM TIME TO TIME, ALL IN THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA, TOGETHER
WITH ALL APPURTENANCES
THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARA-TION 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 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Nov. 21, 28: Dec. 5, 12, 2025

25-04672L

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

Certificate Number: 23-23917 Year of Issuance 2023 Descripof 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, SEC-TION 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 $5\neg\infty19$ '50" EAST ALONG THE CENTERLINE OF STEVENSON ROAD FOR 45.16 FEET TO AN INTERSEC-TION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF BUT-LER ROAD; THENCE RUN

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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

25-04692L

SOUTH 89°26'10" WEST ALONG SAID PROLONGA-TION 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 $5\neg\infty19$ '50" EAST ALONG SAID WESTERLY LINE FOR 109.0 FEET; THENCE RUN SOUTH $89\neg\infty26$ '10" WEST FOR 143.91 FEET TO THE CENTER-LINE OF AN EXISTING CA-NAL; THENCE RUN NORTH 6-\infty09'20" WEST ALONG SAID CENTERLINE FOR 100.13 FEET; THENCE RUN NORTH 83-\infty 41'13" EAST FOR 135.90 FEET TO THE POINT OF BE-GINNING, OF THE PUBLIC RECORDS OF LEE COUNTY,

43-25-02-00008.002G Names in which assessed: LYNN JAMES

FLORIDA. Strap Number 31-

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

25-04683L

FIRST INSERTION

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 fol-lowing certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23988 Year of Issuance 2023 Description of Property LOTS 21, 22, AND 23, BLOCK B, THOMAS JOHNSON'S FIRST AD-DITION 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, WIL-LIAM 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 & Comptrol-

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 PROPER-TIES, 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

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

Certificate Number: 23-23426 Year of Issuance 2023 Description of Property LOT 9 LESS THE SOUTHEASTERLY 10 FEET, GEORGE TOWN, AC-CORDING TO PLAT THERE-OF 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025 25-04671L

FIRST INSERTION

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

Tax Deed #:2025002085 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

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 DECLA-RATION 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 UNDI-VIDED SHARE IN THE COM-MON 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

25-04673L

NOTICE OF APPLICATION FOR TAX DEED

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

Section 197.512 F.S.

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 NORTHEASTER-LY 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 MARK-ING THE INTERSECTION OF THE NORTHWESTERLY LINE OF SECOND STREET AND THE SOUTHWESTERLY LINE OF JACKSON STREET, SAID INTERSECTION BEING THE SOUTHEAST COR-NER 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

FIRST INSERTION

TION WITH THE SOUTH-EASTERLY LINE OF MAIN STREET, AS DESCRIBED IN DEED RECORDED IN DEED BOOK 57, AT PAGE 315, OF SAID PUBLIC RECORDS; THENCE RUN SOUTHWEST-ERLY ALONG SAID SOUTH-EASTERLY 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 DE-GREES 02'30" TO THE LEFT AND RUN SOUTHEASTERLY ALONG SAID NORTHEAST-ERLY 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 DE-SCRIBED. 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 CON-CRETE; THENCE DEFLECT 96 DEGREES 25'30" IN THE LEFT AND RUN NORTH-EASTERLY PARALLEL WITH NORTHWESTERLY SAID LINE OF SECOND STREET FOR 20.13 FEET; THENCE DEFLECT 83 DEGREES 34'30" TO THE LEFT AND RUN NORTHWESTERLY PARAL-LEL 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 PROLON-GATION OF SAID SOUTH-EASTERLY 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

FIRST INSERTION

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

MARKING THE INTERSEC-

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, ENTER-PRISE PHASE, A CONDOMIN-IUM COMMUNITY, ACCORD-ING 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, TO-GETHER WITH ALL APPUR-TENANCES THEREUNTO APPERTAINING AND SPECI-FIED IN SAID CONDOMINI-

UM 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, OF-FICIAL RECORD BOOK 1663, PAGE 553, OFFICIAL RECORD BOOK 1829, PAGE 1770, OF-FICIAL 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, RE-NATE 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 & Comptrol-

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

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, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 32-45-24-01-0000E.0010

Names in which assessed: ESTATE OF BURLEASE WIL-

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

25-04674L

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, CALU-SA RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN OF-FICIAL RECORDS INSTRU-MENT 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

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

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 RE-CORDS BOOK 1704, PAGE(S) 1495, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UN-DIVIDED 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025 25-04662L

FIRST INSERTION

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

Tax Deed #:2025002013 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: 23-07710 Year of Issuance 2023 Description of Property LOTS 12 AND 13, BLOCK B, BEALYERS SUBDIVISION, ACCORDING TO PUBLIC RECORDS, LEE COUNTY, FLORIDA PLAT BOOK 9, PAGE 2 Strap Number 19-44-25-P4-0010B.0120 Names in which assessed: CAROLYN J HUGGINS, JO-

SEPH WHITE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

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 DECLA-RATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1254, PAGE 2116, AND ALL EX-HIBITS 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

POINT OF BEGINNING, LESS

FIRST INSERTION

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

Tax Deed #:2025002082 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

Certificate Number: 23-23070 Year of Issuance 2023 Description of Property LOT 3, BLOCK RESUBDIVISION OF BLOCKS 17, 18, 19, 28, 38 AND THE WEST HALF OF BLOCK 20, SUNCOAST ESTATES, UNRECORDED, ACCORDING TO THE PLAT THEREOF RE-CORDED IN OR BOOK 566, PAGES 6 THROUGH 9, PUB-LIC RECORDS OF LEE COUN-TY, 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

25-04660I

FIRST INSERTION

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 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

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 RE-CORDED 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

FIRST INSERTION

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 SOUTHWEST NER OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SEC-TION 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 BOU-LEVARD AND THE POINT OF BEGINNING OF PAR-CEL HEREIN DESCRIBED; THENCE CONTINUE ALONG THE CENTER LINE OF SAID SOUTHEAST ONE QUARTER (SE 1/4) S.89 $\neg\infty$ 26'46"E. 519.10 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 41; THENCE $N.39\neg\infty$ 28'01"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 215.36 FEET; THENCE N.89°26'46"W., 385.76 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID BET-MAR BOULEVARD: THENCE S.01°14'01"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 165 FEET TO THE

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), vear(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 PUB-LIC RECORDS OF LEE COUN-TY, 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

AND EXCEPT THE FOLLOW-ING DESCRIBED PARCEL: FROM THE SOUTHWEST CORNER OF THE NORTH-EAST-ONE QUARTER (NE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 03, TOWN-SHIP 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 OF BETMAR BOU-LEVARD; THENCE N.01° 14'01,ÄùW. ALONG SAID EASTERLY RIGHT-OF-WAY LINE 25 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DE-SCRIBED; THENCE CONTIN-UE N.01°14'01.ÄùW.ALONG SAID EASTERLY RIGHT-OF-WAY LINE 140 FEET; THENCE S.89°28'46.ÄùE. 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 #: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), vear(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

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according 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

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

Tax Deed #:2025001967 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 Descriprear of Issuance 2023 Description of Property UNIT 6-A WHISPERWOOD, PHASE 2 FROM THE NORTHWEST CORNER OF LOT 5, WHIS-PERING PINES, PHASE 2, A SUBDIVISION IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST, AS RECORD-ED 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 #:2025001959 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: 23-23235 Year of Issuance 2023 Description of Property A TRACI PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BE-ING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTH-EAST CORNER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, THENCE RUN SOUTH 335 FEET; THENCE RUN WEST 114.8 FEET TO THE POINT OF BE-

GINNING OF THE LOT HERE-IN DESCRIBED; THENCE RUN NORTH, PARALLEL WITH THE EAST SECTION LINE, 145 FEET; THENCE RUN WEST, PARALLEL WITH THE NORTH SECTION LINE, 75 FEET; THENCE RUN SOUTH, PARALLEL WITH THE EAST SECTION LINE, 145 FEET: THENCE RUN EAST TO THE POINT OF BEGINNING. Strap Number 10-44-24-00-00027.0000

YARON AMSALEM

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according 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

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, TOWN-SHIP 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, ER-IKA 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

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 CONDO-MINIUM PARCEL KNOWN AS UNIT NO. G-4, OF FOXMOOR CONDOMINIUM, A CON-DOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RE-CORDS 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, OF-FICIAL RECORD BOOK 1506,

PAGE 494, OFFICIAL RE-CORD BOOK 1613, PAGE 2007 AND OFFICIAL RECORD BOOK 2359, PAGE 1852 ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UND-VIDIED INTEREST AS TENANT IN COMMON IN AND TO THE COMMON ELEMENTS AS THE SAME IS ESTAB-LISHED 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 #: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 PUB-LIC RECORDS OF LEE COUN-TY, 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 SUBDIVI-SION 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 DEVELOP-MENT 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

LEE COUNTY

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 BE-GINNING, 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 BEGIN-NING. 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 BE-ING PART OF LOTS 4 AND 5, BLOCK 4, SUNCOAST ESTATES SUBDIVISION, UNRE-CORDED, 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

certificate(s) shall be redeemed according 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

25-04610L

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:

Year of Issuance 2023 Description of Property LOT 6, OF THAT CERTAIN UNRECORD-ED SUBDIVISION KNOWN AS PEACEFUL PINES MO-BILE VILLAGE, MORE PAR-TICULARLY 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 WEST-ERLY LINE OF SAID SECTION 9, 2,473.37 FEET; THENCE SOUTH $89\neg\infty51'50"$ EAST FOR 433.0 FEET TO THE POINT Names in which assessed:

RICHARD HAEBERLIN

All of said property being in the County of Lee, State of Florida. Unless such

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 SOUTH-ERLY RIGHT-OF-WAY FOR 75.0 FEET; THENCE SOUTH 00°08'10" WEST FOR 100.0 Certificate Number: 23-03821 FEET TO THE POINT OF BE-GINNING Strap Number 09-43-24-02-00000.0060

Names in which assessed: ESTATE OF LIBORIO A SCAF-

FIDI, 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-

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, TOWN-SHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORI-DA AND BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: FROM THE S. 1/4 CORNER OF SEC-TOWNSHIP 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., PAR-ALLEL 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., PARAL-LEL TO SAID CENTERLINE, 336.00 FEET; THENCE RUN N.00°51'23"W., PARAL-LEL 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 EASE-MENT, 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 27-43-26-00-00011.0040 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-

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-

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 Investments LLC Ocean the holder of the follow-Bank ing certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), 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 MANUFAC-TURED HOME COMMUNITY, A CONDOMINIUM FKA SUG-ARMILL SPRINGS MOBILE HOME CONDOMINIUM, PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLA RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2126, PAGE 435, AND ALL

AMENDMENTS THERETO AND AS SHOWN IN CON-DOMINIUM PLAT BOOK 17, PAGES 39 THROUGH 44, IN-CLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH UNDIVIDED INTER-EST IN THE COMMON EL-EMENTS APPURTENANT THERETO. Strap Number 10-44-25-06-00000.0790

Names in which assessed: MAILHOIT FAMILY TRUST DATED MARCH 24, 2016, MI-CHAEL 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-

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 SOUTH-WEST CORNER OF SECTION 25-43-24, RUN N 88°16'39"E ALONG THE SOUTH LINE OF SECTION 25 A DISTANCE OF 336.13 FEET; THENCE N 1°51'31"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-

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 Francosa 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

Certificate Number: 23-05634 Year of Issuance 2023 Description of Property UNIT 205, CORAL PROFESSIONAL COMPLEX, A CONDOMIN-IUM ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN OR BOOK 1620, PAGE 1151, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025002009

it was assessed are as follows:

Certificate Number: 23-07485

Year of Issuance 2023 Descrip-

tion of Property LOT EIGHT (8), BLOCK SEVEN (7), OF THAT

CERTAIN SUBDIVISION KNOWN AS KNIGHT'S EX-

TENSION. ACCORDING TO

THE MAP OR PLAT ON FILE

AND RECORDED IN THE OF-

FICE OF THE CLERK OF THE

CIRCUIT COURT, IN AND

FOR LEE COUNTY, FLORIDA,

IN PLAT BOOK TWO (2), AT

PAGE TWO (2). Strap Number

All of said property being in the County of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/13/2026 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04627L

Nov. 21, 28; Dec. 5, 12, 2025

18-44-25-P4-00707.0080

Names in which assessed:

HENRY WOODS

SUBDIVISION

APPURTENANCES THERETO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARA-TION, 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 #:2025002057 NOTICE IS HEREBY GIVEN that NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the Francosa Certificates LLC Ocean Bank following certificate(s) has filed said the holder of the following certificate(s) has filed said certificate(s) for a tax certificate(s) for a tax deed to be issued thereon. The certificate number(s), deed to be issued thereon. The cervear(s) of issuance, the description of tificate number(s), vear(s) of issuance, the description of the property and the the property and the name(s) in which name(s) in which it was assessed are as

> Certificate Number: 23-07779 Year of Issuance 2023 Description of Property LOT 100, BLOCK C, COLONNADE AT THE FORUM, A SUBDIVI-SION 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 SEC-TION 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-

Nov. 21, 28; Dec. 5, 12, 2025

25-04649L

FIRST INSERTION

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, PUB-LIC 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-

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-

Nov. 21, 28; Dec. 5, 12, 2025

25-04647L

FIRST INSERTION

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 RE-CORDED 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

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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 115, PUBLIC RE-CORDS, LEE COUNTY, FLOR-IDA 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-

Nov. 21, 28; Dec. 5, 12, 2025 25-04652L

FIRST INSERTION 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 RESTRIC-TIONS 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-

Nov. 21, 28; Dec. 5, 12, 2025

25-04650L

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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 issu-

ance, the description of the property and the name(s) in which it was

Certificate Number: 23-22641 Year of Issuance 2023 Descrip-

tion of Property DESCRIPTION

OF A PARCEL OF LAND LY-

ING IN SECTION 28, TOWN-

SHIP 46S, RANGE 22E, SANI-

BEL 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 $\neg \Omega$)

OF THE EAST ONE-HALF (É

 $\neg \Omega$) OF GOVERNMENT LOT

2. SECTION 28. TOWNSHIP 46

SOUTH, RANGE 22 EAST, AND

FURTHER BOUNDED AND

DESCRIBED AS FOLLOWS: STARTING AT THE NORTH-

WEST 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 PROLONGA-

TION THEREOF FOR 987.84

FIRST INSERTION

Tax Deed #:2025001821

assessed are as follows:

LEE COUNTY

FIRST INSERTION

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

Tax Deed #:2025002058 NOTICE IS HEREBY GIVEN that Francosa 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 DECLA-RATION 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 UNDI-VIDED SHARE IN THE COM-MON ELEMENTS. Strap Number 28-45-24-23-00000.2290 Names in which assessed: ANN M HIGHFILL, RICHARD

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according 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-

E. HIGHFILL

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

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

Certificate Number: 23-09418

Year of Issuance 2023 Descrip-

tion of Property LOT 3, BLOCK

116, UNIT 12, SECTION 2,

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

GSNM REALTY LLC, GSNM

All of said property being in the County

of Lee, State of Florida. Unless such certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/13/2026 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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),

vear(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 23-01827

Year of Issuance 2023 Descrip-

tion of Property LOT 10, BLOCK

2654A, CAPE CORAL UNIT

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-

All of said property being in the County

of Lee, State of Florida, Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/13/2026 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04605L

Nov. 21, 28; Dec. 5, 12, 2025

Names in which assessed:

ALEJANDRO JOSE CHAVEZ

02654.A100

ACCORDING TO PLAT

it was assessed are as follows:

Tax Deed #:2025001697

25-04638L

Nov. 21, 28; Dec. 5, 12, 2025

Names in which assessed:

REALTY, LLC

SOUTH.

TOWNSHIP 44

Tax Deed #:2025001948

follows:

FIRST INSERTION

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

Tax Deed #:2025002050 NOTICE IS HEREBY GIVEN that Francosa 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 SUBDIVI-SION 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, FRAN-CISCO 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 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

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 SUBSUR-FACE RIGHTS ASSESSED UN-DER 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that Cape

Holdings Enterprises Inc the holder of the following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 23-12686

Year of Issuance 2023 Descrip-

tion of Property LOT 13, BLOCK 1, UNIT 6, LEHIGH ESTATES,

SECTION 4, TOWNSHIP 45

SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORD-

ING TO THE MAP OR PLAT

THEREOF ON FILE IN THE OFFICE OF THE CLERK OF

THE CIRCUIT COURT, RE-

CORDED IN PLAT BOOK 15.

PAGE 86, PUBLIC RECORDS,

LEE COUNTY, FLORIDA

Strap Number 04-45-26-06-

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 accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol

25-04645L

Nov. 21, 28; Dec. 5, 12, 2025

Names in which assessed:

00001.0130

it was assessed are as follows:

Tax Deed #:2025001981

NOTICE OF APPLICATION 25-04640L

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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15. PAGE 95, PUBLIC RECORDS, COUNTY, FLORIDA Number 03-45-26-06-Strap 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 & Comptrol-

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

FIRST INSERTION FIRST INSERTION NOTICE OF APPLICATION

NOTICE OF APPLICATION FOR TAX DEED FOR TAX DEED Section 197.512 F.S. Section 197.512 F.S. Tax Deed # 2025002093

as follows:

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, PUB-LIC RECORDS OF LEE COUN-TY, 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 & Comptrol-

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 AFORE-SAID EAST ONE-HALF (E $\neg \Omega$) OF THE EAST ONE-HALF $(E \ \neg \Omega) \ OF \ GOVERNMENT$ LOT 2; THENCE S00.57.00E ALONG SAID WEST LINE FOR 207.60 FEET; THENCE N89.37.20E FOR 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 ACCORD-ING TO THE MAP OR PLAT THEREOF PREPARED IN 1980 BY JOHNSON ENGINEER-ING. 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.

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 cer-

tificate number(s), year(s) of issuance,

the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 23-12236

Year of Issuance 2023 Description of Property LOT 14,

BLOCK 97, UNIT 9, SECTION

1, TOWNSHIP 45 SOUTH, RANGE 26 EAST, A SUBDI-

VISION OF LEHIGH ACRES,

ACCORDING TO THE MAP OR PLAT THEREOF ON FILE

AND RECORDED IN THE OF-

FICE OF THE CLERK OF THE CIRCUIT COURT, IN PLAT

BOOK 15, PAGE 93, PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA. Strap Number 01-

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/13/2026 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

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

Certificate Number: 23-08268

Year of Issuance 2023 Descrip-

tion of Property LOT 14, BLOCK 112, UNIT 12, SAN CARLOS

PARK, ACCORDING TO THE

PLAT THEREOF AS RE-

CORDED IN DEED BOOK 326,

PAGE 192, IN THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA Strap Number 15-46-

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.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

25-10-00112.0140

Names in which assessed: DIAMONIQUE DIXON

25-04641L

Nov. 21, 28; Dec. 5, 12, 2025

45-26-09-00097.0140

PETER FOREMAN

Names in which assessed:

Tax Deed #:2025001972

follows:

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 GOV-ERNMENT LOT 4, SECTION 28, TOWNSHIP 46 SOUTH, RANGE 22 EAST, SANIBEL IS-LAND, LEE COUNTY, FLOR-IDA, THE EAST LINE OF WHICH STRIP IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 4 AND THE SOUTHWEST-ERLY LINE OF GULF DRIVE, RUN SOUTHERLY ALONG SAID EAST LINE TO THE WA-TERS OF THE GULF OF MEX-ICO 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 ACCORD-ING 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 RE-CORDS, LEE COUNTY, FLOR-IDA 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

25-04646L

FIRST INSERTION

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

Tay 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 RE-CORDED 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

25-04628L

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2025002010 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 NUM-BER 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 CIR-CUIT COURT OF LEE COUN-TY, 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 & Comptrol-

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), vear(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 SUB-DIVISION, UNRECORDED, AS PER PLAT THEREOF AS RECORDED IN OFFICIAL RE-CORDS BOOK 824, PAGE(S) 835, OF THE PUBLIC RE-CORDS 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

25-04611L

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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

25-04631L

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.

25-04635L

Rarely do consumers specifically search online for public notices.

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 OF-FICIAL 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 & Comptrol-

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

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 RE-CORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, IN-CLUSIVE, 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

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

NOTICE IS HEREBY GIVEN that JPL

Investments Corp the holder of the following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Year of Issuance 2023 Descrip-

tion 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-

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 accord-

ing to the law the property described

in such certificate(s) will be sold to the highest bidder online at www.lee.real-

taxdeed.com on 01/13/2026 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04604L

43-23-C1-02546.0380

Names in which assessed:

it was assessed are as follows: Certificate Number: 23-01622

Section 197.512 F.S. Tax Deed #:2025002099

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 CONSULT-ING 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 Descriprear of Issuance 2021 Description of Property LOTS 56, BLOCK 3834, UNIT 52, CAPE CORAL SUBDIVISION, AC-CORDING 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

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 ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER 2006000055857OF 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 Francosa 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

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 LA-BOR 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

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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

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 RE-

CORDED 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

AMANDA S ARBELAEZ, AMANDA STELLA ARBELAEZ,

DANIEL ALBERTO BRETON

ARBELAEZ, MARIA NATALIA

All of said property being in the County

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

in such certificate(s) will be sold to the highest bidder online at www.lee.real-

taxdeed.com on 01/13/2026 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04603L

Nov. 21, 28; Dec. 5, 12, 2025

Names in which assessed:

BRETON ARBELAEZ

Tax Deed #:2025002022

as follows:

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, WIL-LIAM 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 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.

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 cer-

tificate number(s), year(s) of issuance,

the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 23-04357

Year of Issuance 2023 Descrip-

tion 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 SUB-

DIVISION, AS RECORDED IN

OFFICIAL RECORDS BOOK

32 AT PAGES 524 THROUGH

528 OF THE PUBLIC RE-

CORDS 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

LILIANA PEREZ, LUIS EN-

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

taxdeed.com on 01/13/2026 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04609L

Nov. 21, 28; Dec. 5, 12, 2025

24-43-24-03-00003.005A Names in which assessed:

RIQUE LOPEZ

Tax Deed #:2025001943

FIRST INSERTION

Nov. 21, 28; Dec. 5, 12, 2025

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 $\operatorname{certificate}(s)$ for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 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 PA-DILLA, GREGORY PADILLA, GREGORY RAY PADILLA, JEFFERY PADILLA, JEFFREY PADILLA, JEFFREY SCOTT PA-DILLA, KEVIN PADILLA, LYN-DA PADILLA SUGGS, LYNDA PADILLA-SUGGS. REGINALD PADILLA, SANDRA PADILLA STANFORD, SANDRA PADIL-LA-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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

25-04593L

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002088

FIRST INSERTION

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) issuance, the description of the property and the name(s) in which it was assessed are as

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, ROB-ERT 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

25-04599L

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 ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF, RECORDED UNDER OF-FICIAL RECORDS INSTRU-MENT NO. 2005000044163, AND AS AMENDED, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO-GETHER WITH AN UNDI-VIDED 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025 25-04634L **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 SUB-DIVISION , 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 & Comptrol-

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, LE-HIGH 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

FIRST INSERTION

FOR TAX DEED

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 cer-

tificate number(s), year(s) of issuance, the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 23-08733

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 COUN-

TY, FLORIDA. Strap Number

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 &

25-04636L

Nov. 21, 28; Dec. 5, 12, 2025

Comptroller.

27-47-25-B1-0110A.0090

Names in which assessed:

Tax Deed #:2025001989

follows:

25-04595L

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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025

25-04639L

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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 RECORD-ED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, OF TH? PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

All of said property being in the County of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 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

NOTICE OF APPLICATION Section 197.512 F.S.

Section 197.512 F.S. Tax Deed #:2025002056

follows:

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.

25-04602L

--- 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, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15. PAGE 59, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap 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-

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 $\operatorname{certificate}(s)$ has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-05586 Year of Issuance 2023 Description of Property LOTS 7 & 8, BLOCK 1435, UNIT 16, CAPE CORAL SUBDIVISION, AC-CORDING 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 LIV-ING 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-

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. $1\neg \infty 51$ 31" W. 280 FEET; N. 88 $\neg \infty$ 29" E. 305.0 FEET; S. 1 $\neg \infty$ 51' 31" E. 280 FEET; S. $88\neg \infty$ 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-

Nov. 21, 28; Dec. 5, 12, 2025

25-04612L

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

FIRST INSERTION

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 Description 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-

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 MEMORANDUM 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-

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

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-

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 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

Certificate Number: 23-23640 Year of Issuance 2023 Description of Property LOT 24 OF THAT CERTAIN SUBDIVISION 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-

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 Description 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-

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 De-

partment of State. November 21, 2025 25-04718L

FIRST INSERTION

NOTICE OF PUBLIC SALE Giancarlo Home Property LLC gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.105, 715.106 & 715.109 by Ronal Mark Sahadi, Ronald Mark Sahadi, and Creative Technologies DBA Waterstation Technology for the following 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#ZFBHRFAB2K6L99234 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 25-43-24-03-00069.003ANames 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-

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 enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Date: 11/06/2025

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

600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Our Case #: 25-002035/362024CA00 4729A001CH/SHELLPOINT

November 14, 21, 2025 25-04550L

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that Amber Peterson, 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@jjlawyers.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 Grimmett and Karen Grimmett

YOU ARE NOTIFIED that an action for damages within the jurisdictional limits of this court to evict a residential mobile home tenant and/or owner and a mobile home from real property in Lee County, Florida as authorized by Section 723.061, Florida Statutes, on the following personal property in Lee

County, Florida: 1983 TWMN double wide without land, VIN #T239P15369A, Title No. 0040145497 and VIN #T239P15369B, Title No. 0040139995, located at 81 Sunrise Avenue, Lot #81, North Fort Myers, Florida in Horizon Vil-

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Matt Bobo, Plaintiff's attorney, whose address is Lutz, Bobo & Telfair, P.A., 2 North Tamiami Trail, Suite 500, Sarasota, Florida 34236 on or before December 16, 2025 and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded 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 ---

THIRD INSERTION

SUBSEQUENT INSERTIONS

NOTICE OF CIVIL ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDCIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO. 25-CA-003824

MASIS HOLDINGS LLC. a Florida Limited Liability Company, Plaintiff(s), vs. FELIX A FORTUNATA ANTHONY W. FORTUNATA, HOWARD SOMYK, HELEN SOMYK,

NOEL BRUGEILLE, UNKNOWN BENEFICIARIES OF FELIX A. FORTUNATA and ANTHONY W. FORTUNATA, Defendant(s). COMES NOW, the Plaintiff, MASIS

HOLDINGS LLC, a Florida Limited

Liability Company, by and through the

undersigned attorney, and hereby gives notice that a civil action to: ANTHONY W. FORTUNATA 129 SEVILLA AVE, ROYAL PALM BEACH, FL 33411-1116 HOWARD SOMYK 4123 BOYD AVE APT 3, BRONX, NY 10466-2060 HELEN SOMYK

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

Cape Coral, Florida 33909 if alive, or if dead, their unknown spouses, widows, widowers, heirs, devisees, creditors, grantees, and all par-ties having or claiming by, through, under or against them, and any and all persons claiming any right, title, interest, claim, lien, estate or demand against the Defendant(s) in regards to the following described property in Lee County, Florida:

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

18-43-24-C4-05684.0210 a/k/a: 4017 NE 8th Place, Cape Coral, Florida 33909 Lots 23 and 24, Block 5535, Unit 91, Cape Coral, according to the plat thereof recorded in Plat Book 24, Pages 88 through 98, of the Public Records of Lee County, Florida. Parcel Identification Number

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

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

inclusive, of the Public Records

Notice is hereby given to each of you that an action to quiet title to the above described properties has been filed against you and you are required to serve your written defenses on Plaintiff's attorney, JUAN J. PILES, ES-QUIRE, whose address is 4905 Chiquita Blvd. S., Suite 103, Cape Coral, Florida 33914, and file the original with the Clerk of the Circuit Court, Lee County, at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, on or before December 15, 2025, or otherwise a default judgment will be entered against you for the relief sough in the Complaint. You must keep the Clerk of the Circuit Court's office notified of your cur-

rent address. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office. This Notice will be published four times, once each week for four consecutive weeks, in a newspaper of general

circulation published in Lee County, Florida. DATED THIS 3rd day of November, 2025.

(SEAL) By: K Shoap Deputy Clerk JUAN J. PILES, ESQUIRE 4905 Chiquita Boulevard South Suite 103 Cape Coral, Florida 33914

Telephone: (239) 443-5900 Facsimile: (888) 267-9061 Email: jjpiles@esqres.com November 7, 14, 21, 28, 2025

25-04476L

KEVIN C. KARNES

Clerk of the Circuit Court

SECOND INSERTION

PUBLIC SALE

Extra Space Storage will hold a public

auction to sell personal property de-

scribed below belonging to those indi-

viduals listed below at the location in-

dicated: 28239 S. Tamiami Trl Bonita

Springs, FL 34134 December 4th,

David Deutsch

Household Goods

The auction will be listed and adver-

tised on www.storagetreasures.com.

Purchases must be made with cash only

and paid at the above referenced facil-

ity 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

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

CURTIS HEADLEE, JR A/K/A

CURTIS REID HEADLEE, JR. A/K/A CURTIS HEADLEE, et al.,

NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Fore-

closure 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

Lots 31 and 32, Block 647, Unit

21, CAPE CORAL SUBDIVI-

SION, according to the plat

thereof, as recorded in Plat Book

13, pages 149 through 173, inclu-

sive, in the Public Records of Lee

Address: 1317 SE 25th Ln, Cape

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.

McCalla Ravmer Leibert Pierce, LLP

Deputy Clerk
CLERK OF THE CIRCUIT COURT

As Clerk of the Court

(SEAL) BY: T Mann

25-04516L

Dated this 11/06/2025

110 SE 6th Street, Suite 2300

AccountsPavable@mccalla.com

Fort Lauderdale, FL 33301

Counsel of Plaintiff

November 14, 21, 2025

25-11213FL

Final Judgment, to-wit:

County, Florida.

Coral, FL 33904

2025 at 9:45am

the personal property.

BOKF, N.A.,

Plaintiff, vs.

Defendant.

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

LEE COUNTY

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 FOREV-ER BARRED.

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

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

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

Personal Representative: 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

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

ANY AND ALL UNKNOWN

PARTIES CLAIMING BY, THROUGH, UNDER, AND

AGAINST ESTATE OF LAURIE

KEENE A/K/A LAURIE ANN KEENE, WHETHER SAID

AN INTEREST AS SPOUSES

To the following Defendant(s):

UNKNOWN PARTIES MAY CL

HEIRS, DEVISEES, GRANTEES,

OR OTHER CLAIMANTS, et al.,

ANY AND ALL UNKNOWN PARTIES

CLAIMING BY THROUGH LINDER

AND AGAINST ESTATE OF LAURIE

KEENE A/K/A LAURIE ANN KEENE,

WHETHER SAID UNKNOWN PAR-

TIES MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER CLAIM-

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

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

SAV

(UNKNOWN RESIDENCE)

lowing described property:

CORPORATION,

Plaintiff, vs.

Defendant.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes. The written demand must be filed with the clerk.

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

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. $3400~\mathrm{SW}$ 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.comNovember 14, 21, 2025 25-04585L

SION KNOWN AS FORT MYERS SHORES UNIT NO. 6,

ACCORDING TO THE MAP

OR PLAT THEREOF ON FILE

AND RECORDED INT HE OF-

FICE OF THE CLERK OF THE

CIRCUIT COURT IN PLAT BOOK 17, PAGES 75-79 IN-

CLUSIVE OF LEE COUNTY,

has been filed against you and you are

required to serve a copy of you writ-

ten 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 publica-

tion of this Notice in and file the origi-

nal with the Clerk of this Court either

before service on Plaintiff's attorney or

immediately thereafter; otherwise a de-

fault will be entered against you for the

WITNESS my hand and seal of this

(SEAL) By N Wright-Angad As Deputy Clerk

Kevin C. Karnes

25-04571L

relief demand in the complaint.

Court this day of 11/07/2025

MCCALLA RAYMER LEIBERT

225 East Robinson Street, Suite 155,

Email: AccountsPayable@mccalla.com

Submitted by:

PIERCE, LLP

25-13040FL

Orlando, FL 32801

Phone: (407) 674-1850

November 14, 21, 2025

FLORIDA.

SECOND INSERTION

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 attornev are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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-003471 **Division Probate** IN RE: ESTATE OF CECILIA CLAIR COLESANTI,

Deceased.

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

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

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

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 Pavese Law Firm 1833 Hendry Street Fort Myers, FL 33902

Telephone: (239) 334-2195 Fax: (239) 332-2243 E-Mail: mvs@paveselaw.com Secondary E-Mail: lja@paveselaw.com November 14, 21, 2025 25-04590L

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,

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.

Deceased.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

notice is November 14, 2025.

Lancelot A. Barnard 1655 Folkstone Rd.

Joe C. Cuffel Florida Bar Number: 1019964 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 E-Mail: joec@trustska.com November 14, 21, 2025

The date of first publication of this Personal Representative:

Tallahassee, FL 32312 **Defendants** Attorney for Personal Representative: Attorney for Personal Representative

scribed as:

follows:

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 david deutsch

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

November 14, 21, 2025 25-04587L

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

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, Sec-

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

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 #9 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 PA-TRICE M. RESENDEZ is 136 SW Alabama Gln, Fort White, Florida 32038. And whose current addresses are un-

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

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

From the northeast corner of

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 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



CALL 941-906-9386 and select the appropriate County

name from the menu option

or e-mail legal@businessobserverfl.com

Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication



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

LEE COUNTY

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 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. RESEN-DEZ and PATRICE M. RESENDEZ located at 6217 Grove Avenue, Bokeelia. Florida 33922., and more fully de-

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

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

ABOVE ESTATE:

order are:

DEMANDS AGAINST THE

You are hereby notified that an Or-

der 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 home-

stead property, is \$497,699.00, and that the names and addresses of those

to whom it has been assigned by such

October 19, 2016, c/o David R. and Benjamin L. Rodenfels, co-Trustees.

Rodenfels Family Trust dated

Pittsburgh, Pennsylvania 15228

ALL INTERESTED PERSONS ARE

All creditors of the estate of the

decedent and persons having claims

or demands against the estate of the

decedent other than those for whom

provision for full payment was made in

the Order of Summary Administration

must file their claims with this court

WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES

NAME ADDRESS

70 Altadena Drive,

NOTIFIED THAT:

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}

SECOND INSERTION

November 14, 21, 2025 25-04570L

SECTION 733.702. ALL CLAIMS AND

DEMANDS NOT SO FILED WILL BE

FOREVER BARRED. NOTWITH-

STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM

FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE OF

THE PERSONAL REPRESENTA-

TIVE OR CURATOR HAS NO DUTY

TO DISCOVER WHETHER ANY

PROPERTY HELD AT THE TIME OF

THE DECEDENT'S DEATH BY THE

DECEDENT OR THE DECEDENT'S

SURVIVING SPOUSE IS PROP-

ERTY TO WHICH THE FLORIDA

UNIFORM DISPOSITION OF COM-

MUNITY PROPERTY RIGHTS AT

DEATH ACT AS DESCRIBED IN SS

732,216-732,228 APPLIES, OR MAY

APPLY, UNLESS A WRITTEN DE-

MAND IS MADE BY A CREDITOR AS

The date of first publication of this

Persons Giving Notice: David R. Rodenfels

70 Altadena Drive

Pittsburgh, Pennsylvania 15228

Benjamin L. Rodenfels

3508 16th Street Court E.

Sarasota, Florida 34208

10175 Six Mile Cypress Parkway, Ste. 4 Fort Myers, Florida 33966

Attorney for Persons Giving Notice:

Britton G. Swank, Esq.

Britton G. Swank, P.A.

Fax: (239) 288-5570

Second E-Mail:

Attorney for Co-Petitioners

Florida Bar Number: 0651591

Telephone: (239) 208-3040

service@swankelderlaw.com

November 14, 21, 2025

E-Mail: ptg@swankelderlaw.com

SPECIFIED UNDER S 732.2211.

Notice is November 14, 2025.

DEATH IS BARRED.

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

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative: 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

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

File No. 25-CP-003068 **Division Probate** IN RE: ESTATE OF M. PATRICA BENEDICT a/k/a

Deceased. TO ALL PERSONS HAVING CLAIMS

of Summary Administration has been

Address Name Alan L. Benedict 88 West Paces Ferry Rd. NW 12181 Lucca Street Apt. 101

Fort Myers, FL 33966 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

Attorney for Persons Giving Notice Tasha Warnock, Esq. Florida Bar Number: 116474 The Warnock Law Group LLC 6843 Porto Fino Circle Fort Myers, Florida 33912 Telephone: (239) 437-1197 Fax: (239) 437-1196 E-Mail:

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

SECOND INSERTION

MARY PATRICIA BENEDICT

OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order

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:

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

Florida Statute Pursuant to 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 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:

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

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

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

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

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

Kevin C. Karnes

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

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

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:

Audrey J. Smandra & Kelly R. Matchett, as Co-Trustees of the Herman M. Estridge also known as Hank M. Estridge Trust Agreement dated August 17, 1987 Asset, Share or Amount Tangible Personal Property \$500 ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

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

DATE OF DEATH IS BARRED.

2164 Amanda Mae Court Tallahassee, FL 32312 Attorney for Person Giving Notice Haylee N. Blessing Attorney

Florida Bar Number: 1059314 Henderson, Franklin, Starnes & Holt.

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

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,

25-04576L

FL 33901. This Notice is regarding that certain timeshare interest owned by Obligor in Caribbean Beach Club, a Condominium, located in Lee County, Florida, as more specifically described in the Lien(s) referred to on Schedule "1". The Obligor has failed to pay when due the Assessments, Fees, and Taxes as assessed or advanced and is thereby in default of the obligation to pay such amounts as and when due Pursuant to that certain Declaration for Caribbean Beach Club, a Condominium. Accordingly, the Caribbean Beach Club Association, Inc., a Florida non-profit corporation (Association) did cause a Claim of Lien ("Lien") to be recorded in the Public Records of Lee, Florida, as described on Schedule "1", thereby perfecting the lien of Assessments, Fees, and Taxes pursuant to the Declaration and sections 721.16 and 192.037 Florida Statutes. The Obligor and any junior lienholders have the right to cure the default and to redeem its respective interest, up to the date the trustee issues the certificate of sale, by paying in full the amounts owed as set forth on Schedule "1" attached hereto, which include the amount secured by each lien, per diem up to and including the day of sale, plus the estimated foreclosure costs in the amount of \$672.00, by delivering cash or certified funds to the Trustee. See Schedule "1" attached hereto for (1) the name and address of each Obligor, (2) the lien(s) reflecting the legal description of the timeshare interest, (3) the recording information for each Lien, (4) the amount secured by each Lien, and (5) the per diem amount to account for the further accrual of the amounts secured by each Lien. See Exhibit "A" attached hereto for the name and address of each Junior Interest holder, if applicable. The Association has appointed the following Trustee to conduct the trustee's sale: First American Title Insurance Company, a Nebraska corporation duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. Foreclosure HOA 156601-CBC5-HOA. Schedule "1": Lien Recording Reference: Inst: 2025000255884; Per Diem: \$0.00; Obligors, Notice Address, Default Amount; Judith Burns and James Burns, 4493 Happy Hollow Ln Howell, Mi 48855 United States, \$6.664.76; Joseph H, Mannella and Heirs and/or Devisees of the Estate of Clifford W. Mannella, 40 Laura Ln Elmer, Nj 08318 United States, \$3,806.33; Robert F. Zust and Geraldine D. Zust, 661 Glacier Pass Westerville, Oh 43081 United States, \$4,629.42; Geraldine D. Zust and Robert F. Zust, 661 Glacier Pass Westerville, Oh 43081 United States, \$4,311.67; Charles R. Small, III, Po Box 1355 Elfers, Fl 34680 United States, \$4,191.17; James H. Rohm and Della M. Rohm. 21 Canton Ave Lehigh Acres. Fl 33936 United States. \$3.806.33; Jackie M. Lamberg and Janice V. Baye, 15620 Duck Crossing Way Saint Paul, Mn 55124 United States, \$6,803.77; Jacqueline M. Lamberg, Trustee of the Jacqueline M. Lamberg Revocable Trust, 15620 Duck Crossing Way Saint Paul, Mn 55124 United States, \$4,270.29; Jackie M. Lamberg and Janice V. Baye, 15620 Duck Crossing Way Saint Paul, Mn 55124 United States, \$7,159.88; Michael Kelleher and Heirs and Devisees of Donna Kelleher, 10854 Alvara Point Drive Bonita Springs, Fl 34135 United States, \$3,738.97; Michael J. Kelleher and Heirs and Devisees of Donna D. Kelleher. 10854 Alvara Point Drive Bonita Springs, Fl 34135 United States, \$3,740.70; Patricia S. Santiago, 175 Se Saint Lucie Blvd #1223 Stuart, Fl 34996 United States, \$3,742.76; Agnes F. Campbell and Paul P. Campbell, 831 Franklin Ave Lancaster, Oh 43130 United States, \$4,285.50; George Springer and Joanne Springer, 252 Parkridge Dr Perkasie, Pa 18944 United States, \$6,318.76; Elizabeth G. Sappah, 3136 Shorewood Ln Apt A3 Fort Myers, Fl 33907-6514 United States, \$4,816.00; Garv Figueroa and Fran Figueroa, 3373 Sw 44th Ct Fort Lauderdale, Fl 33312 United States, \$5,857.31; Vickie L. Figueroa, 4710 Sw 34th Ave Fort Lauderdale, Fl 33312 United States, \$4,304.95; Rosemary Beane and Earl Beane and Heirs And/Or Devisees of Lorraine A. Ramey and Heirs And/Or Devisees of Kenneth L. Ramey, 447 Paseo Perdido Cathedral City, Ca 92234 United States, \$3,742.76; Harold Victor Hair, Jr. and June D. Hair, 11560 Nw 26th St Plantation, Fl 33323 United States, \$7,977.30; Harold Victor Hair, Jr. and June D. Hair, 11560 Nw 26th St Plantation, Fl 33323 United States, \$6,857.66; 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 Bebby Thornton and Richard M. Thornton, 593 Leisure World Mesa, Az 85206 United States, \$5,193.45; Geraldine Zust and Maurice Boyd Goodwin, 661 Glacier Pass Westerville, Oh 43081 United States, \$4,224.01; David G. Simmer and Virginia M. Simmer and Michael P. Simmer and Phillip J. Simmer, Co-Trustees of the Simmer Family Trust Dated March 16, 2005, As Amended August 9, 2017, 1709 Henry Street Kissimmee, Fl 34741 United States, \$2,788.73; Kai Cremata, 14900 E Orange Lake Blvd Kissimmee, Fl 34747 United States, \$4,841.35; 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

--- ACTIONS ---

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-CA-4269

Florida Limited Liability Company,

RE INVEST CAPITAL PARTNERS.

LLC, all other Unknown Tenants or

unon 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

assigned as lienholders, creditors,

trustees, or in any other capacity,

claiming by, through, under or

against the named Defendants,

Parties as heirs, devises, or grantees

TO: The last known address of Brian

Jordan, Registered Agent for RE IN-

VEST CAPITAL PARTNERS, LLC is

3812 Coconut Drive, St. James City,

And whose current addresses are un-

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

Parties occupying or in possession of any part of the land to be foreclosed

SW FL 2ND CHANCE LLC, A

Plaintiff vs.

Defendants

Florida 33956.

known.

LEE COUNTY

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDINGS

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

Case No.: 25-CA-005021 Judge Rachael Spring Loukonen In RE: FORFEITURE OF Six-Thousand and Sixty-Five Dollars (\$6,065.00) in U.S. Currency Claimant(s): JOHNNY LEE ERVIN III

TO: Johnny Lee Ervin III AND TO: All others whose names are presently unknown but may claim an interest in the Six Thousand and Sixtv-Five Dollars and 00/100 (\$6,065.00) in U.S. Currency described herein.
YOU ARE HEREBY NOTIFIED that

the City of Fort Myers, Florida has initiated forfeiture proceedings against the above-described Six Thousand and Sixty-Five Dollars and 00/100 (\$6,065.00) in U.S. Currency, which was seized by the Fort Myers Police Department on or about September 5, 2025, in Fort Myers, Lee County, pursuant to the Florida Contraband Forfeiture Act. The City of Fort Myers Police Department is currently holding the seized property.

Any persons or entities claiming an ownership or perfected security interest in the Six Thousand and Sixty-Five Dollars and 00/100 (\$6,065,00) in U.S. Currency described above shall make such interest known by filing such claim with the Court in the above-styled case and by sending a copy of such claim to the address below within twenty (20)

days. In accordance with Florida Statue 932.704(6)(a), the seizing agency shall publish the notice of the forfeiture complaint for 2 consecutive weeks on a publicly accessible website or if published in print, once a week for 2 consecutive weeks in a newspaper qualified to publish legal notices under chapter 50 in the county where the seizure occurred. These proceedings will be advertised through Business Observer. If no claim is filed, a default may be entered for the relief demanded in the petition and a request will be made for final judgment of forfeiture.

Address for copy of claim: Office of the City Attorney Post Office Drawer 2217 Fort Myers, Florida 33902 CITY OF FORT MYERS Counsel for Petitioner City of Fort Myers By: /s/ Amanda B. Browning-Richardson Grant W. Alley, City Attorney Florida Bar No. 0967386 Amanda B. Browning-Richardson, Assistant City Attorney Florida Bar No. 1010920 City of Fort Myers Post Office Drawer 2217 Fort Myers, Florida 33902 Tel: (239) 321-7640 Fax (239) 344-5916 Email: galley@fortmyers.govEmail: arichardson@fortmyers.gov

Email: sveale@fortmyers.gov Email: LegalService@fortmyers.gov (Service Only)

SECOND INSERTION

November 14, 21, 2025 25-04574L

The default giving rise to these proceed-

ings is the failure of the Obligors (See

Exhibit A – Obligor) to pay condomin-

ium assessments and dues resulting in

a Claim of Lien encumbering the Timeshare Ownership Interest as recorded

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

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

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

WITNESS, my hand and seal of the court on the 11/07/2025 KEVIN C. KARNES As Clerk of the Court (SEAL) By: N Wright-Angad

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

November 14, 21, 2025 25-04567L

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-4258 SW FL 2ND CHANCE LLC, A Florida Limited Liability Company, Plaintiff vs.

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

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

And whose current addresses are un-

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

County, Florida.

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.

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

in the Official Records of Lee County, Florida. The Obligor has the right to object to this Trustee proceeding by

INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been

NOTICE OF DEFAULT AND

appointed as Trustee by Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Coconut Plantation described

Unit (See Exhibit A-Unit), Week (See Exhibit A-Week), (See Exhibit A-Type) Coconut Plantation, a Condominium (the 'Condominium'), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto, and any amendments

Exhibit A OBLIGOR: E Three Property Management, LLC, A Florida Limite, 23405 OLDE MEAD-OWBROOK CIR, Bonita Springs, FL 34134 and Deborah L. Esayian Trustee, or her Successors in Interest, of the Deborah L. Esayian Revocable Living Trust dated August 27, 2013, 23405 Olde Meadowbrook Circle, Bonita Springs, FL 34134; WEEK: 20; UNIT: 5150L; TYPE: Annual; TOTAL: \$3,290.83; PER DIEM: \$1.15; NOTICE DATE: November 7, 2025

File Numbers: 25-014880

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

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

November 14, 21, 2025 25-04578L

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-3170 IN RE: ESTATE OF MARILYN L. BRYANT

Deceased TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

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

assigned by such order are: NAME ADDRESS Lloyd D. Williams, Jr. P.O. Box 962 Alva, Florida 33920 Kevin A. Williams 3266 Upper 71st Street East Inver Grove Heights, Minnesota

55076 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in

the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE PERSONAL REPRESENTA-TIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROP-ERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COM-MUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS 732.216-732.228 APPLIES OR MAY APPLY, UNLESS A WRITTEN DE-MAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S 732, 2211.

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

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

Alva, Florida 33920

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

November 14, 21, 2025 25-04559L

Lot 24. Block E. Gulfhaven, Unit L, according to the plat thereof

recorded at Plat Book 9, Page 80. in the Public Records of Lee has been filed against you and you are

WITNESS, my hand and seal of the

{00086853. DOCX}

November 14, 21, 2025 25-04566L

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-002493 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. LUIS A MARTINEZ A/K/A LUIS ANGEL MARTINEZ A/K/A LUIS R MARTINEZ A/K/A LUIS M MARTINEZ A/K/A LUIS MARINEZ A/K/A LUIS MARTINES A/K/A LUIS LUIS MARTINEZ A/K/A LUIS MARTINEZ A/K/A LOIS MARTINEZ A/K/A LUIZ MARTINS A/K/A LEWIS ANGEL MARTINEZ A/K/A LOUIS A MARTINEZ; ET

Defendants.

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

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

Last Known Address: 2713 W 7TH ST., LEHIGH ACRES, FL 33971 You are notified of an action to fore-

close a mortgage on the following property in LEE County: LOT 4, BLOCK 56, REPLAT OF TRACT 1 - BLOCK 56 - UNIT

6, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 145, OF THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA Property Address: 2713 W 7TH ST., LEHIGH ACRES, FL 33971 The action was instituted in the Circuit Court, First Judicial Circuit in and for LEE County, Florida; Case No. 25-CA-002493; and is styled CAR-RINGTON MORTGAGE SERVICES, LLC v. LUIS A MARTINEZ A/K/A LUIS ANGEL MARTINEZ A/K/A LUIS R MARTINEZ A/K/A LUIS M MARTINEZ A/K/A LUIS MARINEZ A/K/A LUIS MARTINES A/K/A LUIS LUIS MARTINEZ A/K/A LUIS MARTINEZ A/K/A LOIS MARTINEZ A/K/A LUIZ MARTINS A/K/A LEWIS ANGEL MARTINEZ A/K/A LOUIS A MARTINEZ; UNKNOWN SPOUSE OF LUIS A MARTINEZ A/K/A LUIS ANGEL MARTINEZ A/K/A LUIS R MARTINEZ A/K/A LUIS M MARTINEZ A/K/A LUIS MARINEZ A/K/A LUIS MARTINES A/K/A LUIS LUIS MARTINEZ A/K/A LUIS MARTINEZ A/K/A LOIS MARTINEZ A/K/A LUIZ MARTINS A/K/A LEWIS ANGEL MARTINEZ A/K/A LOUIS A MARTI-NEZ; GOODLEAP, LLC; UNKNOWN TENANT IN POSSESSION 1 AND UNKNOWN TENANT IN POSSES-SION 2. You are required to serve a copy of your written defenses, if any, to the action on Michelle DeLeon, Esq., Plaintiff's attorney, whose address is 300 S. Orange Ave., Ste. 1000, Orlando, FL 32801, within 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding

DATED: 11/07/2025

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

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

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY. FLORIDA CIVIL DIVISION CASE NO. 362025CA003810A001CH NEWREZ LLC D/B/A

SHELLPOINT MORTGAGE SERVICING Plaintiff, vs.
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST DAVID M. ZIELINSKI, DECEASED WHO ARE NOT KNOWN TO BE

DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEES OR OTHER CLAIMANTS et al. Defendants

TO: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST DAVID M. ZIELINSKI, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEES OR OTHER CLAIMANTS WHOSE ADDRESS IS UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property, to-wit: ALL THAT CERTAIN LAND SITUATE IN LEE COUNTY,

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

RECORDS OF LEE COUNTY, FLORIDA

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

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, Rubin Lublin, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, within 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

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

Plaintiff's attorney. Rubin Lublin, LLC, 2313 W. Violet St., Tampa, Florida 33603. 25-F001230

November 14, 21, 2025 25-04557L

SECOND INSERTION

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

CASE NO. 25-CA-000630 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2022-NQM7

Plaintiff, v. XAVIER NOE VILLARREAL A/K/A XAVIER VILLARREAL, ET AL.

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

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

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Lee County, Florida, to-wit: ALL OF THE LAND NORTH OF STATE ROAD NUMBER 80, KNOWN AS PALM BEACH BLVD, IN THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUAR-

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

BLVD, IN THE WEST HALF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUAR-TER OF SECTION 25, TOWN-SHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORI-LESS AND EXCEPT A POR-

TION OF THE FOLLOWING

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

05° 29` 47", AN ARC LENGTH

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

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

required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose ad-12425 28th Stree 200, St. Petersburg, FL 33716, within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 310, Ft. Myers, FL 33902, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

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

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

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

November 14, 21, 2025 25-04544L

--- 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,

NANCY C. GRAY, a single woman Defendant.

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

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

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

20-44-24-C4-01259.410

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

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

11/07/2025

CLERK, CIRCUIT COURT (SEAL) By: T Mann Deputy Clerk

Daniel M. Copeland, Esquire Daniel M. Copeland, Attorney at Law,

9310 Old Kings Road South, Suite 1501 Jacksonville, FL 32257 Email:

pleadings@dmcopelandlaw.com scopeland@dmcopelandlaw.com Attorney for Plaintiff November 14, 21, 2025

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 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 re-

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

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

Dated: 10/20/2025 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 represen-

tative and the personal representative's

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

A personal representative or curator

has no duty to discover whether any

property held at the time of the dece-

dent's death by the decedent or the de-

cedent'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

NATALIA MAROULIS,

Personal Representative

Attorney for Personal Representative:

Primary Email: Scott@srblawyers.com

November 14, 21, 2025 25-04563L

The date of first publication of this

specified under section 732.2211.

notice is November 14, 2025.

Scott R. Bugay, Esquire

Florida Bar No. 5207

2501 Hollywood Blvd.

Fax: (305) 945-2905

Secondary Email:

Hollywood, Florida 33020

Telephone: (954)767-3399

Jennifer@srblawyers.com

Suite 206

DATE OF DEATH IS BARRED.

NOTWITHSTANDING THE TIME

ER BARRED.

All other creditors of the decedent

All creditors of the decedent and

attorney are set forth below.

THIS NOTICE ON THEM.

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 SERVIC-ING, is the Plaintiff and JOYCE N. GOLDSMITH; ROYAL-TEE HOME-OWNERS ASSOCIATION, INC., are Defendants, Lee County Clerk of Courts, Kevin C. Karnes will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 a.m. on December 18, 2025 the following described property set forth in said Final

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

Florida Bar No. 41883 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bpetrino@lenderlegal.com EService@LenderLegal.com LLS14861

November 14, 21, 2025 25-04509L

/s/ Bradford Petrino

Bradford Petrino, Esq.

FOURTH INSERTION 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 PROBATÉ 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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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-

fail to do so, a default may be entered

against you for the relief demanded in

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 10/23/2025

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

Oct. 31; Nov. 7, 14, 21, 2025

25-04409L

SECOND INSERTION NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CIVIL ACTION CASE NO.: 2025-CA-000629 UNITED WHOLESALE MORTGAGE, LLC,

Plaintiff, vs. MITCH MANN, et al,

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

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

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

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

25-04572L

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

SECOND INSERTION

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

CASE NO.: 2025-CA-000456 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JACKEOLYNN KATHERN DYANN ESTES AKA JACKEOLYNN ESTES,

CIVIL ACTION

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October, 1, 2025, and entered in Case No. 2025-CA-000456 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Nationstar Mortgage LLC , is the Plaintiff and Jackeolynn Kathern Dyann Estes aka Jackeolynn Estes, GoodLeap, LLC, are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose.com in 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, ACCORD-ING 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 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. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Person Giving Notice: ELIZABETH A. DAVIS 4717 Navassa Lane Naples, FL 34119

Attorney for Person Giving Notice: KYLE C. BACCHUS, ESQ. Fla. Bar 1018458 Wilson & Johnson PA 2425 Tamiami Trail N., Suite 211 Naples, FL 34103 239-436-1500 Email: kcbacchus@naplesestatelaw.com 2nd: erlebin@naplesestatelaw.com 4900-6181-0026, v. 2

November 14, 21, 2025

25-04581L

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 Marilvn 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 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

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

November 14, 21, 2025

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, 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. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Person Giving Notices 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 25-04575L November 14, 21, 2025

--- ACTIONS ---

LEE COUNTY

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,

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 OTH-ER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARTHA ANN VAZQUEZ

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

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

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

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

November 14, 21, 2025 25-04540L

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,

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

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

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

24200 STILLWELL PKWY

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

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

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

the Complaint.

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

Kevin C. Karnes Clerk of the Court for Lee County, Florida

(SEAL) By: K Harris

 $\begin{array}{c} {\rm Deputy\ Clerk}\\ {\rm ARTHUR\ S.\ BARKSDALE,\ IV,\ ESQ.,} \end{array}$ DI MASI BURTON, P.A., the Plaintiff's attorney, 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801

November 14, 21, 2025 25-04546L

NOTICE OF ACTION BY

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

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

LYNN DAMKO, LAURA DAMKO, THE UNKNOWN ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR BY, THROUGH, UNDER OR

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

PORTER ST., ELGIN, IL 60120

located in LEE County, Florida: Unit Week 43 & 44 in Condo-

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.

ten defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first nal with the Clerk of this Court either before service on Plaintiff's attorney or default will be entered against you for the relief demanded in the Plaintiff's

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

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

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

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-006364 PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

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

AGAINST MICHAEL J. DONTZIN,

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

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

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

Unit Week 3 in Condominium Parcel 7 (A/K/A UNIT 1007), of PLANTATION BEACH CLUB I, PHASE A, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1413 at Page 264 in the Public Records of Lee County Florida and all amendments thereto, if any. Amended in Official Records Book 1513 at Page 1925, Public records of Lee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's

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

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

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

November 14, 21, 2025 25-04537L

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

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

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

Unit Week No. 33, in Condominium Parcel No. 203, of CASA

YBEL BEACH AND RACQUET

CLUB, PHASE G, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1478, Page 2171, in the Public Records of Lee Coun-

tv. Florida.

A/K/A UNIT 203G, WEEK 33 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

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

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

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

November 14, 21, 2025 25-04536L

SECOND INSERTION

PUBLICATION

FLORIDA

Plaintiff, vs. BARBARA A. DAMKO, DEBORAH

HEIRS, DEVISEES, GRANTEES, OTHER CLAIMANTS CLAIMING AGAINST BARBARA A. DAMKO,

UNDER OR AGAINST BARBARA A. DAMKO

LAST KNOWN ADDRESS: 711 N YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon

the following described real property minium Parcel Letter F (a/k/a

Unit 1036) of PLANTATION

has been filed against you and you are required to serve a copy of your writ-Attorney for Plaintiff, whose address is date of publication, and file the origiimmediately thereafter; otherwise, a Complaint.

KEVIN C. KARNES,

Michael J. Belle, Esq.,

service@michaelbelle.com

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 MC-GEE ROAD LAKE CITY, MI 49651 YOU ARE HEREBY notified that an

action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida: Unit Week 13 & 14 in Condo-

minium Parcel Letter I (A/K/A UNIT 1042) of PLANTATION BEACH CLUB II, PHASE 3, a Condominium according to the

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

required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint WITNESS my hand and seal of this

Court on this 11/07/2025

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

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

November 14, 21, 2025 25-04534L

SECOND INSERTION

NOTICE OF ACTION BY

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

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

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

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

action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida: Unit Week No. 48 in Condominium Parcel Number C (a/k/a Unit 1305) of THE SOUTH SEAS CLUB, a Condominium accord-

ing to the declaration of Condo-

minium thereof, recorded in Of-

ficial 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,

> CLERK OF COURT (SEAL) By: K Harris

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

KEVIN C. KARNES

Deputy Clerk

November 14, 21, 2025 25-04532L

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,

Defendant(s). TO: BRUCE W. DOUGLAS AND CAR-OL D. DOUGLAS Last known address: 48 THE FAIR-

D. DOUGLAS,

BRUCE W. DOUGLAS AND CAROL

WAYS 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.

and select the appropriate County

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

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

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

November 14, 21, 2025 25-04533L

KEVIN C. KARNES, Deputy Clerk

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

CLERK OF COURT (SEAL) By: K Harris

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,

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

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

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

A/K/A UNIT 189H, WEEK 34 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's

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

KEVIN C. KARNES.

CLERK OF COURTS (SEAL) By: K Harris Deputy Clerk Michael J. Belle, Esq., Michael J. Belle, P.A. Attorney for Plaintiff.

2364 Fruitville Road

Sarasota, Florida 34237

service@michaelbelle.com November 14, 21, 2025 25-04531L

PUBLISH YOUR LEGAL NOTICE

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

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

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

--- ACTIONS ---

LEE COUNTY

SECOND INSERTION

NOTICE OF ACTION & Lewis, P.A., Attorney for Plaintiff, IN THE CIRCUIT COURT OF THE whose address is PO BOX 5026, FORT 20TH JUDICIAL CIRCUIT, IN AND LAUDERDALE, FL 33310 within 30 FOR LEE COUNTY, FLORIDA days after the first publication of this CIVIL DIVISION Notice in the (Please publish in BUSI-CASE NO.: 25-CA-004542 NESS OBSERVER) and file the origi-UNION HOME MORTGAGE nal with the Clerk of this Court either CORP.. before service on Plaintiff's attorney or Plaintiff, vs. immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, If you are a person with a disability

CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN who needs any accommodation in order to participate in this proceeding, you INTEREST IN THE ESTATE OF are entitled, at no cost to you, to the SHANE GALL A/K/A SHANE RYAN GALL N/K/A SHANE RYAN GALL, provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Defendants. Lee County Justice Center, 1700 Mon-TO: UNKNOWN HEIRS, BENEFIroe Street, Fort Myers, Florida 33901, CIARIES, DEVISEES, ASSIGNEES, and whose telephone number is (239) LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY 533-1771, at least 7 days before your scheduled court appearance, or imme-CLAIM AN INTEREST IN THE diately upon receiving this notification if the time before the scheduled appear-ESTATE OF SHANE GALL A/K/A

> ing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 7th day of November,

ance is less than 7 days; if you are hear-

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

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

November 14, 21, 2025 25-04549L

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, devises, or grantees assigned as lienholders, creditors, trustees, or in any other capacity, claiming by, through, under or against the named Defendants, Defendants

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

And whose current addresses are un-

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

THENCE SOUTH 00°-20'-28"

WEST A DISTANCE OF 63.00

scribed as: Lot 59, of that certain subdivision known as Block C, Cherry Estates, according to the map or plat thereof on file and recorded in O.R Book 576, Page 462 and 463, Public Records of Lee County, Florida.

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

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

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

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

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

Lee County, Florida:

November 14, 21, 2025 25-04541L

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

SHANE RYAN GALL N/K/A SHANE

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

Lot 12, Block 57, Unit 11, Section 3, Township 44 South, Range 26

East, LEHIGH ACRES, accord-

ing to the Plat thereof, recorded in Plat Book 26, Page 14, of the

Public Records of Lee County.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it, on De Cubas

lowing described property:

RYAN GALL

Florida.

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

ANWAR SHEIKH DEFENDANTS. TO: Ayesha Anwar Sheikh 218 Oakmont Parkway Lehigh Acres, FL 33936 Unknown Spouse of Ayesha Anwar

218 Oakmont Parkway

Lehigh Acres, FL 33936 YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to foreclose any claims which are inferior to the right, title and interest of

the Plaintiff herein in the following described property: See attached Exhibit A EXHIBIT A
Plaintiff: Parkwood Villas

Homeowners Association, Inc. Defendant/Property Owner: Ayesha Anwar Sheikh Case Number 25-CC-1782 THAT CERTAIN PROPERTY AS SET FORTH IN EXHIBIT "A", AS ATTACHED HERETO AND MADE A PART HERE-OF. WHICH PROPERTY IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARKWOOD VILLAS II, AS RECORDED AMONG THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA IN OFFI-CIAL RECORDS BOOK 1473, 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'- $25 ^{\circ}$ EAST ALONG THE WEST SECTION LINE OF SECTION 31 FOR 1,274.01 FEET, THENCE CONTINUE NORTH 88°-44'-13" EAST FOR 2.106.15 FEET, THENCE NORTH 88°-44'-13" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE WEDGE-WOOD DRAINAGEWAY FOR 558.53 FEET TO A CONCRETE MONUMENT, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WEST-ERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULE-VARD ALONG THE ARC OF A CURVE TO THE RIGHT HAV-ING A RADIUS OF 1,104.40 FEET, A CENTRAL ANGLE OF 22°-38'-10", A CHORD BEAR-ING OF SOUTH 15°-25'-08" WEST, AND A CHORD DISTANCE OF 433.49 FEET, FOR 436.32 FEET TO A POINT OF TANGENCY, THENCE SOUTH 26°-44'13" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD A DISTANCE OF 259.28 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAV-ING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 26° -23'-45", AND A CHORD DISTANCE OF 287.68 FEET, A DISTANCE OF 290.24 FEET,

FEET TO A POINT OF CURVA-TURE. 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 NORTH-ERLY 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 PARK-WAY, THENCE NORTH 00°-20'-28" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 168.10 FEET TO A POINT OF CURVA-TURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,015.38 FEET, A CENTRAL ANGLE OF 10°-24'-22", AND A CHORD DISTANCE OF 184.16

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 $86^{\rm o}\text{-}21'\text{-}31"$ 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

SECOND INSERTION

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

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

THE ESTATE OF NOBIE J. WHITE A/K/A NOBIE COLLINS A/K/A NOBIE WHITE A/K/A NOBIE COLLINS-WHITE A/K/A NOBIE JEAN WHITE A/K/A NOBIE COLLINS WHITE (DECEASED), ET AL.

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

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

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

LAST KNOWN ADDRESS: C/O PEG-GY COLLINS LLOYD AS PERS. REP., 3336 Steeplechase Lane, Kissimmee, FL 34746

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in

LOT 26 AND 27, BLOCK 4816, CAPE CORAL SUBDIVISION, UNIT 71, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 22, PAGE 100, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your 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

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

CONDOMINIUM ASSOCIATION,

HURRICANE HOUSE

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

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

AGAINST CHARLES THOMPSON.

BY, THROUGH, UNDER OR

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

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

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

required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

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

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

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

SECOND INSERTION

NOTICE OF ACTION BY PUBLICATION

FEET, A DISTANCE OF 184.41

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

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

THE POINT OF BEGINNING.

FROM SAID POINT OF BE-

GINNING PROCEED NORTH

86°-21'-31" EAST A DISTANCE

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

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 HURRI-CANE HOUSE, a Condominium

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

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's

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

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

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

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

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

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY, $\,$

FLORIDA

CASE NO.: 25-CA-001954

Florida Limited Liability Company,

The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and

all other parties claiming interest

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

The Unknown Heirs, Devisees,

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

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

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

claiming interest by, through,

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

Lienors, Creditors, Trustees, and all

through, under or against the Estate

other parties claiming interest by,

of James Troy Wallace, Deceased;

The Known and Unknown Heirs.

Lienors, Creditors, Trustees, and

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

Rebecca Blackard: The Known

and Unknown Heirs, Devisees,

Creditors, Trustees, and all other

Wallace, Deceased: Linda Parlin:

Anthony Wallace; The Known and

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

parties claiming interest by, through,

under or against the Estate of Floyd

Unknown Heirs, Devisees, Grantees,

claiming interest by, through, under

or against the Estate of Paul Wallace.

Grantees, Assignees, Lienors

Estate of Ralph Wallace, Deceased;

Wayne Wallace; Gary Wallace;

Devisees, Grantees, Assignees,

The Known and Unknown Heirs,

Devisees, Grantees, Assignees,

parties claiming interest by, through,

Unknown Heirs, Devisees, Grantees,

Devisees, Grantees, Assignees,

FLORIDA SELL NOW LLC, a

Plaintiff, v.

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

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

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

Conny Jordan: Bonnie Moore:

Bryon Councell.

Lonnie Moore; Willie Allen Moore

Jr.; Monica Marie Rodgers Brown;

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

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

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

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

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

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

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

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

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

SECOND INSERTION

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

through, under or against the Estate

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

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

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

Bryon Councell.

TO: The Unknown Heirs, Devisees, Trustees, and all other parties claiming interest by, through, under or against the Estate of Donald Jones, Deceased.

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

Legal Description: Timber Trails the West side.

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

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

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

CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Shoap

25-04521L

SECOND INSERTION

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

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

Defendants. TO: Anthony Wallace

NOVEMBER 21 - NOVEMBER 27, 2025

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

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

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

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

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

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

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

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

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

25-04520L

Grantees, Assignees, Lienors, Creditors,

Defendants.

Last Known Residence: Unknown

property in LEE County, Florida:

Lot 98: The North 165' of the South 2.640' of the West 1/2 of the SW ¼ of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25 drainage easement on the East side and a 30' road easement on

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

KEVIN C. KARNES, LEE COUNTY Deputy Clerk

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

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a Florida Limited Liability Company,

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

25-04522L

PUBLISH YOUR **LEGAL NOTICE**

Deceased; The Unknown Devisees

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

or email legal@businessobserverfl.com



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

Rodgers Brown; Crystal Rodgers;

CIVIL DIVISION CASE NO.: 25-CA-003859 FTF LENDING LLC PLAINTIFF, VS. SOLE HOMES BUILDERS CORP., ET AL.

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

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

Last Known Address: 4414 NW 32ND

SECOND INSERTION

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

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

LOTS 11 AND 12, BLOCK 1375, UNIT 18, OF CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 96 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE

COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

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

this Court this day of 11/06/2025, KEVIN C. KARNES As Clerk of Court

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

210 N. University Drive, Suite 900, Coral Springs, FL 33071 24FL324-0008 November 14, 21, 2025 25-04529L

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CASE NO.: 25-CA-001954

Florida Limited Liability Company,

The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and

all other parties claiming interest

by, through, under or against the

Assignees, Lienors, Creditors,

Trustees, and all other parties

or against the Estate of Dorothy

Wallace, Deceased; The Known

Creditors, Trustees, and all other

Troy Wallace, Deceased; Wayne

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors,

Creditors, Trustees, and all other

Wallace, Deceased; Linda Parlin;

Creditors, Trustees, and all other

parties claiming interest by, through,

under or against the Estate of Paul

Wallace, Deceased; Chad Wallace;

Michael Wallace; Trinity Biller;

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

Lienors, Creditors, Trustees, and all

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

Anthony Wallace; The Known

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors

parties claiming interest by, through,

under or against the Estate of Floyd

parties claiming interest by, through,

under or against the Estate of James

Wallace; Gary Wallace; The Known

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors,

Estate of Mary Sapp, Deceased; The

Unknown Heirs, Devisees, Grantees,

claiming interest by, through, under

Devisees, Grantees, Assignees,

FLORIDA SELL NOW LLC, a

Plaintiff, v.

--- ACTIONS ---

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

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

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

Bryon Councell.

Defendants.

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

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

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

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

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

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

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

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

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

SECOND INSERTION

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

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

Jr.; Monica Marie Rodgers Brown;

Bryon Councell.

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

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

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

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

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

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

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

Deputy Clerk MELTON LAW FIRM, Plaintiff's attorney,

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

SECOND INSERTION

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

through, under or against the Estate

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

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

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

Devisees, Grantees, Assignees,

Lienors, Creditors, Trustees, and all

through, under, or against the Estate

other parties claiming interest by,

of Brenda Rodgers a/k/a Brenda

Simpler, Deceased; Monica Marie

Rodgers Brown; Crystal Rodgers;

Bryon Councell. Defendants.

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

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

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

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

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

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

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

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

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

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

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

Bryon Councell. Defendants.

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

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

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

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

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

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

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

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

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

25-04528L

SECOND INSERTION

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

or against the Estate of Paul Wallace,

Deceased; The Unknown Devisees

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

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

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

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

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

or against the Estate of Paul Wallace.

Deceased; The Unknown Devisees of

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

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

ID: 10-45-26-00-00001.0310

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

relief demanded in the complaint or petition.

This notice shall be published once each week for four consecutive weeks in Business Observer. WITNESS my hand and the seal of

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

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

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

25-04523L

--- ESTATE ---

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

Deceased. The administration of the Estate of Michael R. Nanda, deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: Steven A. Nanda 16677 Bobcat Drive

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

SECOND INSERTION

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

Deceased. The administration of the estate of Hattie Mae Gould, deceased, whose date of death was October 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: Linda Folsom

23560 Carolyn Lane Fort Myers, Florida 33913 Attorney for Personal Representative: Michele S. Belmont Attorney Florida Bar Number: 52001

Belmont Law Group 8270 College Parkway, #201 Fort Myers, FL 33919 Telephone: (239) 848-6552 E-Mail: michele@belmontesq.com SecondaryE-Mail: noelle@belmontesq.com 25-04565L November 14, 21, 2025

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

IN RE: ESTATE OF **Molly Ruby Higgins** Deceased. The administration of the estate of

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

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

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

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

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

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

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

Personal Representative Jacqueline Dorothy Higgins

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

Raquel Puig Zaldivar, Esq. Law Office of Raquel Puig Zaldivar, PLLC

2655 S Le Jeune Road, Suite 700 Coral Gables, FL 33134 305-559-1888 raquelpzlaw@gmail.com November 14, 21, 2025 25-04551L

SECOND INSERTION

Summary Administration) IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, ALL INTERESTED PERSONS ARE FLORIDA NOTIFIED THAT:

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

NOTICE TO CREDITORS

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

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

Dennis K. Kenworthy

1067 West Alkaline Springs Road Vandalia, Ohio 45377 Debra L. Kenworthy 909 Hollendale Drive Kettering, Ohio 45429

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE PERSONAL REPRESENTA-TIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROP-ERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COM-MUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS 732.216-732.228 APPLIES, OR MAY APPLY, UNLESS A WRITTEN DE-MAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S 732.2211.

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

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

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

SECOND INSERTION

IN AND FOR LEE COUNTY, FLORIDA

LEE COUNTY

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

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

Plaintiff, v.

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

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

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

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

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

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

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

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

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

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

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

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-006466 PLANTATION HOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

MICHAEL SCHUEPBACH, Defendant.

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

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

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

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

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

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

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

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-006464 PLANTATION BEACH CLUB II OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

GILBERT J. HIDALGO,

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

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

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

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

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

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE #20286

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

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

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

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

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

Date: 11/05/2025

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

Prepared by: Tromberg, Miller, Morris & Partners,

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

November 14, 21, 2025 25-04510L

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

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

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

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

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

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

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

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

relief demanded in the complaint or petition.

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

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

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

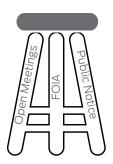
MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 14, 21, 28; Dec. 5, 2025

25-04524L

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







VS



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

88

Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



Types Of Public Notices

Citizen Participation Notices

Government Meetings and Hearings

Summaries

Land and Water Use

Creation of Special

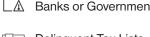
School District Reports

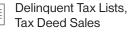
Zoning, Annexation and

Land Use Changes

Tax Districts





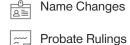






Court Notices

Mortgage Foreclosures



Divorces and Adoptions



Tax Rates

Proposed Budgets and

Agency Proposals

Meeting Minutes or

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

Stay Informed, It's Your Right to Know.



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 highspeed 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.



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use



Creation of Special Tax Districts



Agency Proposals



Proposed Budgets and Tax Rates



School District Reports



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property,
Banks or Governments Unclaimed Property,



Delinquent Tax Lists, Tax Deed Sales



Government Property

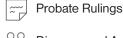


Permit and License **Applications**

Mortgage Foreclosures



Name Changes



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