

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001177 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: 23-02385 Year of Issuance 2023 Description of Property LOT 82, BLOCK 4185, UNIT 59, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 140-153, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-23-C2-04185.0820 Names in which assessed: CHARLES F MINNECI, CHARLES F MINNECI, MARY ANN MINNECI All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.real-taxdeed.com on 12/16/2025 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Sept. 26; Oct. 3, 10, 17; Nov. 28, 2025 25-04791L
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-008209 IN RE: The Marriage of Erica Tate Lawson Petitioner and Joshua Ray Lawson Respondent TO: Joshua Ray Lawson 804 Truman Street, Tallassee, Alabama 36078 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 writen defenses, if any, to it on Erica Tate Lawson whose address is 7331 Claudia's Way, Callaway, Florida 32404 on or before December 29, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on 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: 11/17/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J Collins Deputy Clerk Nov. 28; Dec. 5, 12, 19, 2025 25-04797L

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 BANKS AIR CONDITIONING & HEATING located at 16120 Lee Road Ste 190 in the City of Fort Myers, Lee, FL 33912 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of November, 2025 Service Fanatics of Florida, LLC November 28, 2025 25-04800L

FIRST INSERTION
Derelict Vessel Publication Notice NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL The following vessel, to wit: 1983 Sea Ray SERF37460383 FL3174FH has been determined to be derelict/ abandoned and is unlawfully upon these waters of this state, to wit the vessel is wrecked since it is sunken; aground at Glover Bight/Tarpon Point and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efile@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner. All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is November 28, 2025. FWCDLE 167FO (8/22) Nov. 28; Dec. 5, 2025 25-04792L

FIRST INSERTION
NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DOMESTIC RELATIONS CASE NO.: 23-DR-7384 IN RE: THE FORMER MARRIAGE OF ERIN RANDALL, Former Wife, and NATHAN RANDALL, Former Husband. TO: Nathan Randall 3350 Galaxy Way North Fort Myers, Florida 33903 YOU ARE NOTIFIED that an action for Modification of Parenting Plan and Child Support has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Sarah Fougere, Esquire and Michael Mummert, Esquire, of Mummert Law, PA, attorneys for the Former Wife, whose address is 1375 Jackson Street, Suite 204, Fort Myers, Florida 33901, on or before December 30, 2025, and file the original with the clerk of this Court at Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on the Former Wife's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated this 20th day of November, 2025. Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman Deputy Clerk MICHAEL MUMMERT, ESQUIRE FBN. 10069 SARAH FOUGERE, ESQUIRE FBN. 1059501 Attorneys for Former Wife 1375 Jackson Street, Suite 204 Fort Myers, Florida 33901 Phone: 239-597-9999 Fax: 239-597-9974 mummert@mummertlawfirm.com service@mummertlawfirm.com Nov. 28; Dec. 5, 12, 19, 2025 25-04760L

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 Bath Concepts located at 27499 Riverview Center Blvd., #129, in the City of Bonita Springs, Lee, FL 34135 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of November, 2025 Bath Concepts of Florida, LLC Phillip Rizzo November 28, 2025 25-04772L

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 18301Tamiami Trail, N Fort Myers, FL 33903 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

1102	Kimberly Lane	Totes, Bags, Tools, TV
1210	MariaLuigia Vilella	Wine Collection, Decor, Lamps

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239) 291-9388

November 28; December 5, 2025

25-04763L

FIRST INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITHOUT MINOR CHILDREN IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-DR-7062 IN RE: The Marriage Of: THOMAS KERLIN, Husband, and DEBBIE SUE KERLIN, Wife. Petition for Dissolution of Marriage Without Minor Children and for Other Relief TO: DEBBIE SUE KERLIN Last Known Address: 1013 Centralia Avenue, Centralia WA 98531-3701 YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage Without Minor Children and for Other Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on THOMAS KERLIN, whose address is c/o Eve McClurg, 2041 Bayside Parkway, Fort Myers, FL 33901, 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 petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 11/19/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: E Bakelman Deputy Clerk Nov. 28; Dec. 5, 12, 19, 2025 25-04788L

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 19th, 2025 @ 10:00 AM at each individual repair facility. 41358 2012 Ford VIN#: 1FAHP3K-26CL422569 Repair Facility: P&Y Auto Body and Painting 2534 Highland Ave Fort Myers 239-645-9341 Lien Amt \$3,092.30 November 28, 2025 25-04764L

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 FROSTY FIX located at 3103 NW 17TH PL in the County of LEE, Florida, in the City of Cape Coral, Florida 33993 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Cape Coral, Florida this 18th day of November, 2025. FROSTY FIX LLC - Owner November 28, 2025 25-04773L

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 Yugen Advisors LLC located at 4502 SW 1st Ave in the City of Cape Coral, Lee, FL 33914 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of November, 2025 Yugen Risk LLC Luis E. Ramirez, CEO November 28, 2025 25-04814L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL DISTRICT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23-CA-011866 DLP LENDING FUND LLC, Plaintiff, v. KX WEALTH FUND I, LLC; UNKNOWN TENANT IN POSSESSION I; and UNKNOWN TENANT IN POSSESSION II; Defendants. Notice is hereby given that, pursuant to the final judgment of foreclosure in the above-styled case on September 12, 2025, that the Clerk of Court will sell the following real property in Lee County, Florida described as follows: LOTS 11 AND 12, BLOCK 95, UNIT 2, PART 3, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 37 TO 41 INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA at public sale in the presence of the plaintiff, to the highest and best bidder for cash, at www.lee.realforeclose.com, on the 18th day of December, 2025, at 9:00 A.M, pursuant to the terms of the final judgment of foreclosure, and in accordance with Section 45.031, 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. Dated: November 21, 2025 Kevin C. Karnes Clerk of Court (SEAL) T Mann by Deputy Clerk /s/ Christopher H. Ezell Christopher H. Ezell, Esq. Florida Bar No. 105114 HOLLAND & KNIGHT LLP Attorneys for Plaintiff 701 Brickell Avenue Suite 3300 Miami, Florida 33131 Tel. (305) 789-7592 Fax (305) 789-7799 Designated e-mail: christopher.ezell@hkaw.com Nov. 28; Dec. 5, 2025 25-04811L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25CP3284 IN RE: ESTATE OF JESSICA MARIE SANCHEZ, Deceased. The administration of the estate of JESSICA MARIE SANCHEZ, deceased, whose date of death was September 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Po Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: November 28, 2025. LORENA KEEN Personal Representative 24166 Sunny Lane Bonita Springs, FL 34135 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B. Tampa, FL 3312 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Nov. 28; Dec. 5, 2025 25-04796L

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003541 Division: Probate IN RE: ESTATE OF MARILYN JEAN BURPEE-VIDUSSI, a/k/a MARILYN J. BURPEE-VIDUSSI, a/k/a MARILYN BURPEE, a/k/a MARILYN VIDUSSI, Deceased. The administration of the estate of Marilyn Jean Burpee-Vidussi, a/k/a Marilyn J. Burpee-Vidussi, a/k/a Marilyn Burpee-Vidussi, a/k/a Marilyn Burpee, a/k/a Marilyn Vidussi, deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 003551 IN RE: ESTATE OF SAMUEL L. PETERS, Deceased. The administration of the estate of Samuel L. Peters, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2120 Main Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 28, 2025. Personal Representative: Signed by: Joshua Greene 7815 Hopper Road Cincinnati, Ohio 45255 Attorney for Personal Representative: /s/ Nicholas Grimaudo Nicholas Grimaudo Florida Bar No. 71893 JOHNSON, POPE, BOKOR, RUPPEL & BURNS LLP 311 Park Place Blvd. Suite 300 Clearwater, Florida 33759 Telephone: 727-461-1818 E-mail Addresses: nicholasg@jpfirm.com, erikam@jpfirm.com Nov. 28; Dec. 5, 2025 25-04795L

FIRST INSERTION
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 28, 2025. Personal Representative: Dana Vidussi 15237 Briarcrest Circle Fort Myers, FL 33912 Hurricaner, West Virginia 25526 Attorney for Personal Representative: Lowell S. Schoenfeld Attorney for Dana Vidussi Florida Bar Number: 980099 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: lowells@trustska.com Secondary E-Mail: marir@trustska.com 4908-8655-1667, v. 1 Nov. 28; Dec. 5, 2025 25-04776L

--- ESTATE ---

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001275 IN RE: THE ESTATE OF: WILLIAM D. WASHER Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-2679 IN RE: ESTATE OF RENEE GUBELMAN, Deceased.

The administration of the estate of WILLIAM D. WASHER, deceased, whose date of death was September 15, 2024, is pending in the Circuit Court of Lee County, Florida Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 28, 2025.

Personal Representative: Dawn M. Teska 1912 NE 3rd Street Cape Coral, FL 33909 Attorney for Personal Representative: WESLEY T. MATHIEU, ESQ. sklawyers, pllc 1314 Cape Coral Pkwy E. Ste. 320 Cape Coral, FL 33904 Telephone: (239) 772-1993 Email: wmathieu@sklawyers.net Florida Bar No. 116222 Nov. 28; Dec. 5, 2025	25-04777L
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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-001541 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. FRANCIS DANIEL GUNNING, ET AL., Defendants. NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated October 29, 2025 and entered in Case No. 25-CA-001541 of the Circuit Court of the Judicial Circuit in and for Lee County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and FRANCIS DANIEL GUNNING; FRANCISCO CISNEROS; STEPHEN DADY, are Defendants, I, Kevin C. Karnes, Lee County Clerk of Courts, will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 a.m. on December 18, 2025 the following described property set forth in said Final Judgment, to wit: LOTS 35 AND 36, BLOCK 165, UNIT 3, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 70 THRU 80, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Commonly known as: 149 SW 49th St, Cape Coral, FL 33914 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED in Lee, Florida this, 11/19/2025 Kevin C. Karnes As Clerk of Circuit Court Lee County, Florida (SEAL) T Mann Deputy Clerk Bradford Petrino, Esq. Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Attorney for Plaintiff eservice@lenderlegal.com LLS14397 Nov. 28; Dec. 5, 2025
25-04765L

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION CASE NO: 25-CP-003380 IN RE: THE ESTATE OF ERIK GUSTAV WERSEN, Deceased. PLEASE TAKE NOTICE that pursuant to the requirements of §733.2121 (2), Florida Statutes: 1. The ancillary administration of the estate of Erik Gustav Wersen, deceased, file number 25-CP-003380, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street Fort Myers, FL 33901. 2. The personal representative is Chad Hardy, 8703 347th Street, Stacy, Minnesota 55079. 3. The attorney for the personal representative is Jessica Lyons, Esq., Bass Law Office, P.A., 2335 Tamiami Trail North, Suite 409, Naples, FL 34103, 239-262-4555, e-mail:service.basslawoffice@comcast.net, jessica.basslawoffice@comcast.net, and dalia.basslawoffice@comcast.net. 4. The date of first publication of this notice is November 28, 2025. 5. All creditors of the decedent having claims against the decedent's estate must file their claims with this court within the later of three (3) months after the time of the first publication of this notice or 30 days after the date of service of a copy of this notice on them. All claims not filed within the time periods set forth herein will be forever barred. 6. Any claim filed two (2) years or more after the decedent's date of death is barred by law. BASS LAW OFFICE, P.A. By: /s/ Jessica Lyons Raymond L. Bass, Jr., Esq. Florida Bar No. 370851 Jessica Lyons, Esq. Florida Bar No. 1054320 Attorneys for Personal Representative 2335 Tamiami Trail North, Suite 409 Naples, FL 34103-4459 Telephone: (239) 262-4555 service.basslawoffice@comcast.net dalia.basslawoffice@comcast.net Nov. 28; Dec. 5, 2025	25-04794L
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25CP3123 Division PROBATE IN RE: ESTATE OF LOGAN LEE CASEY Deceased. The administration of the estate of Logan Lee Casey, deceased, whose date of death was August 28, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Martin Luther King Jr. Blvd. 2nd Floor Fort Myers FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 28, 2025. Personal Representative Diani M. Jefferson aka Diana Jefferson 503 Rosewood Place Hurricaneer, West Virginia 25526 Attorney for Personal Representative: Ernesto Martinez, Jr. Attorney Florida Bar Number: 717134 2655 S, Le Jeune Road, Suite 700 Coral Gables, FL 33134 Telephone: (305) 446-0702 E-Mail: emj@mgdfirm.com Nov. 28; Dec. 5, 2025	25-04775L

FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR LEE COUNTY CIVIL DIVISION Case No. 36-2025-CA-003099 Division L FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. MARIOLYS C LOPEZ, JOSE D PRIETO, THE COURTYARDS OF CAPE CORAL CONDOMINIUM ASSOCIATION, INC., Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 6, 2025, in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as: CONDOMINIUM PARCEL: UNIT NO. 118-C, BUILDING NO. 1029, THE COURTYARDS OF CAPE CORAL, A CONDOMINIUM, ACCORDING TO THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1394, PAGE 905, AS AMENDED, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. and commonly known as: 621 SE 12TH AVE APT 118, CAPE CORAL, FL 33990; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: [X] www.lee.realforeclose.com On December 11, 2025 at 9:00 AM Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated this 11/19/2025 Clerk of the Circuit Court Kevin C. Karnes (SEAL) By: T Mann Deputy Clerk	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-002828 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. WILLIAM GRIFFIN AKA WILLIAM RAYMOND GRIFFIN, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 6, 2025, and entered in Case No. 2025-CA-002828 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and William Griffin aka William Raymond Griffin; Harmony Griffin; United States of America Acting through Secretary of Housing and Urban Development; Hampton Lakes At River Hall Homeowners Association, Inc; Town Hall Amenities Center Association, Inc.; 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 11 day of December, 2025, the following described property as set forth in said Final Judgment of Foreclosure: LOT 280, HAMPTON LAKES AT RIVER HALL, PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED AS INSTRUMENT NUMBER 2005000153004, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A/K/A 3321 HAMPTON BLVD ALVA FL 33920 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 11/19/2025 Kevin C. Karnes Clerk of the Circuit Court Lee County, Florida (SEAL) By: T Mann Deputy Clerk Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile eService: servealaw@albertellilaw.com IN - 25-007578 Nov. 28; Dec. 5, 2025
25-04766L	25-04767L
FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO. 25-CA-003168 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MARK JACKSON, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 23, 2025, in the above-styled cause. I will sell to the highest and best bidder for cash at https://www.lee.realforeclose.com , on January 8, 2026, at 09:00 AM the following described property: Lot 352, Lazy Days Mobile Village, Unit 2, according to the map or plat thereof, as recorded in Plat Book 1011, Page(s) 1851, of the Public Records of Lee County, Florida. Together with that certain 1979 Celtic Doublewide Mobile Home, having a VIN Number of KBFL-SNA943146, Title No. 15927487 and KBFLSNB943146, Title No. 15927488 being permanently affixed to and taxed as Real Property. Property Address: 646 FUTURE DR, NORTH FORT MYERS, FL 33917 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. WITNESS my hand on 11/19/2025 Kevin C. Karnes Clerk of Court (SEAL) T Mann Deputy Clerk of Court, Lee County MARINOSCI LAW GROUP, P.C. Attorney for the Plaintiff 100 WEST CYPRESS CREEK ROAD, STE 1045 FORT LAUDERDALE, FL 33309 Telephone: (954)644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 25-02421 Nov. 28; Dec. 5, 2025	25-04769L

--- ACTIONS / SALES ---

FIRST INSERTION	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, 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: 3346 Northeast 21st Place, Cape Coral, Florida, Lots 63 and 64, Block 5671, Cape Coral Unit 85, as per Plat Book 24, Page 51, Folio No 10137616, 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 Satutes, 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 Nov. 28; Dec. 5, 2025	25-04768L

FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 23-CA-012707 Wells Fargo Bank, N.A., Plaintiff, vs. The Unknown Spouse, Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Sarah L. Bauer a/k/a Sara Lillian Bauer f/k/a Sara Lillian Miller, Deceased , et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-012707 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Spouse, Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Sarah L. Bauer a/k/a Sara Lillian Bauer f/k/a Sara Lillian Miller, Deceased ; Sophie Hannah Bauer a/k/a Sophie H. Bauer; Tristan Paul Bauer a/k/a Tristan P. Bauer; Sophie Hannah Bauer a/k/a Sophie H. Bauer, as Co-Personal Representative of the Estate of Sarah L. Bauer a/k/a Sara Lillian Bauer f/k/a Sara Lillian Miller, Deceased; Tanya B. Miller, as Co-Personal Representative of the Estate of Sarah L. Bauer a/k/a Sara Lillian Bauer f/k/a Sara Lillian Miller, Deceased; Tanya B Miller; Pointe Santo De Sanibel Condominium Association, Inc. are the Defendants, that Kevin Karnes, Lee County Clerk of Court will sell to the highest and best bidder for cash at, www.lee.realforeclose.com, beginning at 09:00am on the 14th day of May, 2026, the following described property as set forth in said Final Judgment, to wit: APARTMENT UNIT NO. A44, OF POINTE SANTO DE SANIBEL CONDOMINIUM II, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF	THE CIRCUIT COURT, IN OFFICIAL RECORD BOOK 1192 AT PAGES 1788-1841, INCLUSIVE AND IN OFFICIAL RECORD BOOK 1195 AT PAGES 755, 756, INCLUSIVE, AND AS PER PLAT THEREOF IN CONDOMINIUM PLAT BOOK 5 AT PAGES 28-39, INCLUSIVE, AND THE CLARIFICATION AMENDMENT TO THE CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORD BOOK 1207 AT PAGES 1920-1923, INCLUSIVE AND AS AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 1524 AT PAGE 1648, OFFICIAL RECORD BOOK 1621 AT PAGE 222, OFFICIAL RECORD BOOK 1658 AT PAGE 39, OFFICIAL RECORD BOOK 1954 AT PAGE 3507 AND AS AMENDED AND RESTATED IN OFFICIAL RECORD BOOK 2822 AT PAGE 695 AND AS AMENDED IN OR BOOK 4189, PAGE 4860, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION. TAX ID: 35-46-22-T2-0130A.0440 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated this 11/21/2025 Kevin C. Karnes Clerk of Court (SEAL) T Mann Deputy Clerk BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00358 Nov. 28; Dec. 5, 2025
25-04789L	

ACTIONS / SALES

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL ACTION CASE NO: 25-CA-3385 DONALD H. KING and CYNTHIA R. KING As Trustees of The King Family Revocable Trust dated April 5, 2012, Plaintiffs, v. STANLEY WROY, an Individual; TOKI GROUP INC., a Florida Corporation; Defendants. TO THE DEFENDANT: STANLEY WROY YOU ARE HEREBY NOTIFIED that an action for Breach of Guaranty, related to the following property in Lee County, Florida has been filed against you: Legal Description: LOTS 33 AND 34, BLOCK 5425, CAPE CORAL UNIT 90, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap No. 24-43-22-C3-05425.0330 Common Address: 3312 Old Burnt Store Road N, Cape Coral, FL 33993 (the "Property"). The last known address for Defendant STANLEY WROY is: 2040 NW 120 STREET, MIAMI, FL 33137. YOU ARE REQUIRED to file

your written defenses, if any, with the Clerk of this Court, Lee County Justice Complex Center, 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: Irina@spearinglaw.com, Vanessa@spearinglaw.com, within 30 days. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.

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

DATED at Lee County, Florida, this 21st day of November, 2025.

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

Irina Prell, Esq.,
3729 Chiquita Blvd. S.,
Cape Coral, FL 33914,
Tel. (239) 231-2222,
email: Irina@spearinglaw.com,
Vanessa@spearinglaw.com
Nov. 28; Dec. 5, 2025 25-04798L

FIRST INSERTION
NOTICE OF ACTION: IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CASE NO: 24-CA-006306 JIMMY LEE DAVIS, JR., Plaintiff, v. THE ESTATE OF WILL DAVIS, UNKNOWN HEIRS OF WILL DAVIS, AND ALL PARTIES CLAIMING BY OR THROUGH SAID DEFENDANT, Defendants. TO: UNKNOWN HEIRS OF WILL DAVIS AND ALL PARTIES CLAIMING BY AND THROUGH SAID DEFENDANT Last Known Address: 5313 Banning Street, Lehigh Acres, Florida 33971 Current Address: Unknown YOU ARE NOTIFIED that an action to quiet title on the following property in LEE County, Florida: 2156 Davis Ct., Fort Myers, FL 33916, with a legal description of: LOT 19, OF BLOCK 5, OF THAT SUBDIVISION KNOWN AS HARLEM LAKE UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 12 AT PAGE 38, has been filed against you and you are required to serve a copy of your written defenses, if any, on or before December 29, 2025 after the date of publication, on Dylan R. Shea, Plaintiffs attorney,

whose address is 12600 World Plaza Ste 63, Fort Myers, Florida 33907, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter, otherwise, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for four (4) consecutive weeks in a newspaper of general circulation, in Lee County, Florida.

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 on this date: 11/19/2025

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

Dylan R. Shea, Esq.
Guardian Legal
12600 World Plaza Ln Ste 63
Fort Myers, FL 33907-3941
Email: dylan@myguardianlegal.com
Email: admin@myguardianlegal.com
Nov. 28; Dec. 5, 12, 19, 2025 25-04761L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE #20286 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA. CASE No. 25-CA-002072 PENNYMAC LOAN SERVICES, LLC, PLAINTIFF, VS. TODD LEIGH JOHNSON, ET AL. DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 18, 2025, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on January 22, 2026, at 09:00 AM, at www.lee.realforeclose.com for the following described property: A Tract or Parcel of land situated in the State of Florida, County of Lee, being a part of Section 36, Township 43 South, Range 24 East, and further bounded and described as follows: Starting at the Southwest corner of the Southeast One Quarter of said Section 36; thence South 89 degrees 21 minutes 53 seconds East along the Southerly line of said Section 36 for 1053.76 feet, thence North 00 degrees 38 minutes 07 seconds East for 886.39 feet to the Northwest corner of Foxmoor II Condominium as recorded in Official Records Book 1344 at Pages 1649 through 1694 of the Public Records of Lee County, Florida, being on a curve concave to the West having a radius of 570.00 feet; and to which point a radial line bears South 85 degrees 59 minutes 58 seconds East, said curve being the Easterly right of way line

of New Post Road 100.00 feet; wide as recorded in Official Records Book 1129 at Page 1687 of the Public Records of Lee County, Florida; thence South 85 degrees 59 minutes 58 seconds East along a prolongation of said radial line for 74.33 feet; thence North 04 degrees 00 minutes 02 seconds East for 72.83 feet to the center Point of Building #3 and the Principal Place of Beginning of the herein described Unit D; thence South 85 degrees 59 minutes 58 seconds East for 45.50 feet; thence North 04 degrees 00 minutes 02 seconds East for 32.83 feet; thence North 85 degrees 59 minutes 58 seconds West for 45.50 feet; thence South 04 degrees 00 minutes 02 seconds West for 32.83 feet to the Principal Place of Beginning.

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: 11/20/2025

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 #: 25-000155/25-CA-002072 /PennyMac
Nov. 28; Dec. 5, 2025 25-04770L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DIVISION: CIVIL CASE NO. 25-CC-004744 THE COTTAGES AT SOUTH SEAS PLANTATION CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. DONALD CARSON AND ROBERT TEMKINS, Defendant. NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on December 18, 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 No. 42, Parcel No. 1513, THE COTTAGES AT SOUTH SEAS PLANTATION, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1657 at Page 2197, of the Public Records of Lee County, Florida, and amendments thereto, if any. 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 11/21/2025 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 49100 / 2-74628 Nov. 28; Dec. 5, 2025 25-04780L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-003808 FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. NEAL KERSEY III A/K/A NEAL KERSEY; BONNIE M. KERSEY; SERVICE FINANCE COMPANY, LLC A/K/A SERVICE FINANCE COMPANY; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 18th day of November, 2025, and entered in Case No. 25-CA-003808, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Neal Kersey III A/K/A Neal Kersey, Bonnie M. Kersey and SERVICE FINANCE COMPANY, LLC A/K/A SERVICE FINANCE COMPANY are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 18th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 25 and 26, Block 2303, Cape Coral, Unit 36, according to the plat thereof as recorded in Plat Book 16, Page(s) 112 through 130, inclusive, of the Public Records of Lee County, Florida IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. Dated this 11/21/2025 Kevin C. Karnes Clerk of The Circuit Court (SEAL) By: T Mann Deputy Clerk Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGGS-LEGAL.COM 25FL373-0288 Nov. 28; Dec. 5, 2025 25-04778L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DIVISION: CIVIL CASE NO. 25-CC-004581 PLANTATION HOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. JOHN J. MARSHALL AND RENEE F. MARSHALL, Defendant. NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on December 18, 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 No. 32 in Condominium Parcel Number 1901 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 11/20/2025 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 49100 / 1-56764 Nov. 28; Dec. 5, 2025 25-04771L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CA-001666 MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. JASON KELLETT A/K/A JASON THOMAS KELLETT; UNKNOWN SPOUSE OF JASON KELLETT A/K/A JASON THOMAS KELLETT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 13, 2025 and entered in Case No. 25-CA-001666, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and JASON KELLETT A/K/A JASON THOMAS KELLETT; UNKNOWN SPOUSE OF JASON KELLETT A/K/A JASON THOMAS KELLETT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on December 18, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 24 AND 25, BLOCK 4484, CAPE CORAL UNIT 63, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE(S) 48, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated this 11/21/2025 KEVIN C. KARNES As Clerk of said Court (SEAL) By T Mann As Deputy Clerk Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-00057 NML V6.20190626 Nov. 28; Dec. 5, 2025 25-04786L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DIVISION: CIVIL CASE NO. 25-CC-005225 PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. YVETTE SAINT-VILLIERS, D. ELAINE LEAVITT AND NORMA CHARLTON, Defendants. NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on December 18, 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 37 in Condominium Parcel B-6 (A/K/A UNIT 1014), of PLANTATION BEACH CLUB I, PHASE B-2, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1230 at Page 1890 in the Public Records of Lee County Florida and all amendments thereto, if any. 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 11/21/2025 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 49292 / 5-79783 Nov. 28; Dec. 5, 2025 25-04779L

FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CC-001797 WINDSOR WEST CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. PROFOUND RADIANCE, INC., et. al., Defendants. NOTICE IS HEREBY GIVEN, pursuant to a Final Judgment of Foreclosure filed on November 6, 2025, and entered in Case No. 25-CC-001797 of the County Court in and for Lee County, Florida, wherein Windsor West Condominium Association, Inc., is the Plaintiff and Profound Radiance, Inc., is the Defendant, that I will sell to the highest and best bidder for cash on www.lee.realforeclose.com at 9:00 AM on the 11th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT B310A, WINDSOR WEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1360, PAGE 2211, INCLUSIVE, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO. 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 11/20/2025 Kevin C. Karnes, Clerk Circuit Court (SEAL) By N Wright-Angad Deputy Clerk Jason Hamilton Mikes, JD, MBA AnnaDanielle Carter, JD Hamilton Mikes, P.A. 8850 Terrene Court, Suite 110 Bonita Springs, Florida 34135 (239) 594-7227 Jason@HamiltonMikes.com Nov. 28; Dec. 5, 2025 25-04783L

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-2701 TRYON STREET ACQUISITION TRUST I, Plaintiff, v. SUMMER INVESTMENTS 1 LLC Defendants. Notice is given that pursuant to the Final Judgment of Foreclosure Damages dated November 18, 2025 and the Amended Final Judgment of Foreclosure and Damages dated November 19, 2025 entered in Case No. 2025-CA-002701 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which TRYON STREET ACQUISITION TRUST I, is the Plaintiff, and SUMMER INVESTMENTS 1 LLC is 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(s) 1 and 2, Block 2951, Cape Coral, Unit 42, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 32 through 44, inclusive, of the Public Records of Lee County, Florida. Property Address: 1246 NW 19th St., Cape Coral, Florida 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 in accordance with Florida Statutes, Section 45.031. Dated this 11/21/2025 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 Nov. 28; Dec. 5, 2025 25-04785L

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA DIVISION: CIVIL CASE NO. 25-CC-006307 PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. STEPHEN O. SCHWARTZ, JUDITH MARCH, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST STEPHEN O. SCHWARTZ, Defendants. NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on DECEMBER 18, 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 36 & 37 in Condominium Parcel 3 (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. 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 11/21/2025 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 49261 / 5-27473 & 5-27474 Nov. 28; Dec. 5, 2025 25-04781L

ACTIONS / SALES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002753
Division Probate
IN RE: ESTATE OF
EDWARD F. WENZLAFF
Deceased.

The administration of the estate of Edward F. Wenzlaff, deceased, whose date of death was May 24, 2023, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Justice Center, 2nd Floor, 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 28, 2025.

Personal Representative:
Edith A. Wenzlaff
3035 Big Bend Circle
Punta Gorda, Florida 33955
Attorney for Personal Representative:
Guy S. Emerich, Esq., Attorney
Florida Bar Number: 126991
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: gemerich@farr.com
Secondary E-Mail: akibler@farr.com and probate@farr.com
Nov. 28; Dec. 5, 202525-04822L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY FLORIDA
PROBATE DIVISION
File No. 25-CP-003424
IN RE: ESTATE OF
CECELIA MARIE MARGUERITE
HALAHAN A/K/A CECELIA
HALAHAN
Deceased.

The administration of the estate of Cecelia Marie Marguerite Halahan a/k/a Cecelia Halahan, deceased, whose date of death was May 28, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 28, 2025.

Personal Representative:
Mark Alphonsus McNamara
4544 Elysee Cres
Hanmer, Ontario, Canada P3P 1B1
Attorney for Personal Representative:
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
Nov. 28; Dec. 5, 202525-04823L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN AND
FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-000338
U.S. BANK TRUST, NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR PL
PRETIUM TRUST,
Plaintiff, v.
TALOR KELLEY, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 19, 2025, and entered in Case No. 25-CA-000338 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein SARA CARMEN KELLEY AND TALOR KELLEY, et al., are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.realforeclose.com on December 18, 2025, at 9:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 8, LEHIGH ACRES UNIT 2, SECTION 36, TOWNSHIP 45 SOUTH RANGE 27 EAST, ACCORDING TO PLAT RECORDED IN BOOK 18, PAGE 140 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. and commonly known as: 1154 DAMEN ST E, LEHIGH ACRES, FL 33974 (the "Property").

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 the court on 11/24/2025,

Kevin C. Karnes
As Clerk of the Circuit Court
Lee County, Florida
(SEAL) N Wright-Angad
DEPUTY CLERK

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Joe Hynes, Esq.
FL Bar No.: 188654
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
Nov. 28; Dec. 5, 202525-04821L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3530
Division - Probate
IN RE: ESTATE OF
RALPH L. NAPOLITANO
Deceased.

The administration of the estate of Ralph L. Napolitano deceased, whose date of death was October 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD 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 28, 2025.

Janet Naplitano,
Personal Representative
8508 Via Lungomare Circle,
Unit 206
Estero, Florida 33928
Dawn L. Drellos-Thompson
Attorney for Personal Representative
Janet Napolitano
Florida Bar No. 22503
9990 Coconut Road,
Suite 210
Bonita Springs, FL 34135
Phone: 239-390-1295
Email: dawn@compass.legal
Nov. 28; Dec. 5, 202525-04828L

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE
LUCAYA COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Lucaya Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 1, to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Amanda Ferguson at the District Manager's Office by mail at Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, by telephone at (813) 344-4844, or by email at aferguson@gms-tampa.com.

Amanda Ferguson, District Manager
Lucaya Community Development District
November 28, 202525-04829L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 25-CP-3590
IN RE: ESTATE OF
PAMELA J. MILLER,
Deceased

The administration of the estate of Pamela J. Miller, deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

TION 733.702 WILL BE FOREVER 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 FLORIDA STATUTE SECTIONS 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211, FLORIDA STATUTES.

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 28, 2025.

Personal Representative:
Barbara K. Benton
10325 Bonavie Cove Lane
Fort Myers, Florida 33966
Attorney for Personal Representative:
Britton G. Swank
Florida Bar Number: 0651591
Britton G. Swank, P.A.
10175 Six Mile Cypress Parkway, Suite 4
Fort Myers, Florida 33966
Telephone: 239-208-3040
Fax: 239-288-5570
E-Mail: ptg@swankelderlaw.com
service@swankelderlaw.com
Nov. 28; Dec. 5, 202525-04825L

FIRST INSERTION

FINAL PUBLIC NOTICE

Effective Dates of Public Notice for 15-days starting Friday, 11/28/2025, ending 12/12/2025

The Federal Emergency Management Agency (FEMA) has received the subgrant application for Cypress Cove at HealthPark Florida due to damages as a result of Hurricane Ian (DR-4673-FL). Pursuant to Executive Order 11988, Executive Order 11990 and 44 CFR Part 9.12, final notice is hereby given of FEMA's intent to provide funding for projects under the Public Assistance (PA) Program.

An initial disaster-wide Public Notice for Hurricane Ian (DR-4673-FL) was published on October 18, 2022. Comments and other information received were fully evaluated by FEMA along with evaluation of social, economic, environmental, and safety considerations. This notice serves as a project-specific final notice for FEMA's funding of an action located within the floodplain. FEMA has determined that the only practicable alternative is to repair the campus wide facilities at its original location within the floodplain because the buildings and services provide long term care and residences for seniors in the Cypress Cove community.

Funding for the proposed project will be conditional upon compliance with all applicable federal, tribal, state and local laws, regulations, floodplain standards, permit requirements and conditions. This action complies with the National Flood Insurance Program (NFIP) requirements.

Responsible Entity: FEMA Public Assistance (PA) Program

Applicant: Cypress Cove at HealthPark Florida

Project Title(s):
PA-04-FL-4673-PW-01008: 721468-Cypress Cove - Pumping Stations
PA-04-FL-4673-PW-01452: 708858-Cypress Cove - The Inn
PA-04-FL-4673-PW-02438: 708862-Cypress Cove - Mead Therapy Center
PA-04-FL-4673-PW-02439: 708856-Cypress Cove - The Cottage
PA-04-FL-4673-PW-02446: 708860-Cypress Cove - The Lodge
PA-04-FL-4673-PW-02474: 722180-Cypress Cove - The Harbor
PA-04-FL-4673-PW-02482: 715790-Cypress Cove Villas
PA-04-FL-4673-PW-02764: 745255- Commons Kitchen - WICs in Dolphin Dining
PA-04-FL-4673-PW-05018: 708863-Cypress Cove - The Commons
PA-04-FL-4673-PW-05019: 708865-Cypress Cove - Furniture and Contents
PA-04-FL-4673-PW-06676: 721466-Cypress Cove - Equipment
PA-04-FL-4673-PW-06677: 721467-Cypress Cove- Sitework & Accessory Structures
PA-04-FL-4673-PW-06957: 728585-Cypress Cove - Harbor and Villas - Contents

Location of Proposed Work: 10200 Cypress Cove Drive, Fort Myers Florida, 33908

Floodplain/Wetlands: Project is located in a Zone AE, per Lee County Flood Insurance Rate Map (FIRM) Panel Number 12071C0418G, dated November 17, 2022 this also includes the Letter of Map Revision (LOMR) 23-04-3191P dated March 22, 2024. The proposed work will not take place in wetlands per the United States

Fish and Wildlife Service National Wetlands Inventory and will have little potential to impact or affect wetland values.

Proposed Work and Purpose: Cypress Cove at HealthPark Florida seeks to restore the facilities located on the Cypress Cove campus which were damaged by flood waters and strong winds associated with Hurricane Ian (DR 4673 FL). The applicant will make facility and building repairs to pre-disaster condition using in kind materials at multiple sites throughout the campus and purchase replacement contents for the damaged structures. This includes removing and replacing nonstructural multiple interior components as follows: dry wall, insulation, flooring (vinyl, concrete and tile), interior doors with casings and trim, HVAC components, hydraulic elevator and doors, bathroom fixtures, plumbing, garage doors and electrical components. Additional work for replacement of fixtures and contents includes window treatments, lights, cabinets, safety features, alarm systems, counters, appliances, fitness equipment, and TV's. Wall surfaces were cleaned before repairs, where applicable. Exterior lighting, safety equipment, electrical and paving repairs will also be repaired or replaced.

Cypress Cove is a senior living and medical campus offering comprehensive services, including independent living, assisted living, memory care assisted living, and skilled nursing care. These repairs are necessary to safely provide for the welfare of the residents on campus with continued healthcare and living facilities.

Project Alternatives: FEMA has considered the no-action alternative, as required by Title 44 of the Code of Federal Regulations and has determined it is impracticable as the facility provides medical care and housing to long term elderly residents. The no action alternative would adversely impact the community by disruption of medical services to the population they serve. No alternative locations were considered practicable due to the inability to relocate all campus facilities which provide necessary services to the community.

A campus-wide hazard mitigation proposal will be evaluated in an Architectural/Engineering (AE) Feasibility Study (PA-04-4673-07667 PN 807583). If practicable flood minimization measures are developed in the AE Feasibility study, these will be implemented and may reduce risk of future flood damages.

Comments: This will serve as the final public notice regarding the above-described action funded by the FEMA PA program. Interested persons may submit comments, questions, or request a map of this specific project by writing to the Federal Emergency Management Agency, Region 4, 3005 Chamblee-Tucker Road, Atlanta, Georgia 30341, or by emailing FEMA-R4EHP-FLORIDA@fema.dhs.gov. Comments should be sent in writing with the subject line, "FL-4673-Cypress Cove at HealthPark Florida Campus Wide Repairs" at the above address within 15 days of the date of this notice.

Posting: Public Notice will be published in the Florida Business Observer for Lee County as a Legal Notice on 11/28, 12/5, and 12/12/2025. Also, posted on public bulletin boards at Cypress Cove for fifteen days effective 11/28/2025 through 12/12/2025.
Nov. 28; Dec. 5, 12, 202525-04819L

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors (Board) of the MOODY RIVER ESTATES Community Development District (CDD) will take place on Thursday, December 18, 2025, at 1:00 p.m. at the Clubhouse at Moody River Estates, 3050 Moody River Boulevard, North Fort Myers, Florida 33903.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda may be obtained on the District's Website 7 days in advance of the meeting at moodyrivercdd.net or by telephone or e-mail from the offices of the District Manager, c/o Premier District Management ("District Manager's Office") during normal business hours: 239-690-7100; cteague@cddmanagement.com. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

There may be occasions when Board Supervisors or District staff may participate by speaker telephone or other remote communications technologies. 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 Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Calvin Teague
District Manager
November 28, 202525-04824L

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

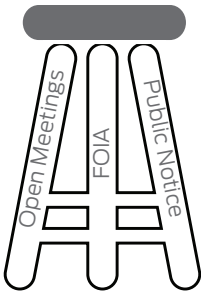
FLORIDA'S NEWSPAPER FOR THE C-SOUTH

Business
Observer

11/20/25 8:47

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

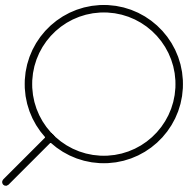


Citizens continue to learn about vital civic matters from newspaper notices.

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

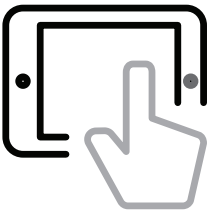
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices		Commercial Notices	Court Notices
Government Meetings and Hearings	Land and Water Use	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Creation of Special Tax Districts	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	School District Reports	Government Property Sales	Probate Rulings
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Permit and License Applications	Divorces and Adoptions
			Orders to Appear in Court

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PUBLIC SALES / ESTATE / SALES / ACTIONS ---

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-1838 IN RE: ESTATE OF RUDOLF HERBERT LOFFELMANN Deceased. The administration of the estate of RU- DOLF HERBERT LOFFELMANN, de- ceased, whose date of death was March 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33902. The names and addresses of the Per- sonal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF	THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: ARNETTE M. HAWKINS 14218 Wild Timber Court Estero, FL 33928 Attorney for Personal Representative: DAVID R. PASH Florida Bar No. 0484679 Email: dpash@wga-law.com Alternate Email: pleadings@wga-law.com EDWARD E. WOLLMAN Florida Bar No. 0618640 Email: ewollman@wga-law.com Alternate Email: pleadings@wga-law.com Attorneys for Personal Representative WOLLMAN, GEHRKE & ASSOCIATES, PA 2235 Venetian Court, Suite 5 Naples, FL 34109 Telephone: (239)435-1533 Facsimile: (239)435-1433 November 21, 28, 2025 25-04736L

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION File No. 25-CP-003316 IN RE: ESTATE OF SIDONIE GORDY WEAKLEY Deceased. The administration of the estate of Sidonie Gordy Weakley, deceased, whose date of death was July 19, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Di- vision, the address of which is 2075 Martin Luther King, Jr., Boulevard, 2nd Floor, Fort Myers, Florida 33901. The names and addresses of the per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: Russell Alfred Weakley 3220 County Road 200 Burnet, Texas 78611 Attorney for Personal Representative: /s/ Thomas F. LaTorre Thomas F. LaTorre, Esq. Attorney for Personal Representative Florida Bar Number: 1044329 SAFE HARBOR LAW FIRM 27821 S. Tamiami Trail, Suite 2 Bonita Springs, Florida 34134 Telephone: (239) 317-3116 E-Mail: tom@safeharborlawfirm.com November 21, 28, 2025 25-04705L

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-006860 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BY SOLELY AS OWNER TRUSTEE OF SG ALTERNATIVE TITLE TRUST 2025-NPL1, Plaintiff, vs. 2228 SW 43RD STREET, LLC; HAIM OHANA; NORMANDO M. HERRERA; RESIDENCE ROOFING; HEN SEGAL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to an Order or Summary Final Judgment of foreclosure dated Novem- ber 6, 2025, and entered in Case No. 24-CA-006860 of the Circuit Court in and for Lee County, Florida, wherein Wilmington Savings Fund Society, FSB, not in its individual capacity by solely as Owner Trustee of SG Alternative Title Trust 2025-NPL1 is Plaintiff and 2228 SW 43RD STREET, LLC; HAIM OHANA; NORMANDO M. HER- RERA; RESIDENCE ROOFING; HEN SEGAL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM- ING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR	HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE- SCRIBED, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on December 18, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit: LOTS 27 AND 28, BLOCK 4676, CAPE CORAL UNIT 70, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 58, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID- ED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED at Ft. Myers, Florida, on 11/17/2025 KEVIN C. KARNES As Clerk, Circuit Court (SEAL) By: T Mann As Deputy Clerk Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff P.O. BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com 8010-204570 / TMI November 21, 28, 2025 25-04740L

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-004918 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. NANCY ELIZABETH DE LA ROSA F/K/A NANCY ELIZABETH RODRIGUEZ AND JOSE RODRIGUEZ, ET AL., DEFENDANT(S). TO: Jose Rodriguez Last Known Address: 912 Apple Ave, Lehigh Acres, FL 33971 Current Residence: UNKNOWN TO: Jose Rodriguez Last Known Address: 1006 Alvin Ave Lehigh Acres, FL 33971 Current Residence: UNKNOWN TO: Unknown spouse of Jose Rodri- guez Last Known Address: 912 Apple Ave, Lehigh Acres, FL 33971 Current Residence: UNKNOWN TO: Unknown spouse of Jose Rodri- guez Last Known Address: 1006 Alvin Ave Lehigh Acres, FL 33971 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: LOT 5, BLOCK 22, UNIT 4, SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LE- HIGH ACRES, FLORIDA, AC- CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RE- CORDED IN PLAT BOOK 26, PAGE 54, PUBLIC RECORDS	OF LEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attor- ney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Divi- sion Manager, whose office is located at Lee County Justice Center, 1700 Mon- roe Street, Fort Myers, Florida 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled appear- ance is less than 7 days; if you are hear- ing or voice impaired, call 711. WITNESS my hand and the seal of this Court this day of 11/14/2025, KEVIN C. KARNES As Clerk of Court (SEAL) By: N Wright-Angad As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 22FL373-1270 November 21, 28, 2025 25-04711L

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

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE 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 per- sonal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the	Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: 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@prmllegalservices.com November 21, 28, 2025 25-04744L

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003368 Division PROBATE IN RE: ESTATE OF STEPHEN K. MILEY Deceased. The administration of the Estate of Ste- phen K. Miley, deceased, whose date of death was September 5, 2025, is pend- ing in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and ad- dresses of the Personal Representative and the Personal Representative's attor- ney are set forth below. All creditors of the Decedent and other persons having claims or de- mands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF- TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a	creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the Decedent and other persons having claims or de- mands against Decedent's Estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: /s/ Donna J. Miley Donna J. Miley 17840 Chesterfield Rd. North Fort Myers, Florida 33917 Attorney for Personal Representative: /s/ Courtney J. Lovejoy Bar No. 1010542 for Beth A. Prather, Attorney Florida Bar Number: 974692 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: laureng@trustska.com 4933-1727-2181, v.1 November 21, 28, 2025 25-04741L

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

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

PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003683
IN RE: ESTATE OF RUTH MARIE STUART, AKA RUTH STUART, Deceased.

The administration of the estate of RUTH MARIE STUART, AKA RUTH STUART, deceased, whose date of death was April 23, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is November 21, 2025.

Personal Representative
Debra Eittrheim
10298 Water Hyacinth Drive
Orlando, Florida 32825
Attorney for Personal Representative
Pamela Grace Martini, Esq.
Florida Bar No. 100761
Law Office of Pamela G. Martini, PLLC
7575 Dr. Phillips Blvd., Suite 305
Orlando, FL 32819
Telephone: (407) 955-4955
Email: pam@pamelamartinilaw.com
November 21, 28, 2025 25-04727L

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-002751
IN RE: THE ESTATE OF RHONDA KAY OINES.
Deceased

The administration of the Estate of Rhonda Kay Oines, deceased, whose date of death was July 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 21, 2025.

Personal Representative:
Kristin Kay Oines
Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL. Bar # 164247
November 21, 28, 2025 25-04714L

SECOND INSERTION

AMENDED NOTICE TO CREDITORS
(Ancillary Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2822
Division Probate
IN RE: ESTATE OF ANNY SLAGMOLEN A/K/A ANNY A. SLAGMOLEN
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Anny Slagmolen a/k/a Anny A. Slagmolen, deceased, File Number 25-CP-2822, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, Florida 33902; that the decedent's date of death was January 17, 2025; that the total value of the estate is \$32,300 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Kevin Slagmolen	251 Serpentine Drive, Bayville, NJ 08721

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is November 21, 2025.

Person Giving Notice:
Kevin Slagmolen
251 Serpentine Drive
Bayville, New Jersey 08721
Attorney for Person Giving Notice
/s/ Wess M. Jacobs
Wess M. Jacobs
Attorney
Florida Bar Number: 882992
Osterhout & McKinney, P.A.
3783 Seago Lane, Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: wessj@omplaw.com
Secondary E-Mail:
elizabethw@omplaw.com
November 21, 28, 2025 25-04713L

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-003282
IN RE: THE ESTATE OF ROBERT EDWARD HYLANT, JR.
Deceased

The administration of the Estate of ROBERT EDWARD HYLANT, JR., deceased, whose date of death was July 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is: Clerk of the Court, Lee County, Probate Division, P. O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 21, 2025.

Personal Representative:
Trudy Arlene Hylant
Attorney for Personal Representative:
Jack Pankow, Esquire
5230-2 Clayton Court
Fort Myers, FL 33907
Telephone: 239-334-4774
FL. Bar # 164247
November 21, 28, 2025 25-04708L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003476
IN RE: ESTATE OF MARCELLA MARGARET MARCEL
Deceased.

The administration of the estate of MARCELLA MARGARET MARCEL, deceased, whose date of death was October 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002602
Division Probate
IN RE: ESTATE OF ANASTASIA SAUSSER A/K/A ANASTASIA MARIE SAUSSER
Deceased.

The administration of the estate of Anastasia Sausser a/k/a Anastasia Marie Sausser, deceased, whose date of death was August 1, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
25-CP-3505
IN RE: ESTATE OF: PATRICIA ERLINE KELLER
Deceased

The administration of the estate of Patricia Erline Keller, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

SECOND INSERTION

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

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

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

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

The date of first publication of this notice is 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

SECOND INSERTION

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

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

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

The date of first publication of this notice was or shall be: November 21, 2025

Personal Representative:
John Dawson,
1415 SE 40th Street,
Cape Coral FL 33904
Attorney for Personal Representative:
/s/ Alexis A. Sitka, P. A. .
Alexis A. Sitka, P. A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, FL 33915
Telephone: (239) 997-0078
Fax: (239) (239) 299-9917
Alexis@sitkalaw.com
November 21, 28, 2025 25-04706L

a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.selfstorageauction.com on

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA
PROBATE DIVISION
File No. 2025-CP-3487
IN RE: ESTATE OF GAYLE ANN MULFORD
Deceased.

The administration of the estate of Gayle Ann Mulford, deceased, whose date of death was September 14, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3483
Division Probate
IN RE: ESTATE OF RALPH JULIUS FANGMAN A/K/A RALPH J. FANGMAN
Deceased.

The administration of the estate of Ralph Julius Fangman a/k/a Ralph J. Fangman, deceased, whose date of death was August 10, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003435
IN RE: ESTATE OF MARILYNN MAXINE JOHNSON a/k/a MARILYNN M. JOHNSON a/k/a MARILYNN JOHNSON
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of MARILYNN MAXINE JOHNSON a/k/a MARILYNN M. JOHNSON a/k/a MARILYNN JOHNSON, deceased, File Number 25-CP-003435, by the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe St, Fort Myers, FL 33901; that the decedent's date of death was March 11, 2025; that the total value of the estate is less than \$75,000, and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Glenn Einar Johnson as Trustee of The Marilynn M. Johnson Trust, dated July 16, 1981	
31911 National Park Drive	Laguna Niguel, CA 92677
GLENN EINAR JOHNSON	
319 National Park Drive	Laguna Niguel, CA 92677
GAIL L. LAMIA	
10251 Chris Drive	Roscoe, IL 61073

SECOND INSERTION

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

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 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

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:
Mary C. Fangman
5905 Trailwinds Dr., #832
Fort Myers, Florida 33907
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
November 21, 28, 2025 25-04735L

PEGGY J. HARTMAN
2331 81st NE
Olympia, WA 98506
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is November 21, 2025.

Person Giving Notice:
GLENN EINAR JOHNSON
31911 National Park Drive
Laguna Niguel, CA 92677
Attorney for Person Giving Notice
Neil R. Covert, Esquire
Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail:
service@covertlaw.com
November 21, 28, 2025 25-04734L

#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 / TAX DEEDS / SALES ---

SECOND 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, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 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 & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025
25-04594L

SECOND INSERTION

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

Tax Deed #:2025001949
NOTICE IS HEREBY GIVEN that AGTC Investments LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 23-05586
Year of Issuance 2023 Description of Property LOTS 7 & 8, BLOCK 1435, UNIT 16, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 76 TO 88 AND AMENDED TO REVISE THE DECLARATION RECORDED IN PLAT BOOK 13, PAGE 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 18-44-24-C4-01435.0070
Names in which assessed: MARY JO DONALDSON LIVING TRUST DATED FEBRUARY 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 & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025
25-04620L

SECOND 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 (UNRECORDED) AS RECORDED IN OFFICIAL RECORDS BOOK 32, PAGE 525-528, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 25-43-24-03-00069.003A
Names in which assessed: THOMAS A VANA JR, THOMAS 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 & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025
25-04613L

SECOND 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. 88-00 16' 39" E. ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 1351.13 FEET; THENCE N. 1-00 51' 31" W. 4293.20 FEET TO THE P.O.B., THENCE N. 1-00 51' 31" W. 280 FEET; N. 88-00 29" E. 305.0 FEET; S. 1-00 51' 31" E. 280 FEET; S. 88-00 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 COUNTY, 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 & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025
25-04612L

SECOND INSERTION

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

Tax Deed #:2025002018
NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 23-05031
Year of Issuance 2023 Description of Property LOT 10, BLOCK 21, PALMONA PARK UNIT NO 1, ACCORDING TO THE MAP OR PLAT THEREOF, 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 & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025
25-04618L

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. 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 ACQUISITION 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,

SECOND 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 CORPORATION, ACCORDING TO EXHIBIT "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 "DECLARATION"), 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 & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025
25-04616L

SECOND INSERTION

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

Tax Deed #:2025002032
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 20-033085
Year of Issuance 2020 Description of Property LOT 34, BLOCK 2654A, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C1-02654.A340
Names in which assessed: GEORGE R. TOROSIAN JR
All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025
25-04596L

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 33976
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 nguerra@burr.com
Attorney for Plaintiff
46622109 v1
November 21, 28, 2025 25-04753L

SECOND INSERTION

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

Tax Deed #:2025002072
NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 23-23640
Year of Issuance 2023 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. TOGETHER WITH THAT CERTAIN 1972 REMBRANT MOBILE HOME, I.D. NO. G3281, AND TITLE NO. 9867448, LOCATED 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 & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025
25-04676L

SECOND 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, INCLUSIVE, IN THE PUBLIC RECORDS 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 & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025
25-04607L

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND 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 deced-

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-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 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 is the Plaintiff and ALTON SMITH; VALERIE SMITH are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest

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
November 21, 28, 2025 25-04745L

and best bidder for cash at www.lee.realforeclose.com, at 09:00 AM, on December 18, 2025, the following described property as set forth in said Final Judgment, to wit:
LOTS 25 AND 26, BLOCK 44, FORT MYERS SHORES UNIT 3, 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

SECOND 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 BORJA 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, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1852 VALMONT STREET, LEHIGH ACRES, FL 33972
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
Dated this 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

SECOND 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 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 25-04758L

TAX DEEDS / SALES / ACTIONS ---

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-002048 EF MORTGAGE LLC, Plaintiff, v. 1K PEDREROS INVESTMENT, LLC, a Florida Limited Liability Company; JAIME A PEDREROS, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated October 29, 2025 entered in Civil Case No. 25-CA- 002048 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein EF MORTGAGE LLC, Plaintiff and 1K PEDREROS INVEST- MENT, LLC, a Florida Limited Liabil- ity Company; UNKNOWN TENANT #1 N/K/A Andres Guerra; UNKNOWN TENANT #2 N/K/A Sandra Guerra are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in ac- cordance with Chapter 45, Florida Stat- utes on January 29, 2026 the following			
described property as set forth in said Final Judgment, to-wit: LOTS 50 AND 51, BLOCK 5305, CAPE CORAL, UNIT 58, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 128, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 128 SW 34th Pl, Cape Coral, FL 33991 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) T Mann DEPUTY CLERK OF COURT Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Service Email: flrealprop@kelleykronenberg.com File No.: 3087.000398 November 21, 28, 202525-04724L			

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-006814 CASA YBEL BEACH AND RACQUET CLUB, PHASE I-JK, CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. JAMES J. BANKS, BRITTANY A. BANKS, AND MARGARET K. BRADY, Defendant(s). TO: JAMES J. BANKS AND BRIT- TANY A. BANKS Last Known Address: 15524 CHARING CROSS RD, JUSTIN TX 76247 YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida: Unit Week No. 50, in Condo- minium Parcel No. 160, of CASA YBEL BEACH AND RACQUET CLUB, PHASE I-J-K, a condo- minium, together with an un- divided interest in the common elements appurtenant thereto, according to the Declaration of			
Condominium thereof recorded in Official Records Book 1566, Page 2305, in the Public Records of Lee County, Florida. A/K/A UNIT 1601, WEEK 50 has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint. WITNESS my hand and seal of this Court on this 14th day of November, 2025. KEVIN C. KARNES, CLERK OF COURTS (SEAL) By: K Shoap Deputy Clerk			
Michael J. Belle, Esq., Michael J. Belle, P.A. Attorney for Plaintiff 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com 50222 November 21, 28, 202525-04721L			

SECOND INSERTION			
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CASE NO: 25-DR-008181 IN RE: The Marriage of Stephen Joseph Petitioner and Avelita Laneau Respondent TO: Avelita Laneau 5413 Pine Chase Drive, Apt. 8, Orlando, Florida 32808 YOU ARE NOTIFIED that an ac- tion for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Stephen Joseph whose address is 1649 NE 158 Street, North Miami Beach, Florida 33162 on or before December 29, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Peti- tioner or immediately thereafter. If you			
fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon re- quest. You must keep the Clerk of the Cir- cuit Court's office notified of your cur- rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing dismissal or striking of pleadings. Dated: 11/17/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: J. Collins Deputy Clerk Nov. 21, 28; Dec. 5, 12, 202525-04733L			

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-004471 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1, Plaintiff, v. NICOLA RINELLA, et al., Defendants. TO: NICOLA RINELLA UNKNOWN SPOUSE OF NICOLA RINELLA Last Known Address: 1631 SW 30th Ter, Cape Coral, FL 33914 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Lee County, Florida: Lots 9 and 10, Block 1138, Cape Coral, Unit 23, according to the map or plat thereof as recorded in Plat Book 14, Page 39, Public Records of Lee County, Florida including the buildings, appur-			
tenances, and fixture located thereon. Property Address: 525/527 SE 5th Place, Cape Coral, FL 33990 (the "Property"). filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plain- tiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 within, 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded in the Complaint or petition filed herein. WITNESS my hand and seal of this Court at Lee, Florida on this day of 11/14/2025 KEVIN KARNES LEE COUNTY CLERK OF COURT (SEAL) By: N Wright-Angad Deputy Clerk			
HOWARD LAW, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 November 21, 28, 202525-04710L			

SECOND INSERTION			
NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO: 25-CC-003825 ISLAND PARK VILLAGE, SECTION III, CONDOMINIUM ASSOCIATION, INC., a Florida not for profit Corporation, Plaintiff, v. CORINNE DRUSO, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure en- tered on 11/14/2025 in the above-styled cause, in the County Court of Lee County, Florida, Kevin C. Karnes, Clerk of Circuit Court, will sell the property situated in Lee County, Florida legally described as: Unit No. 64, of that certain Condominium known as Island Park Village, Section III, a Con- dominium as recorded in O.R. Book 1732, Pages 3490-3585, inclusive, Public Records of Lee County, Florida, and any and all			
amendments thereto, together with all appurtenances there unto appertaining and specified in said Condominium Declara- tion. Commonly known as: 17656 Vil- lage Inlet Court, Fort Myers, FL 33908 In an online sale at www.lee.real foreclose.com, in accordance with Chapter 45, Florida Statutes, beginning at 09:00 AM on January 15, 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Sec- tion 45.031. A copy of this notice shall be pub- lished in the Business Observer. DATED this 11/17/2025 (SEAL) By: T Mann Kevin C. Karnes, Clerk of Court Leland Wilson, Esq. - leland@associationlegalservices.com bilma@associationlegalservices.com 12600 World Plaza Lane, #63, Fort Myers, FL 33907 November 21, 28, 202525-04722L			

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 22-CA-003951 `CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, v. TYLER WEINER A/K/A TYLER A. WEINER; UNKNOWN SPOUSE OF TYLER WEINER A/K/A TYLER A. WEINER; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursu- ant to an Order dated November 13, 2023 entered in Civil Case No. 22- CA-003951 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein CARRINGTON MORTGAGE SER- VICES, LLC, Plaintiff and TYLER WEINER A/K/A TYLER A. WEINER N/K/A PAIGE RICHARDSON are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM www.Lee.Realforeclose.com in ac- cordance with Chapter 45, Florida Stat- utes on January 15, 2026 the following			
described property as set forth in said Final Judgment, to-wit: LOTS 18 AND 19, BLOCK 2831, CAPE CORAL SUBDIVI- SION, UNIT 40, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 3024 NW 6th Pl, Cape Coral, FL 33993 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB- LISHED AS PROVIDED HEREIN. 11/14/2025 Kevin C. Karnes CLERK OF THE CIRCUIT COURT County, Florida (SEAL) N Wright-Angad DEPUTY CLERK OF COURT Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Service Email: flrealprop@kelleykronenberg.com File No.: CRF22087-JMV November 21, 28, 202525-04717L			

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR LEE COUNTY CASE NO.: 24-CA-5523 PREFERRED MATERIALS, INC., a Foreign corporation, Plaintiff, vs. FORTRESS OF SOUTH FLORIDA, LLC, a Florida Limited liability company, SEBASTIAN ESTREMADOIRO, ZEMLANDS LLC, a Florida limited liability company, et al, Defendants. Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the County Court of Lee County, Flor- ida, the Clerk will sell the property de- scribed below situated in Lee County, Florida, described as: 226 Lausanne Avenue South, Lehigh Acres, Florida, Lot 22, Block 47, Twin Lake Estates			
Unit 11, and being more particu- larly described in Notice of Com- mencement recorded as instru- ment number 2023000348330, Lee County, Florida at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website https://www.lee.realforeclose. com/at 9:00 a.m. on December 18, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Sec- tion 45.031. WITNESS my hand and the seal of said court on 11/12/2025 KEVIN C. KARNES, CLERK Lee County Clerk of the Court PO Box 2469 Ft. Myers, FL 33902 (SEAL) By: T Mann Deputy Clerk November 21, 28, 202525-04704L			

SECOND INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA Case No.: 24-CA-005640 Division: Civil Judge Rachael Spring Loukonen PNC Bank, National Association Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Charles Rine, deceased, et al. Defendants. Notice is hereby given that on Decem- ber 18, 2025 at 9:00 AM, the below named Clerk of Court will offer by elec- tronic sale at www.lee.realforeclose.com the following described real property: All that certain land situated in Lee County, Florida, and de- scribed as: Lots 10 and 11, Block 6059, Cape Coral Unit 96, a subdivision ac- cording to the plat thereof re- corded in Plat Book 25, Page			
45 through 51, inclusive, of the Public Records of Lee County, Florida. Commonly known as: 3111 SW 20th Avenue, Cape Coral, FL 33914 Any person claiming an interest in the surplus from this sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The sale is being held pursuant to the Final Judgment of Foreclosure, en- tered on 10/28/2025, in Civil Case No. 24-CA-005640, pending in the Circuit Court in Lee County, Florida. DATED this 11/17/2025 KEVIN C. KARNES CLERK OF THE CIRCUIT COURT AND COMPTROLLER LEE COUNTY, FLORIDA (SEAL) By: T Mann Deputy Clerk			
THE MANLEY LAW FIRM LLC P. O. Box 165028 Columbus, OH 43216-5028 AMPS@manleydeas.com 24-012797_I-A1 RNOS November 21, 28, 202525-04723L			

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 23-CA-010708 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-1, Plaintiff, vs. DELAINO THOMPSON A/K/A DELAINO F. THOMPSON A/K/A DELAINO FRANKLIN THOMPSON; UNKNOWN SPOUSE OF DELAINO F. THOMPSON, A/K/A DELAINO F. THOMPSON A/K/A DELAINO FRANKLIN THOMPSON; NADAN DARRNEL CLINTON A/K/A NADAN CLINTON, WARD; UNKNOWN SPOUSE OF NADAN D. CLINTON, A/K/A NADAN CLINTON; PATRICK C. WEBER, P.A.; SABRYA TYIESHA PRIM A/K/A SABRYA T. PRIM A/K/A SABRYA PRIM; UNKNOWN SPOUSE OF SABRYA T. PRIM, A/K/A SABRYA T. PRIM A/K/A SABRYA PRIM; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LENDORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRANCES CHRISTOPHER; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale Date entered in Civil Case No. 23- CA-010708 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS			
OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-1, is Plaintiff and DELAINO THOMP- SON, NADAN DARRNEL CLINTON, PATRICK C. WEBER, P.A., SABRYA TYIESHA PRIM, and THE ESTATE OF FRANCES CHRISTOPHER, et al, are Defendants. The Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at Lee County's On- Line Public Auction website: https:// www.lee.realforeclose.com, at 9:00 A.M., on February 12, 2026, in ac- cordance with Chapter 45, Florida Stat- utes, the following described property located in LEE County, Florida, as set forth in said Final Judgment of Mort- gage Foreclosure to-wit: LOT 14, BLOCK 8, UNIT 1, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, AS RECORDED IN PLAT BOOK 15, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PARCEL NUMBER: 34-44-26- 01-00008.0140 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may en- large the time of the sale. Notice of the changed time of sale shall be published as provided herein. Dated this 13 day of November, 2025. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk			
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP Attorney for Plaintiff One East Broward Boulevard, Suite 1111 Fort Lauderdale, FL 33301 Telephone: (954) 522-3233 Fax (954) 200 7770 04-097161-F00 November 21, 28, 202525-04715L			

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.: 24-CA-004205 BANK OF AMERICA, N.A., Plaintiff, vs. EUGENE M HERGENROTHER TRUSTEE OF THE EUGENE O HERGENROTHER REVOCABLE TRUST 2001; UNKNOWN BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EUGENE O HERGENROTHER; KURT M HERGENROTHER; UNKNOWN SPOUSE OF KURT M HERGENROTHER; EUGENE M HERGENROTHER A/K/A MARTY HERGENROTHER; UNKNOWN SPOUSE OF EUGENE M HERGENROTHER A/K/A MARTY HERGENROTHER; BETTY GANO; UNKNOWN SPOUSE OF BETTY GANO; LEE CASA BELLA CONDOMINIUM ASSOCIATION, INC; CONSUMERS NATIONAL BANK; STYLE TILE & MARBLE, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Fore- closure dated November 13, 2025 entered in Civil Case No. 24-CA-004205 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and EUGENE M HER- GENROTHER TRUSTEE OF THE EUGENE O HERGENROTHER REVOCABLE TRUST 2001, KURT M HERGENROTHER, EUGENE M HERGENROTHER A/K/A MARTY HERGENROTHER and BETTY GANO, et al, are Defendants. The			
Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at LEE County On-Line Public Auction website: https://lee.realforeclose.com, at 09:00 AM on December 18, 2025, in accordance with Chapter 45, Florida Statutes, the following described prop- erty located in LEE County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit: Unit 105, CASA BELLA CON- DOMINIUM, PHASE VII, BLDG 7, A CONDOMINIUM, ACCORDING TO THE DECLA- RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1432, PAGE(S) 848, ET SEQ., OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND ANY AMENDMENTS THERE TO; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THOSE COMMON ELEMENTS APPURTENANT TO SAID UNIT IN ACCOR- DANCE WITH AND SUBJECT TO THE COVENANTS, CON- DITIONS, RESTRICTIONS, TERMS AND OTHER PROVI- SIONS OF THAT DECLARA- TION OF CONDOMINIUM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the sur- plus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. Dated this 13 day of November, 2025. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk			
FRENKEL LAMBERT WEISMAN & GORDON, LLP Attorney for Plaintiff One East Broward Boulevard, Suite 1111 Fort Lauderdale, FL 33301 Telephone: (954) 522-3233 Fax (954) 200 7770 04-099972-F00 November 21, 28, 202525-04716L			

SECOND INSERTION			
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001903 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The cer- tificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23636 Year of Issuance 2023 Descrip- tion of Property LOT 326, THUNDERBIRD MOBILE HOMES, ACCORDING TO THE SURVEY PLAT THERE- OF AS RECORDED IN O.R.			
BOOK 548, PAGE 829, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06- 46-24-05-00000.3260 Names in which assessed: DOUGLAS ALAN BENNETT, PATSY L BENNETT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee. realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 202525-04675L			

--- TAX DEEDS ---

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001983 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24288 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN LOT NO. 11, RIVERLAWN TERRACE PARK CO-OP LOCATED ON THE FOLLOWING DESCRIBED PROPERTY IN LEE COUNTY, FLORIDA: FROM THE SOUTHEAST (SE) CORNER OF GOVERNMENT LOT 1 OF SECTION 21, TOWNSHIP 43 SOUTH, RANGES 26 EAST, RUN NORTH ALONG THE EAST LINE OF SAID SECTION 21 FOR 1727.92 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREBY CONVEYED; FROM SAID POINT OF BEGINNING THENCE RUN WEST 4-∞ SOUTH AT AN ANGLE OF 88-∞ 52', SOUTH TO WEST WITH SAID SECTION LINE FOR 10 CHAINS, THENCE RUN NORTH PARALLEL TO SAID SECTION LINE FOR 4 CHAIN TO THE SOUTH BANK OF THE CALOOSAHATCHEE RIVER THENCE RUN EASTERLY UP SAID SOUTH BANK TO A POINT ON THE LINE BETWEEN SECTIONS 21 AND 22, THENCE RUN SOUTH ALONG SAID SECTION LINE FOR 5 CHAINS, MORE OR LESS TO THE POINT OF BEGINNING. EXCEPTING FROM THE ABOVE DESCRIBED TRACT THE	FOLLOWING PARCEL OF LANDS. BEGIN AT A POINT WHERE THE U.S. GOVERNMENT RIGHT-OF-WAY LINE STRIKES THE LINE BETWEEN SECTIONS 21 AND 22, TOWNSHIP 43 SOUTH, RANGE 26 EAST: THENCE RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 21 FOR 125 FEET THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF LOT 1, SECTION 21, FOR 30 FEET, MORE OR LESS, TO THE WEST LINE OF THE PUBLIC ROAD NO. S-78, AND THE POINT OF BEGINNING OF THE LOT EXCEPTED HEREFROM; THENCE CONTINUE WEST PARALLEL WITH THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID SECTION 21 FOR A DISTANCE OF 65 FEET; THENCE RUN NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 21 TO THE GOVERNMENT RIGHT-OF-WAY OF THE CALOOSAHATCHEE RIVER; THENCE RUN EASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID PUBLIC ROAD; THENCE SOUTH ALONG SAID ROAD TO POINT OF BEGINNING Strap Number 21-43-26-10-00000.0110 Names in which assessed: BRIAN H INGERSON, BRIAN H. INGERSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04691L

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001934 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24262 Year of Issuance 2023 Description of Property LOT 38, OF THAT CERTAIN SUBDIVISION KNOWN AS ARROYAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND THAT PART OF LOT B, ARROYAL SUBDIVISION, LYING EAST OF THE EAST LINE OF LOT 39, AND WEST OF THE WEST LINE OF LOT 37, ARROYAL SUBDIVISION, EACH EXTENDED TO THE IMPERIAL RIVER AND LYING BETWEEN THE NORTH LINE OF RIVERSIDE DRIVE AND THE WATERS OF THE IMPERIAL RIVER, SAID SUBDIVISION RECORDED AT PLAT BOOK 3, PAGE 80, OF THE PUBLIC RECORDS	OF LEE COUNTY, FLORIDA; AND THAT PORTION OF RIVERSIDE DRIVE VACATED BY RESOLUTION 85-11-17, OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, DATED NOVEMBER 20, 1985 AND RECORDED JANUARY 3, 1986, IN OFFICIAL RECORDS BOOK 1821, PAGE 4166, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING EAST OF THE EAST LINE OF LOT 39 AND WEST OF THE WEST LINE OF LOT 37, ARROYAL SUBDIVISION, EACH EXTENDED FROM THE NORTH LINE OF 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 BUILDERS LLC, SUNSHINE HOME BUILDERS, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04689L

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001823 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24263 Year of Issuance 2023 Description of Property LOT 39, OF THAT CERTAIN SUBDIVISION KNOWN AS ARROYAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND THAT PART OF LOT B, ARROYAL SUBDIVISION, LYING EAST OF THE WEST LINE OF LOT 38, AND WEST OF THE WEST LINE OF LOT 39, ARROYAL SUBDIVISION, EACH EXTENDED TO THE IMPERIAL RIVER AND LYING BETWEEN THE NORTH LINE OF RIVERSIDE DRIVE AND THE WATERS OF THE IMPERIAL RIVER, SAID SUBDIVISION RECORDED AT PLAT BOOK 3, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY,	FLORIDA; AND THAT PORTION OF RIVERSIDE DRIVE VACATED BY RESOLUTION 85-11-17, OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, DATED NOVEMBER 20, 1985 AND RECORDED JANUARY 3, 1986, IN OFFICIAL RECORDS BOOK 1821, PAGE 4166, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING EAST OF THE WEST LINE OF LOT 38, AND WEST OF THE WEST LINE OF LOT 39, ARROYAL SUBDIVISION, EACH EXTENDED FROM THE NORTH LINE OF LOT 39, ARROYAL SUBDIVISION, TO THE NORTH LINE OF RIVERSIDE DRIVE Strap Number 33-47-25-B4-00239.0000 Names in which assessed: SUNSHINE HOME BUILDERS, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04690L

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001962 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24224 Year of Issuance 2023 Description of Property FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 32 FOR 665 FEET; THENCE NORTH 50 FEET TO THE NORTH LINE OF BONITA BEACH ROAD; THENCE CONTINUE ON THE SAME COURSE ON THE CENTER LINE OF A ROAD 130 FEET WIDE FOR 930 FEET TO THE NORTH LINE OF A 50 FOOT WIDE ROAD; THENCE WEST ALONG THE NORTH LINE OF SAID ROAD 50 FEET WIDE FOR 65 FEET TO THE POINT	OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE WEST ALONG THE NORTH LINE OF SAID 50' FOOT WIDE ROAD FOR 120 FEET; THENCE NORTH 130 FEET; THENCE EAST 120 FEET TO THE IMPERIAL RIVER ROAD 130 FEET WIDE; THENCE SOUTH ALONG THE WEST LINE OF SAID ROAD TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED. Strap Number 32-47-25-B3-03207.0090 Names in which assessed: BRIAN HASSEL, JEFFREY HASSEL, SCOTT HASSEL, SWT TRUST, SWT, BENEFICIARY OF THE SWT TRUST, WILLIAM TAYLOR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04688L

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002068 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23822 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN BOAT SLIP 49C OF ROYAL PELICAN BOATING ASSOCIATION, A COOPERATIVE, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1863, PAGE 2733, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO. Strap Number 03-47-24-W1-05800.049C Names in which assessed: JANA GROSE, TERENCE ANDREW GROSE, TERENCE GROSE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04681L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001931 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24198 Year of Issuance 2023 Description of Property UNIT NO. 21 OF THE CARRIAGE HOMES AT THE CROSSINGS OF BONITA BAY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2088, PAGE 567, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 28-47-25-B4-00900.0210 Names in which assessed: JOHN G. YEDINAK, JOHN YEDINAK, LYNN G YEDINAK, LYNN G. YEDINAK All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04687L

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001916 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23657 Year of Issuance 2023 Description of Property UNIT 311 AND 1/507 INTEREST IN THE COMMON ELEMENTS OF THE HOLIDAY TRAVEL PARK RV CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICIAL RECORD BOOK 1557 AT PAGES 1583-1617 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION. Strap Number 06-46-24-15-00000.3110 Names in which assessed: CAROL IZSO, CAROL R IZSO, KERT L WALSH All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04677L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001922 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23720 Year of Issuance 2023 Description of Property UNIT 74, ISLAND PARK VILLAGE, SECTION III, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 3490, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS Strap Number 12-46-24-13-00000.0740 Names in which assessed: ALICE MARY WERSON, ALICE MARY WERSON JR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04679L

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001930 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23901 Year of Issuance 2023 Description of Property UNIT NO. 9B OF BAY HARBOR CLUB, A CONDOMINIUM, PHASE I, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORDS BOOK 1696, PAGES 227 THROUGH 322, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION AND ALL AMENDMENTS THERETO Strap Number 25-47-24-B2-04200.09B0 Names in which assessed: CYRIL A & MARGARET A PICK TRUST, THE CYRIL A. & MARGARET A. PICK TRUST, THE CYRIL A. PICK AND MARGARET A. PICK REVOCABLE TRUST, DATED OCTOBER 25, 1996 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04682L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001958 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23918 Year of Issuance 2023 Description of Property EAST, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2, THENCE SOUTH 01-∞24'10" WEST ALONG THE EAST LINE OF SAID LOT FOR 850.52 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 01-∞24'10" WEST FOR 80 FEET; THENCE NORTH 88-∞35'50" WEST FOR 150 FEET TO THE CENTERLINE OF FLAMINGO DRIVE; THENCE NORTH 01-∞24'10" EAST ALONG THE CENTER LINE OF FLAMINGO DRIVE 80 FEET; THENCE SOUTH 88-∞35'50" EAST FOR 150 FEET TO THE POINT OF BEGINNING (BEING THE SAME AS LOT 24, BLOCK "A" PER UNRECORDED PLAT OF RIVERBEND SUBDIVISION). Strap Number 31-43-25-03-0000A.0240 Names in which assessed: JULIE HEATON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04684L

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NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002079 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23749 Year of Issuance 2023 Description of Property APARTMENT 41, ESTERO BEACH CLUB EAST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 916, PAGE 513,	PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Strap Number 19-46-24-W3-02100.0410 Names in which assessed: EDWINA G FOSTER, LEROY E DEBOARD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04680L

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NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001919 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24051 Year of Issuance 2023 Description of Property UNIT W-83, AMERICAN OUTDOORS CAMPER RESORT #1, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED IN OFFICIAL RECORD BOOK 1673, PAGE 2487 THROUGH 2529, AND CONDOMINIUM PLAT 8, PAGE 219, ALL IN THE PUBLIC RECORDS OF LEE	COUNTY, FLORIDA, AND AS SUBSEQUENTLY AMENDED, TOGETHER WITH ALL APPURTENANCES THERETO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION. Strap Number 07-46-25-04-00W00.0830 Names in which assessed: Cynthia Bauer, CYNTHIA L BAUER, CYNTHIA L. BAUER, WAYNE E BAUER, WAYNE E. BAUER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04686L

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Business Observer

LV20906_V12

--- TAX DEEDS ---

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NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001899 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23719 Year of Issuance 2023 Description of Property UNIT NO. 64, OF THAT CERTAIN CONDOMINIUM KNOWN AS ISLAND PARK VILLAGE, SECTION III, A CONDOMINIUM AS RECORDED IN O. R. BOOK 1732, PAGES 3490-3585, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AND ALL AMENDMENTS THERETO, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION. No 17656 VILLAGE INLET CT FORT MYERS 3390 Strap Number 12-46-24-13-00000.0640 Names in which assessed: CORINNE J. DRUSO, JANINE C. WILKINSON REVOCABLE TRUST DATED MAY 3, 2012 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04678L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001927 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23530 Year of Issuance 2023 Description of Property UNIT 805, OF ARIEL CONDOMINIUM OF THE LANDINGS, A CONDOMINIUM COMMUNITY, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORD BOOK 1644, PAGE 242, AS AMENDED FROM TIME TO TIME, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARATION Strap Number 20-45-24-27-00000.0805 Names in which assessed: DAVID HUSEMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04672L

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NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001993 NOTICE IS HEREBY GIVEN that JAMON BOWEN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23917 Year of Issuance 2023 Description of Property A TRACT OF LAND LYING IN LOT 8, UNITED FLORIDA FRUIT COMPANY'S FIRST DIVISION, ACCORDING THE PLAT RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, IN GOVERNMENT LOT 6, SECTION 31, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS; FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 7 OF SAID SECTION 31, ON THE NORTH LINE OF SAID GOVERNMENT LOT 6, RUN SOUTH 5-∞19'50" EAST ALONG THE CENTERLINE OF STEVENSON ROAD FOR 45.16 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF BUTLER ROAD; THENCE RUN SOUTH 89-∞26'10" WEST ALONG SAID PROLONGATION FOR 25.09 FEET TO THE WESTERLY LINE OF STEVENSON ROAD; THENCE RUN SOUTH 5-∞19'50" EAST ALONG SAID WESTERLY LINE FOR 391.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, THENCE CONTINUE SOUTH 5-∞19'50" EAST ALONG SAID WESTERLY LINE FOR 109.0 FEET; THENCE RUN SOUTH 89-∞26'10" WEST FOR 143.91 FEET TO THE CENTERLINE OF AN EXISTING CANAL; THENCE RUN NORTH 6-∞09'20" WEST ALONG SAID CENTERLINE FOR 100.13 FEET; THENCE RUN NORTH 83-∞ 41'13" EAST FOR 135.90 FEET TO THE POINT OF BEGINNING, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-43-25-02-00008.002G Names in which assessed: LYNN JAMES All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04683L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001895 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23426 Year of Issuance 2023 Description of Property LOT 9 LESS THE SOUTHEASTERLY 10 FEET, GEORGE TOWN, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 121, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 03-45-24-P2-00500.0090 Names in which assessed: DANIEL E WOOLLEY JR, DANIEL E. WOOLLEY JR. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04671L

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

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NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002086 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23404 Year of Issuance 2023 Description of Property LOTS 23 AND 24, BLOCK 1207, CAPE CORAL UNIT 19, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 121 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 32-44-24-C2-01207.0230 Names in which assessed: ISLAND GUY PROPERTIES LLC, ISLAND GUY PROPERTIES, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04670L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001893 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23332 Year of Issuance 2023 Description of Property PARCEL A BEGINNING AT A POINT OF THE EASTERLY SIDE OF HENDRY STREET, FIVE FEET NORTHWESTERLY FROM THE NORTHWESTERLY CORNER OF LOT NINE IN SIMMONS SUBDIVISION ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 9; THENCE NORTHEASTERLY AT RIGHT ANGLES TO HENDRY STREET TO THE EASTERLY LINE OF SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG THE EASTERLY SIDE OF SAID SUBDIVISION 67 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES TO HENDRY STREET TO A POINT ON THE EASTERLY SIDE OF HENDRY STREET 67 FEET NORTHWESTERLY OF THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE EASTERLY SIDE OF HENDRY STREET 67 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOTS 7 AND 8, OF SAID SIMMONS SUBDIVISION. EXCEPTING THE NORTH 25 FEET THEREOF. PARCEL B A TRACT OR PARCEL OF LAND LYING IN BLOCK 7, HOME-STEAD OF JAMES EVANS, ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1 AT PAGE 23 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM THE STEEL PIN MARKING THE INTERSECTION OF THE NORTHWESTERLY LINE OF SECOND STREET AND THE SOUTHWESTERLY LINE OF JACKSON STREET, SAID INTERSECTION BEING THE SOUTHEAST CORNER OF SAID BLOCK 7, RUN NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF JACKSON STREET FOR 328.06 FEET TO A DRILL HOLE FILLED WITH LEAD IN THE CONCRETE SIDEWALK MARKING THE INTERSEC-

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NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002076 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23320 Year of Issuance 2023 Description of Property UNIT NUMBER 212-K OF SCHOONER BAY CONDOMINIUM, HARBOR SQUARE SECTION, ENTERPRISE PHASE, A CONDOMINIUM COMMUNITY, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORD BOOK 1127 AT PAGES 297 THROUGH 343, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINI-	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001964 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23568 Year of Issuance 2023 Description of Property LOT 1, BLOCK E, HARLEM HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

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NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001925 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23092 Year of Issuance 2023 Description of Property UNIT 8, BUILDING 10003, OF ARBOR LAKE CONDOMINIUM NO. 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1704, PAGE(S) 1495, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-24-29-10003.0080 Names in which assessed: DOUGLAS BECHTEL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04662L	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, JOSEPH 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 & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04632L

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NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001964 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23320 Year of Issuance 2023 Description of Property UNIT NUMBER 212-K OF SCHOONER BAY CONDOMINIUM, HARBOR SQUARE SECTION, ENTERPRISE PHASE, A CONDOMINIUM COMMUNITY, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORD BOOK 1127 AT PAGES 297 THROUGH 343, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINI-	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001964 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23320 Year of Issuance 2023 Description of Property UNIT NUMBER 212-K OF SCHOONER BAY CONDOMINIUM, HARBOR SQUARE SECTION, ENTERPRISE PHASE, A CONDOMINIUM COMMUNITY, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORD BOOK 1127 AT PAGES 297 THROUGH 343, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINI-

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NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001925 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22458 Year of Issuance 2023 Description of Property LOT 43, CALUSA RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2008000235621, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 17-44-22-04-00000.0430 Names in which assessed: PHUC HONG NGUYEN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04654L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001825 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23092 Year of Issuance 2023 Description of Property UNIT 8, BUILDING 10003, OF ARBOR LAKE CONDOMINIUM NO. 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1704, PAGE(S) 1495, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-24-29-10003.0080 Names in which assessed: DOUGLAS BECHTEL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04662L

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NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001895 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23092 Year of Issuance 2023 Description of Property UNIT 8, BUILDING 10003, OF ARBOR LAKE CONDOMINIUM NO. 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1704, PAGE(S) 1495, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-24-29-10003.0080 Names in which assessed: DOUGLAS BECHTEL All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04669L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002076 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23320 Year of Issuance 2023 Description of Property UNIT NUMBER 212-K OF SCHOONER BAY CONDOMINIUM, HARBOR SQUARE SECTION, ENTERPRISE PHASE, A CONDOMINIUM COMMUNITY, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORD BOOK 1127 AT PAGES 297 THROUGH 343, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINI-

SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001963 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-24309 Year of Issuance 2023 Description of Property LOTS 8 AND 9, BLOCK 55, FORT MYERS SHORES, UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 66 TO 70, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 29-43-26-05-00055.0080 Names in which assessed: ERIC KNAUER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04668L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001954 NOTICE IS HEREBY GIVEN that FNA VII, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23988 Year of Issuance 2023 Description of Property LOTS 21, 22, AND 23, BLOCK B, THOMAS & JOHNSON'S FIRST ADDITION TO TICE, ACCORDING TO THE PLAT BOOK 5, PAGE 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 04-44-25-21-0000B.0210 Names in which assessed: WILLIAM D ROCHA, WILIAM D. ROCHA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller. Nov. 21, 28; Dec. 5, 12, 2025 25-04685L

SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001964 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23320 Year of Issuance 2023 Description of Property UNIT NUMBER 212-K OF SCHOONER BAY CONDOMINIUM, HARBOR SQUARE SECTION, ENTERPRISE PHASE, A CONDOMINIUM COMMUNITY, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORD BOOK 1127 AT PAGES 297 THROUGH 343, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINI-	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001964 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23320 Year of Issuance 2023 Description of Property UNIT NUMBER 212-K OF SCHOONER BAY CONDOMINIUM, HARBOR SQUARE SECTION, ENTERPRISE PHASE, A CONDOMINIUM COMMUNITY, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORD BOOK 1127 AT PAGES 297 THROUGH 343, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND SPECIFIED IN SAID CONDOMINI-

TAX DEEDS

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001965 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22649 Year of Issuance 2023 Description of Property UNIT NO. 203, BUILDING A, ALSO KNOWN AS UNIT A-203 OF THE SAND-DOLLAR CONDOMINIUM, PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1254, PAGE 2116, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-46-22-T2-0100A.2030 Names in which assessed: SANDDOLLAR A203 LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04656L	SECOND 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	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001967 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23070 Year of Issuance 2023 Description of Property LOT 3, BLOCK 17, RESUBDIVISION OF BLOCKS 17, 18, 19, 28, 38 AND THE WEST HALF OF BLOCK 20, SUNCOAST ESTATES, UNRECORDED, ACCORDING TO THE PLAT THEREOF RECORDED IN OR BOOK 566, PAGES 6 THROUGH 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-43-24-03-00017.0030 Names in which assessed: KRSUNGI D GILLETT All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04660L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001977 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-13197 Year of Issuance 2023 Description of Property LOT 15, BLOCK 27, UNIT 3, SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 99, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-45-26-03-00027.0150 Names in which assessed: PETER FOREMAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04648L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002037 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-16390 Year of Issuance 2023 Description of Property LOT 15, BLOCK 18, UNIT 5, SECTION 20, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 28, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-44-27-05-00018.0150 Names in which assessed: BETTY J THOMAS, BETTY J. THOMAS, MADGE I. BAKER, MARY L. BREWER All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04651L	SECOND 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
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SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001807 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23150 Year of Issuance 2023 Description of Property FROM THE SOUTHWEST CORNER OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 03, TOWNSHIP 44 SOUTH, RANGE 24 EAST, RUN S.89-~026°46"E ALONG THE CENTERLINE OF SAID SOUTHEAST ONE QUARTER (SE 1/4) 25 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BETMAR BOULEVARD; THENCE N.01-~014°01"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE 25 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE N.01-~026°46"E ALONG THE CENTERLINE OF SAID SOUTHEAST ONE QUARTER (SE 1/4) S.89-~026°46"E. 519.10 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 41; THENCE N.39-~028°01"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 215.36 FEET; THENCE N.89-~026°46"W, 385.76 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID BETMAR BOULEVARD; THENCE S.01-~014°01"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 165 FEET TO THE	POINT OF BEGINNING, LESS AND EXCEPT THE FOLLOWING 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, TOWNSHIP 44 SOUTH, RANGE 24 EAST, RUN S.89-~026°46"E. ALONG THE CENTERLINE OF SAID SOUTHEAST ONE QUARTER (SE 1/4) 25 FEET TO THE EASTERLY RIGHT-OF-WAY OF BETMAR BOULEVARD; THENCE N.01-~014°01"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE 140 FEET; THENCE S.89-~028°46"E. 135.76 FEET; THENCE S.01-~014°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	SECOND INSERTION 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 Description of Property UNIT 6-A WHISPERWOOD, PHASE 2 FROM THE NORTHWEST CORNER OF LOT 5, WHISPERING PINES, PHASE 2, A SUBDIVISION IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST, AS RECORDED IN PLAT BOOK 33, PAGE 19 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS: THENCE SOUTH 00 DEGREES 02' EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 5 FOR 76.62 FEET; THENCE EAST FOR 26.02 FEET TO THE POINT OF BEGINNING; THENCE	NORTH FOR 0.83 FEET; THENCE EAST FOR 34.00 FEET; THENCE NORTH FOR 0.33 FEET; THENCE EAST FOR 2.00 FEET; THENCE NORTH FOR 0.50 FEET; THENCE EAST FOR 6.00 FEET; THENCE SOUTH FOR 15.43 FEET; THENCE WEST FOR 6.00 FEET; THENCE NORTH FOR 0.50 FEET; THENCE WEST FOR 2.00 FEET; THENCE NORTH FOR 0.33 FEET; THENCE WEST FOR 34.00 FEET; THENCE NORTH FOR 12.94 FEET TO THE POINT OF BEGINNING. Strap Number 02-46-23-13-00000.06A0 Names in which assessed: KLARA POUROVA, PAVEL POUR All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04659L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001936 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23082 Year of Issuance 2023 Description of Property THE CONDOMINIUM PARCEL KNOWN AS UNIT NO. G-4, OF FOXMOOR CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 266, ET. SEQ., OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED IN OFFICIAL RECORD BOOK 1084, PAGE 325, OFFICIAL RECORD BOOK 1380, PAGE 1871, OFFICIAL RECORD BOOK 1506, PAGE 491, OFFICIAL RECORD BOOK 1506,	PAGE 494, OFFICIAL RECORD BOOK 1613, PAGE 2007 AND OFFICIAL RECORD BOOK 2359, PAGE 1852 ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST AS TENANT IN COMMON IN AND TO THE COMMON ELEMENTS AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE DECLARATION OF CONDOMINIUM AND PLANS ON FILE IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-24-20-0000G.0040 Names in which assessed: ESTATE OF MYRNA KIDD, MYRNA KIDD All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04661L
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SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001966 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22755 Year of Issuance 2023 Description of Property LOT 9 AND 10, BLOCK 4728, CAPE CORAL, UNIT 70, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 58 THROUGH 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 04-45-23-C3-04728.0090 Names in which assessed: BRO ZEN HOMES LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04657L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002092 NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-07086 Year of Issuance 2023 Description of Property LOT 41, DELAY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 65, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-25-P4-04400.0410 Names in which assessed: MARTIN BARBE, PATRICIA PEYTON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04625L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001968 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23177 Year of Issuance 2023 Description of Property THE NORTH 100 FEET OF THAT PART OF THE SOUTH HALF OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORI-	GINNING OF THE LOT HEREIN 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 Names in which assessed: 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 25-04666L	SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002066 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-22965 Year of Issuance 2023 Description of Property LOTS 85 AND 86, BLOCK D, COTTAGE POINT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 133 AND ACCORD-	ING TO THE MAP OR PLAT ATTACHED TO THE DEED RECORDED IN DEED BOOK 259, PAGES 224, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-46-23-02-0000D.0850 Names in which assessed: CIDEL FINANCIAL SERVICES INC. All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04658L
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SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002100 NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23147 Year of Issuance 2023 Description of Property THE SOUTH 100 FEET OF THE WEST 1/2 OF LOT 13, MARIANA HEIGHTS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 73, EXCEPTING THEREFROM THE WESTERLY 70 FEET THEREOF, ALSO KNOWN	AS THE EAST 1/2 OF LOT 16, EVERGREEN ACRES, AN UNRECORDED SUBDIVISION IN OFFICIAL RECORDS BOOK 242, PAGE 91, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-24-27-00000.016A Names in which assessed: BLUE OCEAN DEVELOPMENT LLC, BLUE OCEAN DEVELOPMENT LLC., BLUE OCEAN DEVELOPMENT, LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol- Nov. 21, 28; Dec. 5, 12, 2025 25-04663L
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TAX DEEDS

SECOND INSERTION

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

Tax Deed #:2025002058
NOTICE IS HEREBY GIVEN that Franrosa Certificates LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04623L

SECOND INSERTION

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

Tax Deed #:2025001948
NOTICE IS HEREBY GIVEN that AGTC Investments LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-09418
Year of Issuance 2023 Description of Property LOT 3, BLOCK 116, UNIT 12, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN PLAT BOOK 15, PAGE 59, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-26-12-00116.0030
Names in which assessed: GSNM REALTY LLC, GSNM REALTY, LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04638L

SECOND INSERTION

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

Tax Deed #:2025001697
NOTICE IS HEREBY GIVEN that AVK REAL ESTATE the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04605L

SECOND INSERTION

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

Tax Deed #:2025002050
NOTICE IS HEREBY GIVEN that Franrosa Certificates LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04624L

SECOND INSERTION

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

Tax Deed #:2025001970
NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04629L

SECOND INSERTION

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

Tax Deed #:2025002023
NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04611L

SECOND INSERTION

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

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

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04640L

SECOND INSERTION

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

Tax Deed #:2025001981
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04645L

SECOND INSERTION

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

Tax Deed #:2025002011
NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-07586
Year of Issuance 2023 Description of Property LOT 15, BLOCK D, CARVER PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 87 AND 88, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-25-P2-0050D.0150
Names in which assessed: RA TLC 2010 HOLDINGS, RA TLC 2010 HOLDINGS LLC

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04631L

SECOND INSERTION

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

Tax Deed #:2025001821
NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

SECOND INSERTION

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

Tax Deed #:2025001970
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04643L

SECOND INSERTION

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

Tax Deed #:2025002006
NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04630L

SECOND INSERTION

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

SECOND INSERTION

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

Tax Deed #:2025001972
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04641L

SECOND INSERTION

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

Tax Deed #:2025002093
NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08268
Year of Issuance 2023 Description of Property LOT 14, BLOCK 112, UNIT 12, SAN CARLOS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 326, PAGE 192, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 15-46-25-10-00112.0140
Names in which assessed: DIAMONIQUE DIXON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04635L

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

Names in which assessed: DIRK SAUER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04655L

SECOND INSERTION

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

Tax Deed #:2025001975
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12984
Year of Issuance 2023 Description of Property LOT 1, BLOCK 80, UNIT 8, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 191 PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 11-45-26-08-00080.0010
Names in which assessed: PETER FOREMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04646L

SECOND INSERTION

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

Tax Deed #:2025002005
NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.
Nov. 21, 28; Dec. 5, 12, 2025

25-04628L

Q&A

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

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

Rarely do consumers specifically search online for public notices.

--- TAX DEEDS ---

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

Tax Deed #:2025001939
NOTICE IS HEREBY GIVEN that AGTC Investments LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

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

Tax Deed #:2025002089
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-021603
Year of Issuance 2021 Description of Property LOT 2, BLOCK 2327A, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 112 THROUGH 130, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C1-02327.A020
Names in which assessed: TISSA INVESTMENTS LLC, TISSA INVESTMENTS, LLC

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

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

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

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

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

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

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

SECOND 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

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

Tax Deed #:2025001944
NOTICE IS HEREBY GIVEN that AGTC Investments LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

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

Tax Deed #:2025002055
NOTICE IS HEREBY GIVEN that Franrosa Certificates LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-00099
Year of Issuance 2023 Description of Property LOTS 59 AND 60, BLOCK 5414, UNIT 90, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 29, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-43-22-C3-05414.0590
Names in which assessed: AMISPHERE FARM LABOR INC, AMISPHERE FARM LABOR INC.

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

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

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

Tax Deed #:2025002090
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

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

Tax Deed #:2025002099
NOTICE IS HEREBY GIVEN that JPL Investments Corp the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-01622
Year of Issuance 2023 Description of Property LOTS 38 AND 39, BLOCK 2546, UNIT 36 OF CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 112-130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-23-C1-02546.0380
Names in which assessed: APPRECIATE REAL ESTATE LLC, APPRECIATE REAL ESTATE, LLC

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

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

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

Tax Deed #:2025002088
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

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

Tax Deed #:2025002019
NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

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

Tax Deed #:2025002031
NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-011708
Year of Issuance 2020 Description of Property EAST HALF OF LOT 12, BLOCK 3, UNIT 1, SECTION 17, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 21, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 17-44-27-01-00003.012D
Names in which assessed: SYLVIA M FRIEDMAN, SYLVIA M. FRIEDMAN

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

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

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

Tax Deed #:2025002022
NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

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

Tax Deed #:2025001943
NOTICE IS HEREBY GIVEN that AGTC Investments LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

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

Tax Deed #:2025001673
NOTICE IS HEREBY GIVEN that Byron E Higgins the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

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

Tax Deed #:2025002041
NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

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

Tax Deed #:2025002056
NOTICE IS HEREBY GIVEN that Franrosa Certificates LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

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

Tax Deed #:2025001989
NOTICE IS HEREBY GIVEN that POWELL BROTHERS CAPITAL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

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

Tax Deed #:2025001780
NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-10183
Year of Issuance 2023 Description of Property LOT 1, BLOCK 107, UNIT 11, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 62, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 13-44-26-11-00107.0010
Names in which assessed: ANTOINE JOO, ANTOINE JOO ROUX

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

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