Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com NOVEMBER 28 - DECEMBER 4, 2025

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 RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 07-44-23-C2-04185.0820

Names in which assessed: CHARLES F MIN MINNECI, CHARLES F. MINNECI, MARY ANN MINNECL

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

Sept. 26; Oct. 3, 10, 17; Nov. 28, 2025

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on 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 re-

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

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

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,

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 DE-SCRIBED 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,

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

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 Pe-

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

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

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,

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 mmummert@mummertlawfirm.comservice@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,

Bath Concepts of Florida, LLC Phillip Rizzo

November 28, 2025 25 - 04772L

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

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.

Totes, Bags, Tools, TV Wine Collection, Decor, Lamps

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

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,

CIVIL DIVISION CASE NO: 25-DR-7062 IN RE: The Marriage Of:

THOMAS KERLIN. Husband, and DEBBIE SUE KERLIN,

Petition for Dissolution of Marriage Without Minor Children and for Other

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

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 is lawsuit will be mailed or to the addresses on record at the clerk's

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

Kimberly Lane 1210

Marialuigia Vilella

Purchases must be paid at the above referenced facility in order to complete the

25-04763L November 28; December 5, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HERERY 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, 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 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 INCLU-SIVE, 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, Sec-

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

--- ESTATE ---

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

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

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

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

The date of first publication of this notice is: November 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

PAGES 21-44

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 attor-

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

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

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

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is November 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

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

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

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

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

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

Personal Representative: Dana Vidussi 15237 Briarcrest Circle Fort Myers, FL 33912

Hurricaner, West Virginia 25526Attorney 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

FIRST INSERTION

NOTICE OF SALE

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

MARIOLYS C LOPEZ, JOSE D

PRIETO, THE COURTYARDS OF CAPE CORAL CONDOMINIUM

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plain-

tiff 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 prop-

erty situated in Lee County, Florida

CONDOMINIUM PARCEL:

UNIT NO. 118-C, BUILDING

NO. 1029, THE COURTYARDS

OF CAPE CORAL, A CONDO-MINIUM, ACCORDING TO THAT CERTAIN DECLARA-

TION OF CONDOMINIUM

RECORDED IN OFFICIAL RE-

CORDS BOOK 1394, PAGE 905,

AS AMENDED, AS RECORD-

ED IN THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA,

AND TOGETHER WITH AN

UNDIVIDED INTEREST OR

SHARE IN THE COMMON

ELEMENTS APPURTENANT

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,

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

Clerk of the Circuit Court

Kevin C. Karnes

Deputy Clerk

25-04766L

(SEAL) By: T Mann

Dated this 11/19/2025

THERETO.

2025 at 9:00 AM

unclaimed.

Ryan Sutton

LLC:

Plaintiff, vs.

Defendants

scribed property:

County, Florida.

33917

ED HEREIN.

(813) 229-0900 x

Kass Shuler, P.A.

1604 N. Marion St

Tampa, FL 33602

F078950/2528686/MTS

Nov. 28; Dec. 5, 2025

ForeclosureService@kasslaw.com

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

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 de-

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

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 af-

fixed to and taxed as Real Prop-

Property Address: 646 FUTURE

DR. NORTH FORT MYERS, FL

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM 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-

WITNESS my hand on 11/19/2025

Deputy Clerk of Court, Lee County

MARINOSCI LAW GROUP, P.C.

STE 1045 FORT LAUDERDALE, FL 33309

ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-default law.com

Telephone: (954)644-8704;

Fax: (954) 772-9601

Nov. 28; Dec. 5, 2025

25-02421

100 WEST CYPRESS CREEK ROAD,

Attorney for the Plaintiff

Kevin C. Karnes

(SEAL) T Mann

Clerk of Court

25-04769L

LAKEVIEW LOAN SERVICING,

MARK JACKSON, ET.AL;

ASSOCIATION

ASSOCIATION, INC.,

Plaintiff, vs.

Defendants.

described as:

--- ESTATE ---

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.

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 PUBLICA-TION OF THIS NOTICE.

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

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

The date of first publication of this notice is November 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

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

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 SER-VICING, 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 $49\mathrm{th}$ St, Cape Coral, FL 33914Any 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

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 RE-NEE GUBELMAN, deceased, whose date of death was July 11, 2025, is pending in the Circuit Court for Lee County. Florida, Probate Division, the address is 1700 Monroe St., Fort Myers, FL 33901. The personal representative's and the personal representative's attorney names and addresses are set forth

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

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

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

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

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

ERIC GUBELMAN

Personal Representative /S/ RICHARD M. RICCIARDI, JR.,

ESQ. RICHARD M. RICCIARDI, JR., ESQ. Florida Bar No. 90567 YOUR ADVOCATES, P.A. 2050 McGregor Blvd. Fort Myers, FL 33901 Phone: (239) 689-1096 Fax: (239) 791-8132 E-mail: rricciardi@your-advocates.org Nov. 28; Dec. 5, 2025 25-04793L

FIRST INSERTION

NOTICE TO CREDITORS

(Summary Administration)
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003260 IN RE: ESTATE OF

DENA INGEBRETSEN WENTZ 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 Dena Ingebretsen Wentz, deceased, File Number 25-CP-003620, by the Circuit Court for Lee County, Florida, Probate Division. the address of which is 1700 Monroe Street, Fort Myers, Florida 33901; that the decedent's date of death was August 28, 2025; that the total value of the estate is \$464,606.00, of which \$460,722.00 as exempt by order this court, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Lacey Nicole Wentz 7321 Rich Road

North Fort Myers, FL 33917 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

DATE OF DEATH IS BARRED. The date of first publication of this Notice is November 28, 2025.

Person Giving Notice: /s/ Lacev Nicole Wentz Lacey Nicole Wentz

7321 Rich Road North Fort Myers, Florida 33917 Attorney for Person Giving Notice /s/ Monica T. Johnson, Esq. Monica Johnson, Esq.

Attorney Florida Bar Number: 1028229 Sunshine State Law, PLLC 2058 Cottage Street Fort Myers, Florida 33901 Telephone: (239) 790-4477 Fax: (239) 201-2662

E-Mail: info@sunshinestatelawoffice.com Nov. 28; Dec. 5, 2025 25-04774L 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.bass lawoffice@comcast.net, jessica.bass lawoffce@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 25-04794L Nov. 28: Dec. 5, 2025

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

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

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

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

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

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

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

Personal Representative Diani M. Jefferson aka Diana Jefferson

503 Rosewood Place Hurricaner, 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 25-04775L Nov. 28; Dec. 5, 2025

--- ACTIONS / SALES ---

FIRST INSERTION NOTICE OF SALE PURSUANT TO IN THE CIRCUIT CIVIL COURT **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 45Florida 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 PUB-LIC RECORDS OF LEE COUN-TY, 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 25-04767L

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

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,

limited liability company, MILES VLANT and CASEY VLANT,

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,

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

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,

Devisees, 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 Resche 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, Devisees, 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.real foreclose.com, beginning at 09:00 AM on the 14th day of May, 2026, the following described property as set forth in said Final Judgment, to wit:

APARTMENT UNIT

A44, OF POINTE SANTO DE SANIBEL CONDOMINIUM II, ACCORDING TO THE CONDOMINIUM DECLARA-TION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF

THE CIRCUIT COURT, IN OF-FICIAL RECORD BOOK 1192 AT PAGES 1788-1841, INCLU-SIVE AND IN OFFICIAL RE-CORD BOOK 1195 AT PAGES 755, 756, INCLUSIVE, AND AS PER PLAT THEREOF IN CON-DOMINIUM PLAT BOOK 5 AT PAGES 28-39, INCLUSIVE, AND THE CLARIFICATION AMENDMENT TO THE CON-DOMINIUM DECLARATION RECORDED IN OFFICIAL RE-CORD BOOK 1207 AT PAGES 1920-1923, INCLUSIVE AND AS AMENDED BY THAT CER-TAIN AMENDMENT TO DEC-LARATION OF CONDOMINI-UM RECORDED IN OFFICIAL RECORD BOOK 1524 AT PAGE 1648, OFFICIAL RECORD FICIAL RECORD BOOK 1658 AT PAGE 39, OFFICIAL RE-CORD BOOK 1954 AT PAGE 3507 AND AS AMENDED AND RESTATED IN OFFICIAL RE-CORD BOOK 2822 AT PAGE 695 AND AS AMENDED IN OR BOOK 4189, PAGE 4860, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TO-GETHER WITH ALL APPUR-TENANCES THEREUNTO APPERTAINING AND SPECI-FIED IN SAID CONDOMINI-UM 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

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

Legal Description: LOTS 33 AND 34, BLOCK 5425, CAPE CORAL UNIT 90, A SUBDIVISION ACCORD-ING 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 05425.0330 No. 24-43-22-C3-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 CLAIM-ING BY AND THROUGH SAID DE-FENDANT

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

 ${\rm LOT}\,19, {\rm OF}\,BLOCK\,5, {\rm OF}\,THAT$ SUBDIVISION KNOWN AS HARLEM LAKE UNIT 1, AC-CORDING 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 $new spaper\ of\ general\ circulation,\ in\ Lee$ 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

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

25-04761L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY,

TODD LEIGH JOHNSON, ET AL. DEFENDANT(S).

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

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

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 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 85degrees 59 minutes 58 seconds West for 45.50 feet; thence South 04 degrees 00 minutes 02 seconds West for 32.83 feet to the

as provided herein.

Date: 11/20/2025

Tromberg, Miller, Morris & Partners,

600 West Hillsboro Boulevard Suite 600

/PennyMac

Nov. 28; Dec. 5, 2025 25 - 04770 L 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,

NOTICE is hereby given that the un-dersigned, 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.real foreclose.com, in accordance with Section 45.031. Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida

Unit Week No. 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

FIRST INSERTION

IN AND FOR

LEE COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 25-CA-003808

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

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 defen-

dants. 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

Coral, Unit 36, according to the

plat thereof as recorded in Plat

Book 16, Page(s) 112 through

130, inclusive, of the Public Re-

IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING

FUNDS. AFTER THE FUNDS ARE

REPORTED AS UNCLAIMED, ONLY

THE OWNER OF RECORD AS OF

THE DATE OF THE LIS PENDENS

Kevin C. Karnes

Deputy Clerk

25-04778L

(SEAL) By: T Mann

Clerk of The Circuit Court

MAY CLAIM THE SURPLUS.

Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF

Coral Springs, FL 33071

R. JUD. ADMIN 2.516

Nov. 28; Dec. 5, 2025

25FL373-0288

210 N. University Drive, Suite 900

DESIGNATED PRIMARY E-MAIL

ESERVICE@MGS-LEGAL.COM

FOR SERVICE PURSUANT TO FLA.

Dated this 11/21/2025

Submitted by:

cords of Lee County, Florida

forth in said Final Judgment, to wit: Lot 25 and 26, Block 2303, Cape

FREEDOM MORTGAGE

SUBJECT PROPERTY

CORPORATION

PLAINTIFF, vs.

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 49159 / 2-74628 25-04780L Nov. 28; Dec. 5, 2025

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 un-dersigned, 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.real foreclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 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 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 un-dersigned, 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.real foreclose.com, in accordance with Section 45.031. Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week 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

NOTICE OF FORECLOSURE SALE

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

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 MORT-GAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LI-ABILITY COMPANY is Plaintiff and JASON KELLETT A/K/A JASON THOMAS KELLETT; UNKNOWN SPOUSE OF JASON KELLETT A/K/A JASON THOMAS KELLETT; UN-SION 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, 9:00 A.M., on December 18, 2025, the following described property as set

OF LEE COUNTY, FLORIDA.

Clerk reports the surplus as unclaimed. Dated this 11/21/2025

KEVIN C. KARNES As Clerk of said Court

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

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., 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 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

UNIT B310A, WINDSOR WEST, A CONDOMINIUM, ACCORDING TO THE DEC-IUM RECORDED IN OFFI-CIAL RECORDS BOOK 1360, PAGE 2211, INCLUSIVE, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTER-EST IN THE COMMON ELE-MENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDO-MINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDO-MINIUM 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

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

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 INVEST-MENTS 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,

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 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 ${\bf BY, THROUGH, UNDER}$ 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.real foreclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property

situated in Lee County, Florida: Unit Week 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 264in 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 $49261 \, / \, 5\text{-}27473 \, \& \, 5\text{-}27474$ 25-04781L Nov. 28; Dec. 5, 2025

 ${\tt \#20286}\\ {\tt IN\,THE\,CIRCUIT\,COURT\,OF\,THE}$

FLORIDA. PENNYMAC LOAN SERVICES,

PLAINTIFF, VS.

NOTICE IS HEREBY GIVEN pursuant

East, and further bounded and described as follows:

the Easterly right of way line

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

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

Deerfield Beach, FL 33441 Our Case #: 25-000155/25-CA-002072

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

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

FIRST INSERTION

PROPERTY,

Defendant(s)

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

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

> (SEAL) By T Mann As Deputy Clerk

Nov. 28; Dec. 5, 2025

25-04786L Nov. 28; Dec. 5, 2025

25-04783L

FIRST INSERTION

FIRST INSERTION NOTICE OF FORECLOSURE SALE DIVISION: CIVIL

CASE NO. 25-CC-006626 CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,

FRANCES M. DIPAOLA, 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.real foreclose.com, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 45, in Condominium Parcel No. 209, of CASA YBEL BEACH AND RACQUET CLUB, PHASE G, a condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Records Book 1478, Page 2171, in the Public Records of Lee Coun-

A/K/A UNIT 209G, WEEK 45 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 50160 / 13-48010

Nov. 28; Dec. 5, 2025 25-04782L

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 25-CA-001272

FIFTH THIRD BANK, N.A., JANINE HINES, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 18, 2025 in Civil Case No. 25-CA-001272 of the Circuit Court of the TWENTIETH JUDI-CIAL CIRCUIT in and for Lee County, Ft. Myers, Florida, wherein FIFTH THIRD BANK, N.A. is Plaintiff and Janine Hines, et al., are Defendants, the Clerk of Court, Kevin C. Karnes, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the December 18 2025 at 9:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit 201, Building J, of Pine Key Condominium Resort, a Phase Condominium, according to the Declaration of Condominium recorded in Official Records Instrument Number 2007000088522, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Lee County, Florida.

Address: 1040 Hancock Creek South Blvd Unit 201, Cape Coral,

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

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

McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 25-11258FL Nov. 28: Dec. 5, 2025 25-04787L

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 Real Estate Activity 101 located at 9221 Crystal View Court in Fort Myers, Lee, FL 33967 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of November, 2025

Kathleen E. Valentine

November 28, 2025 25-04830L

FIRST INSERTION

CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT. IN AND FOR LEE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO: 2024CA006647 LAKEVIEW LOAN SERVICING,

Plaintiff ve DONNIE W DERUITER; et. al.,

Defendant(s).NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on November 19, 2025 in the above-styled cause, I will sell to the highest and best bidder for cash on December 18, 2025 at 9:00 a.m., at www.

lee.realforeclose.com.

LOT 14, BLOCK 18, UNIT 5, WILLOW LAKE ADDITION 1, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LE-HIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 160, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 410 Parkside Street, Lehigh Acres, FL 33936 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

Dated: 11/21/2025.

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

KELLEY L. CHURCH, ESQUIRE QUINTAIROS, PRIETO, WOOD & BOYER, P.A. 255 SOUTH ORANGE AVENUE, SUITE 900 ORLANDO, FL 32801 ATTORNEY FOR PLAINTIFF ${\tt SERVICECOPIES@QPWBLAW.COM}$ Matter No.: FL-006504-24

FIRST INSERTION

25-04790L

Nov. 28; Dec. 5, 2025

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND

FOR LEE COUNTY, FLORIDA CASE NO.: 25-CA-002153 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL3, MORTGAGE-BACKED NOTES, SERIES 2024-RTL3,

Plaintiff, v. POWER PROPERTY GROUP FL LLC; LISA CAMPBELL, AN INDIVIDUAL; UNKNOWN TENANT #1; UNKNOWN TENANT #2: IINKNOWN TENANT #3;

UNKNOWN TENANT #4,

Defendant. NOTICE IS HEREBY GIVEN pursuant to Final Judgment Foreclosure dated November 18, 2025 entered in Civil Case No. 25-CA-002153 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein U.S. BANK NATIONAL ASSOCIA-TION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST $2024\text{-RTL3}, \quad \text{MORTGAGEBACKED}$ NOTES, SERIES 2024-RTL3, Plaintiff and POWER PROPERTY GROUP FL LLC; LISA CAMPBELL, AN IN-DIVIDUAL: UNKNOWN TENANT #1; UNKNOWN TENANT #2 are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.Lee.Realforeclose.com in accordance with Chapter 45, Florida Statutes on February 19, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOTS 40 AND 41, BLOCK 228, CAPE CORAL UNIT TWO PART THREE, ACCORDING TO PLAT THEREOF AS RE-CORDED IN PLAT BOOK 11. PAGES 37 THROUGH 41, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property Address: 233 Cape Coral Pkwy, 1-4, Cape Coral, Florida

33904 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 REFORE 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 Kellev Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Service Email: ftlreal prop@kelleykronenberg.comFile No.: 3843.000193 25-04784L Nov. 28; Dec. 5, 2025

--- ACTIONS / SALES ---

NOTICE OF FORECLOSURE SALES

[Sale of Property 1 and Property 2]
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY. FLORIDA

CIVIL DIVISION Case No.: 25-CA-001580 UMB BANK, NATIONAL ASSOCIATION, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I,

Plaintiff, vs. FRAZIER UNIQUE HOMES, LLC; OCTEON MCCALL a/k/a OCTEON C. MCCALL; TENANT #1 in possession of 3708 NW 42nd St.; TENANT #2 in possession of 3708 NW 42nd St.; TENANT #1 in possession of 4210 NW 34th Lane; TENANT #2 in possession of 4210 NW 34th Lane; 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,

Defendants.NOTICE IS HEREBY GIVEN pursuant to Summary Final Judgment of Foreclosure dated November 18, 2025 (the "Judgment") entered in the above Case No. 25-CA-001580 of the Circuit Court for Lee County, Florida, I will sell by separate sales subject Property 1 and Property 2, more specifically described below, to the highest and best bidder for cash at two separate public sales to be held on the 26th day of FEBRU-ARY, 2026, at 9:00 a.m., each sale to be conducted electronically online at two separate sales at the following website www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes. Plaintiff's credit bid for each of the two separate sales shall only be the total amount due as to each respective Count and not the total of the separate total sums specified in Paragraph 4(a) and As to Count II - Action to Foreclose the Loan 1 Mortgage Loan No. xxxxx1466 ("Loan 1") 3708 NW 42nd Street, Cape Coral, FL 33993 ("Property 1" Lot(s) 41 and 42, Block 5499, CAPE CORAL UNIT 91, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 88 through 98 inclusive, of the Public Records of Lee County, Florida. As to Count VI - Action to Fore-

close the Loan 2 Mortgage Loan No. xxxxx1463 ("Loan 2") 4210 NW 34th Lane, Cape Coral, FL 33993 ("Property 2") Lot(s) 33 and 34, Block 5440, CAPE CORAL UNIT 90, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 12 through 29, inclusive, of the Public Records of Lee County, Florida.

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

11/21/2025

KEVIN C. KARNES Clerk of the Circuit Court & Comptroller (SEAL) BY: T Mann Deputy Clerk

/s/ Gerald D. Davis GERALD D. DAVIS Florida Bar No. 764698 gdavis@trenam.com bshepard@trenam.com dvaldes@trenam.com TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. 200 Central Avenue, Suite 1600 St. Petersburg, FL 33701 Tel: (727) 896-7171 Attorneys for UMB BANK, NATIONAL ASSOCIATION, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I Nov. 28; Dec. 5, 2025 25-04799L

FIRST INSERTION

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

Case No.: 25-CA-5939 MEL DUNLEAVY and PATRICIA DUNLEAVY, Plaintiffs, v

Estate of CATHERINE ARNOLD by and through KEVIN ARNOLD as Executor, Estate of MAUREEN SMITH by and through KEVIN ARNOLD as Executor, all parties claiming by, through, under and against it; and all unknown natural persons, if alive and of not known to be dead or alive, his several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through or under those unknown natural persons and his several unknown assigns, successors in interest, trustees, or any other persons claiming by, through, under or against any corporation or other legal entity named as defendant; and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described, and ALL OTHERS WHOM IT MAY CONCERN,

Defendants. TO THE DEFENDANT(S) Unknown heirs of the Estate of CATHERINE AR-NOLD and of the Estate of MAUREEN SMITH and all other parties claiming by, through, under or against them; and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees, grantees, and creditors or other parties claiming by, through or under those unknown natural persons

and their several unknown assigns, successors in interest, trustees, or any other persons claiming by, through, under or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described Lee County, Florida:

Lots 39 and 40, Block 3522, Unit 47, Part 2, Cape Coral, according to the plat thereof recorded in Plat Book 23, Pages 112-127, of the Public Records of Lee Countv. Florida. Strap No.:

 $05 - \hat{4}4 - 24 - C1 - 03522.0390$ a/k/a 1935 NE 14th Terrace, Cape Coral, Florida 33909

YOU, AND EACH OF YOU, ARE HEREBY NOTIFIED that a suit to quiet title to the above described property has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Thomas M. Tarsia, Esquire, Plaintiffs' Attorney, of the law firm of the Tarsia Law Group, whose address is 2002 Del Prado Blvd. S., Unit 205, Cape Coral, Florida 33990 and file the original with the Clerk of this Court on or before December 29, 2025; otherwise the allegations of the Complaint will be taken as confessed.

This Notice shall be published once week for four consecutive weeks in Cape Coral, Florida. Dated: 11/19/2025

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

Thomas M. Tarsia, Esquire, Plaintiffs' Attorney, Tarsia Law Group, 2002 Del Prado Blvd. S., Unit 205, Cape Coral, Florida 33990 Nov. 28; Dec. 5, 12, 19, 2025

25-04762L

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

Paragraph 4(b) of the Judgment.

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

DIVISION CASE NO.: 25-CA-005049 NEXUS NOVA LLC, Plaintiff, vs. CHRISTINE H. HARDER; et al,

Defendants. TO: CHRISTINE H. HARDER; 222 WENTWORTH AVE W APT 204 SAINT PAUL, MN 55118 UNKNOWN SPOUSE OF CHRIS-TINE H. HARDER; 222 WENT-WORTH AVE W APT 204 SAINT

PAUL, MN 55118 YOU ARE NOTIFIED that an action to foreclose to the following property in

Lee County, Florida: LOT 2, BLOCK 1, PINES LAKES COUNTRY CLUB PHASE V ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 49. PAGE(S) 37 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY. FLORIDA. TOGETHER WITH 1993 HOMES OF MERIT MO-BILE HOME, ID #FLHMB-T59134479A, TITLE #64499044 AND ID #FLHMBT59134479B. TITLE #64499043.

Also known as 9954 BARD-MOOR CT, NORTH FORT MY-ERS, FL 33903.

as been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, within 30 days, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DATED on 11/21/2025

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) By: K Harris

DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Nov. 28; Dec. 5, 2025

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-003418 U.S. BANK TRUST COMPANY. NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF PRP 2022-NQM1 TRUST, Plaintiff, v.

TAI LAM, et al., Defendants.

TO: TAI LAM Last Known Address: 14408 2nd Pl. W, Lynnwood, WA 98087 MONGKIEU THI NGUYEN Last Known Address: 14408 2nd Pl. W, Lynnwood, WA 98087

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

Lots 12 and 13, Block 583, Cape Coral Unit 12, according to the map or plat thereof as recorded in Plat Book 13, Page 49, Public Records of Lee County, Florida. including the buildings, appur-

tenances, and fixture located thereon.

Property Address: 1936 Palaco Grande Pkwy, Cape Coral, FL 33904 (the "Property"). filed against you and you are required

to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 within 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

WITNESS my hand and seal of this Court at Lee, Florida on this 21st day of

Kevin C. Karnes LEE CLERK OF COURT LEE COUNTY CLERK OF COURT (SEAL) By: K Harris Deputy Clerk

HOWARD LAW, Plaintiff's attorney 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Nov. 28; Dec. 5, 2025 25-04807L

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 25-CA-002453

DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs. IRENE MURPHY; UNKNOWN SPOUSE OF IRENE MURPHY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY. Defendant(s)

To the following Defendant(s): IRENE MURPHY (LAST KNOWN ADDRESS) 2219 NW 3RD AVENUE CAPE CORAL, FLORIDA 33993 YOU ARE NOTIFIED that an action

lowing described property: LOTS 14 AND 15, IN BLOCK 2746, OF CAPE CORAL UNIT 39, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 16. PAGE 142, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

for Foreclosure of Mortgage on the fol-

a/k/a 2219 NW 3RD AVENUE, CAPE CORAL, FLORIDA 33993

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 within thirty (30) days after the

FIRST INSERTION first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 21st day of November.

> KEVIN C. KARNES As Clerk of the Court (SEAL) By K Harris 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 25-00513 ESX Nov. 28; Dec. 5, 2025 25-04808L

FIRST INSERTION

NOTICE OF ACTION IN AND FOR LEE COUNTY,

CIVIL ACTION CASE NO. 25-CA-3127 DACOSTA BROTHERS LLC,

company, PHILIP RANDALL FETTERS and J. RONALD SKIPPER, as Co-Personal Representatives of the Estate of JACK A. HARKNESS: all unknown parties claiming by, through, under or against the above-named Defendants; LEE COUNTY TAX COLLECTOR

YOU ARE HEREBY NOTIFIED that an action for Fraudulent Nondisclosure, Negligent Misrepresentation, Violation of The Florida Deceptive And Unfair Trade Practices Act, Breach Of Con-

Related to the following property in Charlotte County, Florida has been filed against you:

Lot 2, Block 172, East Part Unit 27, Greenbriar, Section 5, Township 44 South, Range 27 East, Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 27, Page 44, of the Public Records of Lee County, Florida.

More commonly known as: 1934 Montero Avenue, Lehigh Acres,

25-04817L

GWENDOLYN V. CUMMINGS is:

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT FLORIDA

a Connecticut limited liability GWENDOLYN V. CUMMINGS and

Defendants,TO THE DEFENDANT: GWENDO-LYN V. CUMMINGS

tract, And Declaratory Relief

ID: 05-44-27-L3-Parcel 27172.0020

FL 33972 The last known address for Defendant 6454 NW Flair St Port Saint Lucie, FL 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, on or before January 05, 2026. 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 Florida, this 24th day of November, 2025. Kevin C. Karnes

(SEAL) By: K Shoap 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, 12, 19, 2025

Clerk of Circuit Court

FIRST INSERTION

NOTICE OF ACTION AS TO COUNT(S) III AGAINST DEFENDANT KATHERINE ERPELDING, AS POTENTIAL HEIR TO MARY K. DOBBINS, NICHOLAS ERPELDING, AS POTENTIAL HEIR TO MARY K. DOBBINS, TAYLOR ALLEN, AS POTENTIAL HEIR TO MARY K. DOBBINS, SHERWOOD ALLEN, AS POTENTIAL HEIR TO MARY K. DOBBINS AND MORGAN ALLEN. AS POTENTIAL HEIR TO MARY K.

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

Case No.: 25-CA-001869 Division: Civil Judge Rachael Spring Loukonen **Coconut Plantation Condominium** Association, Inc., a corporation

not-for-profit under the laws of the State of Florida Plaintiff, vs. Any and All Unknown Parties who claim an interest as spouse, heirs,

devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Albert W. Sparrow, deceased, et al. Defendants.

KATHERINE ERPELDING, AS PO-TENTIAL HEIR TO MARY K. DOB-BINS 1504 NORTH 25TH AVENUE CT GREELEY, CO 80631 UNITED STATES OF AMERICA NICHOLAS ERPELDING, AS PO-

TENTIAL HEIR TO MARY K. DOB-8221 SOUTH KRAMERIA WAY

CENTENNIAL, CO 80112 UNITED STATES OF AMERICA TAYLOR ALLEN, AS POTENTIAL HEIR TO MARY K. DOBBINS 1 GOODWINS CT MARBLEHEAD, MA 01945 UNITED STATES OF AMERICA SHERWOOD ALLEN, AS POTEN-TIAL HEIR TO MARY K. DOBBINS 1 GOODWINS CT MARBLEHEAD, MA 01945 UNITED STATES OF AMERICA MORGAN ALLEN, AS POTENTIAL HEIR TO MARY K. DOBBINS 6224 2ND AVENUE SOUTH SAINT PETERSBURG, FL 33707 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) KATHERINE ERPELDING, AS PO-TENTIAL HEIR TO MARY K. DOB-NICHOLAS ERPELDING,

AS POTENTIAL HEIR TO MARY

K. DOBBINS, TAYLOR ALLEN, AS POTENTIAL HEIR TO MARY K. DOBBINS, SHERWOOD ALLEN, AS POTENTIAL HEIR TO MARY K. DOBBINS AND MORGAN ALLEN, AS POTENTIAL HEIR TO MARY K. DOBBINS, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action

to enforce a lien on the following described property in Lee County, Florida: Unit 5188L, Week 33, Even Year Biennial Coconut Plantation, a Condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4033, Page 3816, Public Records of Lee County, Florida, and all exhibits attached thereto. and any amendments thereof (the "Declaration").

Contract No.: 09-4808 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Com-

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you. to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager, whose office is located at Lee County Justice Center, 1700 Monroe Street, Fort Myers,

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

WITNESS my hand and seal of this Court on the 21st day of November,

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

JORDAN A. ZEPPETELLO, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028 25-005831 MAG Nov. 28; Dec. 5, 2025 25-04805L

FIRST INSERTION

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

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

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

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

Bryon Councell.

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

Last Known Residence: Unknown YOU ARE HEREBY NOTIFIED that an action for partition on the following

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

Address: 11521 Shawnee Road, Fort Myers, Florida 33913 Parcel ID:

10-45-26-00-00001.0310 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 31, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice shall be published once each week for four consecutive weeks in Business Observer.
WITNESS my hand and the seal of

said Court at Fort Myers, Lee County, Florida, on this 11/21/2025.

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

MELTON LAW FIRM. Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 28; Dec. 5, 12, 19, 2025

25-045804L

FIRST INSERTION

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

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

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

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

Bryon Councell.

Defendants.TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Brenda Rodgers a/k/aBrenda Simpler, Deceased.

Last Known Residence: Unknown YOU ARE HEREBY NOTIFIED that an action for partition on the following

property in LEE County, Florida: Legal Description: Timber Trails Lot 98: The North 165' of the South 2.640' of the West 1/2 of the SW 1/4 of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side. Address: 11521 Shawnee Road,

Fort Myers, Florida 33913 Parcel ID:

10-45-26-00-00001.0310 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 31, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice shall be published once each week for four consecutive weeks in Business Observer.
WITNESS my hand and the seal of

said Court at Fort Myers, Lee County, Florida, on this 11/21/2025.

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

Deputy Clerk MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 28; Dec. 5, 12, 19, 2025

25-045802L

FIRST INSERTION

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

or against the Estate of Paul Wallace,

Deceased; The Unknown Devisees

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

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

other parties claiming interest by,

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

under or against the Estate of Marlie

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against

the Estate of Dolly W Teal, Deceased. Last Known Residence: Unknown YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida:

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

Address: 11521 Shawnee Road Fort Myers, Florida 33913 Parcel ID:

10-45-26-00-00001.0310 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 31, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or

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

WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 11/21/2025. KEVIN C. KARNES, LEE COUNTY

CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Harris Deputy Clerk

Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 28; Dec. 5, 12, 19, 2025 25-045803L

MELTON LAW FIRM,

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

or against the Estate of Paul Wallace,

Deceased; The Unknown Devisees

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

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

through, under or against the Estate

FIRST INSERTION

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

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

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

Address: 11521 Shawnee Road, Fort Myers, Florida 33913 Parcel ID:

10-45-26-00-00001.0310 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320. Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 31, 2025; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said Court at Fort Myers, Lee County, Florida, on this 11/21/2025.

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

Deputy Clerk MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 28; Dec. 5, 12, 19, 2025

25-045801L

LEE COUNTY

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

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

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

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

The date of first publication of this notice is November 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, 2025 25-04822L 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is November 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, 2025 25-04823L 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,

TALOR KELLEY, et al,

Plaintiff, v.

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.real foreclose.com on December 18, 2025, at 9:00am, the following described real property as set forth in said Final Judg-

LOT 10, BLOCK 8, LEHIGH ACRES UNIT 2, SECTION 36, TOWNSHIP 45 SOUTH RANGE 27 EAST, ACCORD-ING 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 "Prop-

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

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, 2025

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 WITH-IN 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 FOREV-ER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is November 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 25-04828L Nov. 28; Dec. 5, 2025

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 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, 2025

25-04829L

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 Pa-

mela 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 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.

THE PERSONAL REPRESENTA-TIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECE-DENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLOR-IDA 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 DE-MAND 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, 2025 25-04825L

FIRST INSERTION

FINAL PUBLIC NOTICE

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

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.

Notice for Hurrican 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 Struc-

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 doors, bathroom fixtures, plumbing, garage doors and electrical com ponents. 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 Health-Park Florida Campus Wide Repairs" at the above address within 15 days of the date

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, 2025

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 moodyriveredd.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, 2025

25-04824L



FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No. 25-CP-002905 **Probate Division** IN RE: ESTATE OF ROSETTA MABSON SMITH Deceased.

The administration of the estate of Rosetta Mabson Smith, deceased, whose date of death was April 1, 2024, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

The personal representative has no duty to discover whether any property held at the time of the decedent's death or the decedent's spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statues. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

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

Personal Representative: Beverly Ann Mabson James 64 Tupelo Circle

Hampton, VA 23666 Attorney for Personal Representative: Robert P. Henderson, Esquire Florida Bar No. 147256 THE LAW OFFICE OF ROBERT P. HENDERSON 3403 Hancock Bridge Parkway, Suite 1

North Fort Myers, Florida 33903 Telephone: (239) 332-3366 Email Address:

 ${\it r.page@roberthendersonlaw.com}$ Nov. 28; Dec. 5, 2025 25-04826L

FIRST INSERTION

NOTICE OF ACTION

CONSTRUCTIVE SERVICE BY

PUBLICATION

IN THE COUNTY COURT OF THE

20TH JUDICIAL CIRCUIT IN AND

FOR LEE COUNTY, FLORIDA

CIVIL DIVISION

DEERE & COMPANY,

BODDEN, an individual,

Defendants.

Plaintiff, vs. AMYER A. FERNANDEZ, an

individual, and CAMERON JED

TO: DEFENDANT, AMYER A. FER-

NANDEZ, whose last known address is:

20570 CHARLES ST, ALVA, FL 33920.

15 LANGSBERRIES AVE NORTH,

PROVIDENCE, RI 02911 3 BIRCH-

YOU ARE NOTIFIED that an action

to recover your payment obligations for

failure to pay amounts due under an

agreement with Plaintiff has been filed

against you in Lee County, Florida Cir-

cuit Court and you are required to serve

a copy of your written defenses, if any, to

it on Miles A. Archabal, Esq., (305) 347-

5290, the Plaintiff's attorney, whose

address is 200 S. Biscayne Blvd., Suite

1650, Miami, Florida 33131, on or be-

fore January 05, 2026, and file the orig-

inal with the Clerk of this Court either

before service on the Plaintiff's attorney

or immediately thereafter; otherwise a

default will be entered against you for

the relief demanded in the Complaint.

A copy of this Notice of Action will be

published in The Business Observer for

Dated this 24th day of November,

Clerk of the Court and Comptroller

Kevin C. Karnes

As Deputy Clerk

25-04816L

(SEAL) By: K Shoap

four consecutive weeks.

Miles A. Archabal, Esq.,

Miami, Florida 33131

the Plaintiff's attorney, 200 S. Biscayne Blvd., Suite 1650,

Nov. 28; Dec. 5, 12, 19, 2025

(305) 347-5290,

WOOD DR, MANVILLE, RI 02838

CASE NO.: 25-CC-005864

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.: 23-CA-007277 FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. LARRY R. SPROUSE, DORIS W. SPROUSE AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY

DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 13th day of November, 2025, and entered in Case No. 23-CA-007277, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DORIS W. SPROUSE AND UNKNOWN TEN-ANT IN POSSESSION OF THE SUB-JECT PROPERTY N/K/A DONALD GILBERT 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 11:00 A.M. on the 15th day of January, 2026, the following described property as set forth in said Final Judgment, to

LOTS 36 AND 37, BLOCK 1280, UNIT 18, CAPE CORAL SUB-DIVISION ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 13, PAGES 96 TO 120 INCLUSIVE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED, IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. Dated this 11/21/2025

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@MGS-LEGAL.COM 23FL373-0521 Nov. 28; Dec. 5, 2025 25-04810L

FIRST INSERTION

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

FLORIDA **CASE NO:. 25-CC-006861** ORANGE HARBOR CO-OP, INC., Plaintiff, vs.
ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVISEES OF JAMES SATHER JR., and UNKNOWN

PARTY OR PARTIES IN POSSESSION Defendants. TO: All Unknown Beneficiaries, Heirs,

Successors, Assigns, and Devisees of James Sather Jr. 251 Hamlin Drive Lot No. 251

Fort Myers, Florida 33905

YOU ARE NOTIFIED that an action for Possession of Real Property located

251 Hamlin Drive, Lot No. 251, Fort Myers, Florida 33905 has been filed against you, and you are

required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE December 31, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

WITNESS Kevin C. Karnes, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Lee County,

Dated: 11/21/2025

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

Brian C. Chase, Esq., Plaintiff's attorney, 1313 North Howard Avenue. Tampa, Florida 33607 Nov. 28; Dec. 5, 12, 19, 2025 25-04815L

FIRST INSERTION

NOTICE OF FORECL OSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

CIVIL DIVISION: T CASE NO.: 25-CA-003855 PENNYMAC LOAN SERVICES,

Plaintiff, vs. PAOLA VALVERDE; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CRISTIAN ORDONEZ; 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 18 day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 1 AND 2, BLOCK C, BAY-SHORE ESTATES, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 140, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. PROPERTY ADDRESS: 16264 SHADOW PINE RD., NORTH FORT MYERS, FL 33917

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. Dated this 11/21/2025

KEVIN C. KARNES ${\it Clerk\ Of\ The\ Circuit\ Court}$ (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 Nov. 28; Dec. 5, 2025 25-04812L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT IN AND

FOR LEE COUNTY FLORIDA

PROBATE DIVISION

FILE NO. 2025-CP-003273

DIVISION: CP

IN RE: ESTATE OF

FRANCES MARY BERG

a/k/a FRANCES M. BERG

Deceased.

The administration of the estate of

FRANCES MARY BERG a/k/a FRAN-

CES M. BERG, deceased, whose date

of death was September 27, 2024. File

Number 2025-CP-003273, is pending in the Circuit Court for Lee County,

Florida, Probate Division, the address

of which is Orange County Probate Di-

vision, 1700 Monroe Street, Fort Myers,

FL 33901. The name and address of the

personal representative and the per-

sonal representative's attorney are set

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

All other creditors of the decedent

and other persons having claims or

demands against decedent's estate, in-

cluding unmatured, contingent or unliquidated claims, must file their claims

with this court WITHIN 3 MONTHS

AFTER THE DATE OF THE FIRST

ALL CLAIMS NOT SO FILED

The date of first publication of this

Personal Representatives:

DANIEL J. MANNIX

P.O. Box 143

Glen Falls, NY 12801

Attorney for Personal Representative:

PUBLICATION OF THIS NOTICE.

WILL BE FOREVER BARRED.

Notice is November 28, 2025.

DENNIS J. O'CONNOR, ESQ.

9999 NE 2nd Avenue, Suite 200

e-mail: doconner@mfcllp.com

25-04827L

Florida Bar No. 643297

Attorney for Petitioner

Miami Shores, FL 33138

Nov. 28; Dec. 5, 2025

(518) 792-1174;

THIS NOTICE ON THEM.

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.: 2024-CA-005954 LAKEVIEW LOAN SERVICING LLC.

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 7, 2025, and entered in Case No. 2024-CA-005954 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 Jimmy Orta Morales; Meyra Merida; United States of America Acting through Secretary of Housing and Urban Development; 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 18 day of December, 2025, the following described property as set forth in said

LOT 2, BLOCK 2, PONDELLA HEIGHTS, UNIT ONE, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 11, PAGE(S) 52, OF THE PUBLIC RECORDS OF LEE COUNTY. FLORIDA.

CAPE CORAL FL 33909

Any person claiming an interest in the

Kevin C. Karnes (SEAL) By: N Wright-Angad

Albertelli Law Attorney for Plaintiff P.O. Box 23028 Tampa, FL 33623 (813) 221-4743 (813) 221-9171 facsimile

FIRST INSERTION

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

FLORIDA Case No. 25-CC-006131 THE COURTYARDS OF CAPE CORAL CONDOMINIUM ASSOCIATION, INC., a Florida

not-for-profit corporation Plaintiff, vs. LUZ ARREDONDO, UNKNOWN ${\bf SPOUSE}\, {\bf OF}\, {\bf LUZ}\, {\bf ARREDONDO},$ AND ALL OTHER OCCUPANTS OF 711 SE 12TH AVE., #134 CAPE CORAL, FL 33990

Defendants. Notice is hereby given that, pursuant to the Order or Final Judgment entered in this cause in the County Court of Lee County, Florida, I will sell the property situated in Lee County, Florida, described as:

Unit 134-C, Building 1033, Phase II of COURTYARDS OF CAPE CORAL, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1394, Page 905, and Amendment adding Phase No. II to the Declaration recorded in Official Records Book 1462, Page 2033, and all of the subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Lee County, Florida.

Parcel ID #: 18-44-24-C4-00733.1340

Property Address: 711 SE 12th Ave., #134 Cape Coral, FL 33990 At public sale, to the highest and best bidder, for cash, www.lee.realforeclose. com, at 9:00 a.m. on January 22, 2026, in accordance with Chapter 45, Florida

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROP-ERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

Dated: 11/24/2025

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

Diane M. Simons, Esq., 1705 Colonial Blvd., Suite C3, Fort Myers, FL 33907 25-04820L Nov. 28; Dec. 5, 2025

FIRST INSERTION

Plaintiff, vs. JIMMY ORTA MORALES, et al,

Final Judgment of Foreclosure:

A/K/A 1215 BISCAYNE DRIVE

surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated in Lee County, Florida this day of 11/25/2025.

> Clerk of the Circuit Court Lee County, Florida Deputy Clerk

eService: servealaw@albertellilaw.com IN- 24-002712 Nov. 28; Dec. 5, 2025 25-04831L

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY,

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-000553 U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA. AS TRUSTEE. ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2007-OA2 TRUST, Plaintiff, vs.

LAWRENCE VEVANG, et. al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF LAW-RENCE VEVANG, DECEASED, whose last known residence is: 13601 RIVER FOREST DR, FORT MYERS, FL 33905-1826

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 1. BLOCK 68, UNIT 6.

FORT MYERS SHORES. AC-

CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 17, PAGE 75 THRU 79, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 within 30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the com-

plaint or petition filed herein.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Lee County, Florida, this 21st day of November, 2025

Kevin C. Karnes CLERK OF THE CIRCUIT COURT (SEAL) BY: K Harris DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

23-154076 Nov. 28; Dec. 5, 2025 25-04809L

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE

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

GENERAL JURISDICTION DIVISION Case No. 25-CA-002283

NewRez LLC dba Shellpoint Mortgage Servicing Herbert W. Lord, Jr.; Unknown Spouse of Herbert W. Lord, Jr.;

Provincetown Condominium Association, Inc. f/k/a New South **Province Condominium Association** Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Herbert W. Lord, Jr. a/k/a Herbert William Lord, II a/k/a Herbert W. Lord, I and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Donald Douglas Lord a/k/a Donald D. Lord, Deceased Last Known Address: Unknown

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

UNIT 76-4, PROVINCETOWN CONDOMINIUM, A CONDO-MINIUM ACCORDING TO THE DECLARATION AND $\begin{array}{lll} {\rm AMENDMENTS} & {\rm THERETO} \\ {\rm RECORDED} & {\rm IN} & {\rm OFFICIAL} \\ {\rm RECORD} & {\rm BOOK} & 949, & 979, \end{array}$ AND 989, AT PAGES 714, 848, AND 579, RESPECTIVELY, AND THE PLANS THEREOF RECORDED IN CONDOMIN-

IUM PLAT BOOK 3, AT PAGE 128, AND AMENDED PLANS THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 5, PAGE 63, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SUBJECT TO SAID DECLARATION AND AMENDMENTS THERETO WHICH GRANTEE HEREIN AGREES TO OBSERVE; EASE-MENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD AND TAXES FOR THE CURRENT YEAR AND THEREAFTER.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED on 11/21/2025.

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

Julie York, Esquire Brock & Scott, PLLC. the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, $Tampa, FL\,33634$ File # 25-F01009 Nov. 28; Dec. 5, 2025 25-04818L

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-003319 IN RE: THE ESTATE OF FRAN E. DORIS, Deceased.
The administration of the Estate of

Fran E. Doris, deceased, whose date of death was August 15, 2025, File Number 25-CP-003319, is pending in the Circuit Court for Lee County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Lee County, Probate Division, 1700 Monroe Street, Fort Myers, FL 33901. The name and address of the Personal Represen-

tative 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NO-

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

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

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

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

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

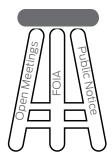
Personal Representative ANDREW B. DORIS. Personal Representative 560 Beacon Hill Drive

Orange, Ohio 44022 Attorney for Personal Representative Justin L. Stark, Esq. Attorney for Personal Representative Florida Bar No. 1024408 Schneider Bell 1375 E. Ninth Street, Suite 900 Cleveland, OH 44114 Telephone: (216) 696-4200 Email: jstark@mysblaw.com 25-04813L Nov. 28; Dec. 5, 2025

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency







vs



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience.

Moving notice from newspapers to government websites would reduce the presence of public notices on the internet



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

8.8

Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



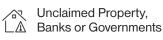
Types Of Public Notices

Citizen Participation Notices

Government Meetings and Hearings

Meeting Minutes or

Land and Water Use



Commercial Notices







Court Notices

Mortgage Foreclosures

Probate Rulings

Name Changes

Control Divorces and Adoptions

Orders to Appear in Court

Agency Proposals

Summaries

Proposed Budgets and Tax Rates

Zoning, Annexation and Land Use Changes

School District Reports

Creation of Special

Tax Districts

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 highspeed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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





ypes Of Public Notices

Citizen Participation Notices

Government Meetings $u \Box$ and Hearings



Meeting Minutes or Summaries

Agency Proposals

Tax Rates

Proposed Budgets and



Creation of Special



Tax Districts



School District Reports



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, L∆ Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property



Permit and License **Applications**

Mortgage Foreclosures



Name Changes



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

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



202 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

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use

Meeting Minutes or Summaries

Creation of Special Tax Districts

Agency Proposals Proposed Budgets and

Tax Rates

School District Reports

Zoning, Annexation and Land Use Changes

Commercial Notices

Unclaimed Property, Unclaimed Property,

Banks or Governments

Delinquent Tax Lists, Tax Deed Sales

Government Property

Permit and License Applications

Court Notices

Mortgage Foreclosures

Name Changes

Divorces and Adoptions

Probate Rulings

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No.: 25-CP-3584 Division: Probate IN RE: ESTATE OF JOANNA GECKLER, Deceased.

The administration of the Estate of Joanna Geckler, deceased, whose date of death was August 11, 2025, is pending in the Circuit Court for Lee County Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: Janusz Wasicki 8003 Branch Wood Court

Ellicott City, MD 21043 Attorney for Personal Representative: Kevin A. Kvle Attorney for Personal Representative Florida Bar Number: 980595 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevink@trustska.com 4913-6965-4388, v. 1

Nov. 28; Dec. 5, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003648 Division Probate IN RE: ESTATE OF KERRY ALLYN CAVITT, Deceased.

The administration of the estate of Kerry Allyn Cavitt, deceased, whose date of death was January 30, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

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

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

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

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

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

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

Personal Representative: Heather Poulin

11149 Oakshore Lane Clermont, FL 34711 Heidi Ann Cavitt 185 NE Cocklebur Terrace Lee, FL 32059

Attorney for Personal Representative: Mary Vlasak Snell, Attorney Florida Bar Number: 516988 Pavese Law Firm 1833 Hendry Street Fort Myers, FL 33902 Telephone: (239) 334-2195 Fax: (239) 332-2243 E-Mail: mvs@paveselaw.com Secondary E-Mail: lja@paveselaw.com Nov. 28; Dec. 5, 2025 25-04833L

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

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-003206

SHANNA J. KIMBALL, Petitioner, and CHARLES KIMBALL III,

Respondent, TO: Charles Kimball III

148 Ocean Park Dr., Lehigh Acres, FL YOU ARE NOTIFIED that an 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 Morris Law Firm, P.A., whose address is P.O. Box 152908, Cape Coral, FL 33915 on or before December 29, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, FL 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the pe-

The action is asking the court to decide how the following real or personal property should be divided: 148 Ocean Park Drive, Lehigh Acres, FL 33972

Copies of all court documents in this case, including orders, are available at the Clerk of Circuit Court's office. You may review these documents upon 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 Familv Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

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

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

25-04738L

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Metro Self Storage 3021 Lee Boulevard Lehigh Acres, FL 33971

The bidding will close on the website StorageTreasures.com and a high bidder will he selected on 12/09/2025 at 10:30am

be selected on 12/05/2025 at 10:50am		
Occupant Name	Unit	Description of Property
Heather Barrett	02022	Household Items
Anthony Rossi	03013	Household Items
Teresa Veliz	03081	Household Items
Kei Russell	04033	Household Items
Tina Rene Thomas, Tina R		
Thomas	05009	Household Items
Caridad Velazquez	05040	Household Items
Martin Lavelle	05144	Household Items
Ana Lucia Barrios	06001	Household Items
Jorge Perez-Fernandez	06007	Household Items
November 21, 28, 2025		

PUBLISH

25-04693L

FIRST INSERTION

25-04834L

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA File No. 25-CP-002070

Division Probate IN RE: ESTATE OF JACK PAUL WICHMANN Deceased.

The administration of the estate of Jack Paul Wichmann, deceased, whose date of death was August 20, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2115 Second Street 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.

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

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

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

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

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

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

> Personal Representative: Linda Kinzel 1709 W. River Oak Lane Mequon, Wisconsin 53092

Attorney for Personal Representative: Danielle Greenberg, Attorney Florida Bar Number: 109473 1995 E Oakland Park Blvd., Suite 315 Ft. Lauderdale, FL 33306 Telephone: (954) 289-0138 Fax: (954) 289-1007 E-Mail:

greenberg.attorney@gmail.com Nov. 28; Dec. 5, 2025 25-04832L

YOUR LEGAL NOTICE We publish all Public sale, **Estate & Court**related notices • We offer an online payment portal for easy credit card payment • Service includes us e-filing your affidavit to the Clerk's office



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

Call **941-906-9386**

on your behalf

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



--- SALES / ESTATE ---

SECOND 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:

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

at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website https://www.lee.realforeclose. com/at 9:00 a.m. on December 18, Any person claiming an interest in

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

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

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

SECOND INSERTION

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

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

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

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

The personal representative has no

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

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

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

notice is November 21, 2025.

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

Michele S. Belmont, Attorney Florida Bar Number: 52001 Belmont Law Group 8270 College Parkway, #201 Fort Myers, FL 33919 Telephone: (239) 848-6552 E-Mail: michele@belmontesq.com E-Mail: noelle@belmontesq.com November 21, 28, 2025 25-04743L

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 3, Tract 14, Kelly Greens Single Family Condominium II, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2043, Page 3971, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common elements appurtenant thereto. Property Address: 12554 Kelly Sands Way, Fort Myers, Florida 33908

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

Deputy Clerk CLERK OF THE CIRCUIT COURT Kevin C. Karnes

As Clerk of the Court (SEAL) BY: T Mann Moran Kidd Lyons Johnson Garcia,

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

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.

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 stor-

age facility for rent or other charges

incurred for the storage of the personal

property. Due to the failure to pay the

rent, the owner is enforcing its lien and

intends to sell or otherwise dispose of

the personal property located in the rented spaces listed in this notice. THIS

NOTICE IS BEING PROVIDED PUR-

SUANT TO Florida STATE LAW BE-

FORE the sale, the tenants listed may

pay the amount necessary to satisfy the

lien and the reasonable expenses in-

curred to redeem the personal property.

ADVERTISEMENT OF SALE: No

tice is hereby given that the personal property located in the following stor-

age units will be sold by competitive

bidding. Facility Name: iStorage - 8651 - North Fort Myers Facility Address:

14251 N. Cleveland Ave., North Fort

Myers, FL 33903 US Facility Phone:

1+ (239) 842-7286 Description: Entire

contents of unit consisting of, but not

limited to: Connie Greenan- Desk-

top, Bird Cage, Totes, Boxes, Yard

tools. Stacey Lofty- Fishing pools ,

Boots, T,V, Totes. Marianela Santiago-

Pictures, baby tub, totes. Bidding:

All bidding will take place online at

StorageTreasures.com on December 11,

2025, at 11:00am. Property will be sold

November 21, 28, 2025 25-04701L

to the highest bidder.

LEE COUNTY

FOURTH INSERTION

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

CASE NO. 25-CA-003824 MASIS HOLDINGS LLC, a Florida Limited Liability Company, Plaintiff(s), vs. FELIX A. FORTUNATA, ANTHONY W. FORTUNATA, HOWARD

SOMYK, HELEN SOMYK, NOEL BRUGEILLE, UNKNOWN BENEFICIARIES OF FELIX A. FORTUNATA and ANTHONY W. FORTUNATA, Defendant(s).

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

November 21, 28, 2025 25-04699L

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

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

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

Parcel Identification Number: 18-43-24-C4-05684.0210 a/k/a: 4017 NE 8th Place, Cape Coral, Florida 33909 Lots 23 and 24, Block 5535, Unit 91, Cape Coral, according

to the plat thereof recorded in

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 stor-

age facility for rent or other charges

incurred for the storage of the personal

property. Due to the failure to pay the

rent, the owner is enforcing its lien and

intends to sell or otherwise dispose of

the personal property located in the

rented spaces listed in this notice. THIS

NOTICE IS BEING PROVIDED PUR-

SUANT TO Florida STATE LAW BE-

FORE the sale, the tenants listed may

pay the amount necessary to satisfy the

lien and the reasonable expenses in-

curred to redeem the personal property.

ADVERTISEMENT OF SALE: No-

tice is hereby given that the personal

property located in the following stor-

age units will be sold by competitive bidding. Facility Name: iStorage - 7019

Delprado Blvd., Cape Coral, FL 33909

US Facility Phone: 1+ (239) 217-1081

Description: Entire contents of unit

consisting of, but not limited to: TROY WILOHN ECKENRODE- mattress,

boxes, tote, shelf, golf clubs and bag,

bags, children items, bar stool, suitcase.

Martin Woodhams- Mattress, children

items/toys, washer, bags, totes, boxes,

tools, vacuum, trash can, household,

cabinet, boxes. Bidding: All bidding will

take place online at StorageTreasures.

com on December 11, 2025, at 11:00am.

Property will be sold to the highest bid-

November 21, 28, 2025 25-04698L

Coral Facility Address: 1521

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

18-43-23-C1-05535.0230 a/k/a: 4053 NW 36th Place, Cape Coral, Florida 33993 Lots 9 and 10, Block 5601, Unit

84, Cape Coral Subdivision, as per plat thereof, recorded in Plat Book 24, Pages 30 through 48, inclusive, of the Public Records of Lee County, Florida.

Parcel Identification Number: 19-43-24-C2-05601.0090

a/k/a: 1516 NE 36th Street, Cape Coral, Florida 33909

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

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 stor-

age facility for rent or other charges

incurred for the storage of the personal

property. Due to the failure to pay the

rent, the owner is enforcing its lien and

intends to sell or otherwise dispose of

the personal property located in the

rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PUR-

SUANT TO Florida STATE LAW BE-

FORE the sale, the tenants listed may

pay the amount necessary to satisfy the

lien and the reasonable expenses in-

curred to redeem the personal property. ADVERTISEMENT OF SALE: Notice

is hereby given that the personal prop-

erty located in the following storage

units will be sold by competitive bid-

ding. Facility Name: iStorage - 8055-

Ft. Myers Facility Address: 13701 Indi-

an Paint Lane, Ft. Myers, FL 33912 US

Facility Phone: 1+ (239) 300-2075

Description: Entire contents of unit

consisting of, but not limited to: Ron-

ald Salsburg- Totes, buckets, tools,

bags, paint, PVC pipe, assorted wood

and doors, caulk, bookcases, broom.

Ronald Salsburg- Dresser and hutch,

boxes, artificial plants, chest of drawers,

totes, blanket, desk, book shelf, tissue

holder, assorted home items. Bidding:

All bidding will take place online at

StorageTreasures.com on December 11.

2025, at 11:00am. Property will be sold

25-04696L

to the highest bidder.

November 21, 28, 2025

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

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

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

DATED THIS 3rd day of November,

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

JUAN J. PILES, ESQUIRE 4905 Chiquita Boulevard South Suite 103 Cape Coral, Florida 33914 Telephone: (239) 443-5900 Facsimile: (888) 267-9061 Email: jjpiles@esqres.com November 7, 14, 21, 28, 2025 25-04476L

THIRD INSERTION

NOTICE OF ACTION FOR LEE COUNTY, FLORIDA Case No. 25-CC-007916

Civil Division Landlord/Tenant Action HORIZON VILLAGE CO-OP, INC.,

JAMES GRIMMETT and KAREN GRIMMETT, Defendants.

TO: Defendants, James Grimmett and Karen Grimmett

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

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

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

DATED on November 06, 2025. Kevin C. Karnes Clerk of the Court, Lee County (SEAL) By: K Shoap Deputy Clerk

25-04545L

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

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CASE NO.: 25-CA-001954

Florida Limited Liability Company

The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and

all other parties claiming interest

Estate of Mary Sapp, Deceased; The

Unknown Heirs, Devisees, Grantees,

claiming interest by, through, under

by, through, under or against the

Assignees, Lienors, Creditors,

Trustees, and all other parties

or against the Estate of Dorothy

Wallace, Deceased; The Known

Creditors, Trustees, and all other

Troy Wallace, Deceased; Wayne

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors,

Creditors, Trustees, and all other

Wallace, Deceased: Linda Parlin:

The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and all

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

Devisees, Grantees, Assignees,

parties claiming interest by, through,

under or against the Estate of Floyd

parties claiming interest by, through,

under or against the Estate of James

Wallace; Gary Wallace; The Known

and Unknown Heirs, Devisees.

Grantees, Assignees, Lienors

Devisees, Grantees, Assignees,

FLORIDA SELL NOW LLC, a

Plaintiff, v.

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

to the highest bidder.

November 21, 28, 2025 25-04700L

THIRD INSERTION

of Nikki Jones, Deceased; Darrick

SECOND INSERTION

NOTICE OF PUBLIC SALE Giancarlo Home Property LLC gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.105, 715.106 & 715.109 by Ronal Mark Sahadi, Ronald Mark Sahadi, and Creative Technologies DBA Waterstation Technology for the following vehicle on 12/05/2025 at 8:30 AM at 1580 Gilbert Ave S, Lehigh Acres, FL 33973. Said landlord reserves the right to accept or reject any and all bids.

2019 RAM VIN#ZFBHRFAB2K6L99234 November 21, 28, 2025 25-04730L

SECOND INSERTION

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

Deceased. The administration of the estate of DONALD RAY MCDANIEL, also known as DONALD R. MCDANIEL, deceased, whose date of death was July 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 21, 2025. Signed on this 19th day of November, 2025.

BRADFORD A. MCDANIEL

Personal Representative 3284 Lake Fork Rd. Utica, OH 43080 Nicole R. Cook, Esq. Attorney for Personal Representative Florida Bar No. 124945 SIMMONS & COOK, PLLC 2080 McGregor Blvd., Suite 101 Fort Myers, FL 33901 Telephone: (239) 204-9376 Email: Nicole@lawswfl.com Secondary Email: Victoria@lawswfl.com

November 21, 28, 2025

SECOND INSERTION

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

File No. 25-CP-3536 **Division Probate** IN RE: ESTATE OF DORIS F. TULCIN

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 Roger H. Tulcin 420 East 54th Street Apartment 3303

New York, NY 10022 Attorney for Personal Representative: Ernest Hatch Florida Bar Number: 097091 Henderson, Franklin, Starnes & Holt, P.A. 1715 Monroe Street P.O. Box 280 Fort Myers, FL 33902 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: ernest.hatch@henlaw.com Secondary E-Mail: sabrina.guerin@henlaw.com Secondary E-Mail: jennifer.busch@henlaw.com 25-04755L November 21, 28, 2025

FOURTH INSERTION

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

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

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

Jason Jeshua Fernandes Ellington Respondent TO: Jason Jeshua Fernandes Ellington

10408 Fly Fishing Street, Riverview, Florida 33569

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Editha Karen Haldos Gonzales whose address is 3222 Moonlit Lily Place, Brandon, Florida 33511 on or before November 25, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

WARNING: Rule 12,285, Florida Family Law Rules of Procedure, reing dismissal or striking of pleadings.

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

Anthony Wallace; The Known and Unknown Heirs, Devisees, quires certain automatic disclosure of Grantees, Assignees, Lienors documents and information Failure to Creditors, Trustees, and all other comply can result in sanctions, includparties claiming interest by, through, under or against the Estate of Paul Dated: 10/16/2025 Wallace, Deceased; Chad Wallace; Kevin C. Karnes Michael Wallace; Trinity Biller;

Deputy Clerk November 7, 14, 21, 28, 2025 25-04503L

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

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

Last Known Residence: Unknown YOU ARE HEREBY NOTIFIED that an action for partition on the following

25-04754L

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

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

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

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

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

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

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

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



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

LEE COUNTY

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, deceased, whose date of death was March 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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

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

THE FIRST PUBLICATION OF THIS

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

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

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

Personal Representative: ARNETTE M. HAWKINS 14218 Wild Timber Court

Estero, FL 33928 Attorney for Personal Representative: DAVID R. PASH Florida Bar No. 0484679 Email: dpash@wga-law.com Alternate Email: pleadings@wga-law.com EDWARD E. WOLLMAN Florida Bar No. 0618640 Email: ewollman@wga-law.com Alternate Email: pleadings@wga-law.com Attorneys for Personal Representative WOLLMAN, GEHRKE & ASSOCIATES, PA 2235 Venetian Court. Suite 5 Naples, FL 34109 Telephone: (239)435-1533 Facsimile: (239)435-1433

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

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

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

The personal representative has no

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

November 21, 28, 2025 25-04736L

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

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

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

Personal Representative: Russell Alfred Weakley 3220 County Road 200

Burnet, Texas 78611 Attorney for Personal Representative: /s/ Thomas F. LaTorre Thomas F. LaTorre, Esq. Attorney for Personal Representative Florida Bar Number: 1044329 SAFE HARBOR LAW FIRM 27821 S. Tamiami Trail, Suite 2 Bonita Springs, Florida 34134 Telephone: (239) 317-3116 E-Mail: tom@safeharborlawfirm.com November 21, 28, 2025 25-04705L

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 pursuant to an Order or Summary Final Judgment of foreclosure dated November 6, 2025, and entered in Case No. 24-CA-006860 of the Circuit Court in and for Lee County, Florida, wherein Wilmington Savings Fund Society, FSB, not in its individual capacity by solely as Owner Trustee of SG Alternative Title Trust 2025-NPL1 is Plaintiff and 2228 SW 43RD STREET, LLC; HAIM OHANA; NORMANDO M. HER-RERA; RESIDENCE ROOFING; HEN SEGAL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-

ING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED

DEFENDANT TO THIS ACTION, OR

HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, I will sell to the highest and best bidder for cash on Lee County's Public Auction website, www.lee.realforeclose.com, 9:00 a.m., on December 18, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOTS 27 AND 28, BLOCK 4676, CAPE CORAL UNIT 70, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 58, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

Pursuant to Florida 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED at Ft. Myers, Florida, on

KEVIN C. KARNES As Clerk, Circuit Court (SEAL) By: T Mann As Deputy Clerk

Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff P.O. BOX 19519 Fort Lauderdale, FL 33318 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com 8010-204570 / TM1 November 21, 28, 2025

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 Rodriguez

Last Known Address: 912 Apple Ave, Lehigh Acres, FL 33971 Current Residence: UNKNOWN TO: Unknown spouse of Jose Rodri-

guez Last Known Address: 1006 Alvin Ave Lehigh Acres, FL 33971 Current Residence: UNKNOWN

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

lowing described property: LOT 5, BLOCK 22, UNIT 4, SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LE-HIGH ACRES, FLORIDA, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RE-CORDED IN PLAT BOOK 26. PAGE 54, PUBLIC RECORDS

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

manded in the complaint

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

WITNESS my hand and the seal of this Court this day of 11/14/2025, KEVIN C. KARNES

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

Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 22FL373-1270 November 21, 28, 2025

25-04711L

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 accordance with Chapter 45, Florida Statutes on December 18, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOT (S) 5 AND 6, BLOCK 1324, CAPE CORAL UNIT 18, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 13. PAGE(S) 96 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 407 SE 17th Ave, Cape Coral, FL 33990 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.

Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) T Mann DEPUTY CLERK OF COURT

Kelley Kronenberg 10360 W State Rd 84

Fort Lauderdale, FL 33324 Service Email: ftlreal prop@kelleykronenberg.comFile No.: 3305.000039 November 21, 28, 2025 25-04725L

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 personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 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: pmaior ca@prmlegal services.comNovember 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 Stephen K. Miley, deceased, whose date of death was September 5, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025.

Personal Representative: /s/ Donna J. Miley Donna J. Miley 17840 Chesterfield Rd.

North Fort Myers, Florida 33917 Attorney for Personal Representative: /s/ Courtney J. Lovejoy Bar No. 1010542 for Beth A. Prather, Attorney Florida Bar Number: 974692 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: laureng@trustska.com 4933-1727-2181, v. 1

November 21, 28, 2025

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-

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Lee County, Florida:

Lot 1, Block 5, Mobile Manor, according to the map or plat thereof, as recorded in Plat Book 111, Page(s) 36 and 37, of the Public

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 Center Proper, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

Notice is November 21, 2025.

Personal Representative: John C. Burbage

Attorney for Personal Representative: Brian McNamara, Esq. Florida Bar No. 98022 McNamara Legal Services, P.A. 5425 Park Central Court, Naples, FL 34109 Telephone: 239-204-4766 November 21, 28, 2025 25-04742L Records of Lee County, Florida. Together with single wide 1964 Star mobile home, Identification number FDMCXMU05188, Title Number 7717794. a/k/a 102 Lantern Place, North Fort Myers, FL 33917.

25-04741L

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

DATED this 14 day of November 2025.

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

J.D. Manzo, Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 Nov. 21, 28; Dec. 5, 12, 2025

25-04709L

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO: 25-CA-3658 ERIC J. BURKE and FOUR DIAMOND INVESTMENT CORPORATION,

Plaintiffs, v.
THE BUYING COMPANY LLC, and PAYVERSE LLC, Defendants.

NOTICE IS HEREBY given as required by a Final Judgment of Mort gage Foreclosure entered Case No. 25-CA-3658 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where ERIC J. BURKE and FOUR DIA-MOND INVESTMENT CORPORA-TION, are the Plaintiffs and THE BUYING COMPANY LLC and PAY-VERSE LLC, are the Defendants. I will sell to the highest bidder for cash beginning at 9:00 a.m. at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes on January 8, 2026, the following described property in accordance 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, inclusive, 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

THIRD INSERTION

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

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

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

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

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

Bryon Councell.

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

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

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

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

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

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

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

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

THIRD INSERTION NOTICE OF ACTION Deceased; The Unknown Devisees IN THE CIRCUIT COURT OF THE of the Estate of Constance Stout Wallace, Deceased, by and through TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, Andrew D. Voeltz, as Successor FLORIDA Personal Representative of the CASE NO.: 25-CA-001954 Estate of Constance Stout Wallace; FLORIDA SELL NOW LLC, a Chad Wallace; Michael Wallace; Florida Limited Liability Company, Trinity Biller; The Known and Plaintiff, v. Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, The Known and Unknown Heirs, Trustees, and all other parties claiming interest by, through, under Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest or against the Estate of Nikki Jones. by, through, under or against the Estate of Mary Sapp, Deceased; Deceased: The Unknown Heirs. Devisees, Grantees, Assignees, The Unknown Heirs, Devisees, Lienors, Creditors, Trustees, and all Grantees, Assignees, Lienors, Creditors, Trustees, and all other other parties claiming interest by, through, under or against the Estate parties claiming interest by, through, of Donald Jones, Deceased; Darrick under or against the Estate of Dorothy Wallace, Deceased; The Wallace: The Unknown Heirs. Devisees, Grantees, Assignees, Unknown Heirs, Devisees, Grantees, Lienors, Creditors, Trustees, and Assignees, Lienors, Creditors, Trustees, and all other parties all other parties claiming interest by, through, under or against the claiming interest by, through, Estate of Lloyd Wallace, Deceased; under or against the Estate of George Edward Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, The Known and Unknown Heirs, Lienors, Creditors, Trustees, and Devisees, Grantees, Assignees, all other parties claiming interest Lienors, Creditors, Trustees, and all by, through, under or against the other parties claiming interest by, Estate of Bobby Glenn Wallace, through, under or against the Estate Deceased: Lora Allen: The Known of James Troy Wallace, Deceased; and Unknown Heirs, Devisees, Wayne Wallace; Gary Wallace; Grantees, Assignees, Lienors Creditors, Trustees, and all other The Known and Unknown Heirs. Devisees, Grantees, Assignees, parties claiming interest by, through under or against the Estate of Marlie Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Wallace, Deceased: Donvale Rucker: Courtney Wallace; Dereke Wallace; Estate of Ralph Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Rebecca Blackard: The Known and Unknown Heirs, Devisees, Lienors, Creditors, Trustees, and all other parties claiming interest Grantees, Assignees, Lienors

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

TO: Anthony Wallace

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

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

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

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

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

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

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

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

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

25-04520L

THIRD INSERTION

of the Estate of Constance Stout

Andrew D. Voeltz, as Successor

Personal Representative of the

Wallace, Deceased, by and through

Estate of Constance Stout Wallace:

Unknown Heirs, Devisees, Grantees,

claiming interest by, through, under

or against the Estate of Nikki Jones,

Lienors, Creditors, Trustees, and all

through, under or against the Estate

of Donald Jones, Deceased; Darrick

other parties claiming interest by,

Chad Wallace; Michael Wallace;

Trinity Biller; The Known and

Assignees, Lienors, Creditors,

Trustees, and all other parties

Deceased; The Unknown Heirs,

Devisees, Grantees, Assignees,

Wallace; The Unknown Heirs,

Devisees, Grantees, Assignees,

Lienors, Creditors, Trustees, and

all other parties claiming interest

by, through, under or against the

The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and

all other parties claiming interest

by, through, under or against the

Estate of Bobby Glenn Wallace,

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors,

Deceased; Lora Allen; The Known

Creditors, Trustees, and all other

parties claiming interest by, through

under or against the Estate of Marlie

Wallace, Deceased; Donyale Rucker;

Courtney Wallace: Dereke Wallace:

The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and

all other parties claiming interest

by, through, under or against the

Estate of Dolly W Teal, Deceased;

Lonnie Moore; Willie Allen Moor

Jr.: The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and all

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

of Brenda Rodgers a/k/a Brenda

Simpler, Deceased: Monica Marie

Rodgers Brown; Crystal Rodgers;

Conny Jordan; Bonnie Moore;

Devisees, Grantees, Assignees,

Devisees, Grantees, Assignees,

Devisees, Grantees, Assignees,

Estate of Lloyd Wallace, Deceased;

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

through, under or against the Estate

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

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

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

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

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

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

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

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

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

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

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

25-04521L

THIRD INSERTION

by, through, under or against the

Conny Jordan; Bonnie Moore;

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

other parties claiming interest by,

of Brenda Rodgers a/k/a Brenda

through, under, or against the Estate

Estate of Dolly W Teal, Deceased;

Lonnie Moore: Willie Allen Moore

Jr.; The Known and Unknown Heirs,

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

Creditors, Trustees, and all other

Wallace, Deceased: Linda Parlin:

Anthony Wallace; The Known and

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

parties claiming interest by, through,

under or against the Estate of Floyd

Unknown Heirs, Devisees, Grantees,

claiming interest by, through, under

or against the Estate of Paul Wallace.

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

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

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

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

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

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

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

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

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

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

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

25-04522L

THIRD INSERTION

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

Deceased; The Unknown Devisees

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

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

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

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

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

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

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

ID: 10-45-26-00-00001.0310

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

relief demanded in the complaint or petition.

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

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

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

MELTON LAW FIRM, Plaintiff's attorney, P.O. Box 320, Winter Park, Florida 32790 Nov. 14, 21, 28; Dec. 5, 2025 25-04524L

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

CASE NO.: 25-CA-001954

Florida Limited Liability Company,

The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and

all other parties claiming interest

by, through, under or against the

Assignees, Lienors, Creditors,

Trustees, and all other parties

or against the Estate of Dorothy

Wallace, Deceased; The Known

Creditors, Trustees, and all other

Troy Wallace, Deceased; Wayne

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors,

Creditors, Trustees, and all other

Wallace, Deceased; Linda Parlin;

Creditors, Trustees, and all other

parties claiming interest by, through,

under or against the Estate of Paul

Wallace, Deceased; Chad Wallace;

Michael Wallace; Trinity Biller;

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

Lienors, Creditors, Trustees, and all

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

Anthony Wallace; The Known

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors

parties claiming interest by, through,

under or against the Estate of Floyd

parties claiming interest by, through,

under or against the Estate of James

Wallace; Gary Wallace; The Known

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors,

Estate of Mary Sapp, Deceased; The

Unknown Heirs, Devisees, Grantees,

claiming interest by, through, under

Devisees, Grantees, Assignees,

FLORIDA SELL NOW LLC, a

Plaintiff, v.

--- ACTIONS ---

THIRD INSERTION

Estate of Lloyd Wallace, Deceased;

The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and

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

Estate of Bobby Glenn Wallace,

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors

Deceased: Lora Allen: The Known

Creditors, Trustees, and all other

parties claiming interest by, through,

under or against the Estate of Marlie

Wallace, Deceased: Donvale Rucker:

Courtney Wallace; Dereke Wallace;

Lienors, Creditors, Trustees, and all

through, under or against the Estate

Joanna Wilson; Shawnesse Wilson;

The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and

all other parties claiming interest

by, through, under or against the

Estate of Dolly W Teal, Deceased;

Lonnie Moore; Willie Allen Moore

Jr.; Monica Marie Rodgers Brown;

TO: The Unknown Heirs, Devisees,

Grantees, Assignees, Lienors, Creditors,

Trustees, and all other parties claiming

interest by, through, under or against

the Estate of Nikki Jones, Deceased.

Last Known Residence: Unknown

Conny Jordan; Bonnie Moore;

Bryon Councell.

Defendants.

other parties claiming interest by,

of Alicia Sutherland, Deceased;

James Wilson; Joseph Wilson;

Robert Trail; Johnny Wilson;

Devisees, Grantees, Assignees,

The Known and Unknown Heirs,

Devisees, Grantees, Assignees,

Devisees, Grantees, Assignees,

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

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

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

YOU ARE HEREBY NOTIFIED that of Nikki Jones, Deceased; Darrick an action for partition on the following Wallace: The Unknown Heirs. Devisees, Grantees, Assignees, property in LEE County, Florida: Lienors, Creditors, Trustees, and Legal Description: Timber Trails all other parties claiming interest by, through, under or against the

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

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

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

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

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

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

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

25-04525L

THIRD INSERTION

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

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

Jr.; Monica Marie Rodgers Brown;

Bryon Councell.

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

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

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

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

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

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

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

Deputy Clerk MELTON LAW FIRM, Plaintiff's attorney,

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

THIRD INSERTION

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

through, under or against the Estate

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

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

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

Bryon Councell. Defendants.

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

Last Known Residence: Unknown YOU ARE HEREBY NOTIFIED that an action for partition on the following

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

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

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

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

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

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

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

THIRD INSERTION

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

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

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

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

Bryon Councell. Defendants.

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

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

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

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

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

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

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

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

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

25-04528L

THIRD INSERTION

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

or against the Estate of Paul Wallace,

Deceased; The Unknown Devisees

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

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

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

through, under, or against the Estate

of Brenda Rodgers a/k/a Brenda

Simpler, Deceased; Monica Marie

Rodgers Brown; Crystal Rodgers;

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

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

or against the Estate of Paul Wallace.

Deceased; The Unknown Devisees of

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

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

ID: 10-45-26-00-00001.0310

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

relief demanded in the complaint or petition.

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

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

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

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

Nov. 14, 21, 28; Dec. 5, 2025 25 - 04523L

--- PUBLIC SALES / ESTATE ---

LEE COUNTY

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 FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE

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.

DECEDENT'S DATE OF DEATH IS

BARRED.

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

Debra Éittreim

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

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

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

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

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

Personal Representative: Kristin Kay Oines

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

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

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

Person Giving Notice: Kevin Slagmolen 251 Serpentine Drive

Bayville, New Jersey 08721 Attorney for Person Giving Notice /s/Wess M. Jacobs Wess M. Jacobs Attorney Florida Bar Number: 882992 Osterhout & McKinney, P.A. 3783 Seago Lane, Fort Myers, FL 33901 Telephone: (239) 939-4888 Fax: (239) 277-0601 E-Mail: wessj@omplaw.com

Secondary E-Mail: elizabethw@omplaw.com 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:

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

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

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

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

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

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

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

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

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

Personal Representative: KESTREL JANET MARCEL

1130 Sanders Circle Montpelier, VT 05602 Attorneys for Personal Representative: EDWARD E. WOLLMAN Florida Bar Number: 0618640 Email: ewollman@wga-law.com Secondary E-Mail: pleadings@wga-law.com PATRICK COURVILLE Florida Bar Number: 115708 E-Mail: pcourville@wga-law.com Secondary E-Mail: pleadings@wga-law.com Attorneys for Personal Representative WOLLMAN GEHRKE & ASSOCIATES, P.A. 2235 Venetian Court. Suite 5 Naples, Florida 34109 Telephone: (239) 435-1533 Fax: (239) 435-1433 November 21, 28, 2025 25-04707L

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

Deceased. The administration of the estate of Anastasia Sausser a/k/a Anastasia Marie Sausser, deceased, whose date of death was August 1, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which 2075 Dr. Martin Luther King Jr.

ANASTASIA MARIE SAUSSER

Blvd., Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

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

Personal Representative: /s/ Tanya A. Maroney Tanya A. Maroney 542 E. Division St. Dover, Delaware 19901

Attorney for Personal Representative: /s/ Kelly L. Fayer, Esq. Kelly L. Fayer, Esq. Attorney for Personal Representative Florida Bar Number: 0121126 Kelly L. Fayer, P.A. 12601 World Plaza Lane, Suite 2 Ft. Myers, Florida 33907 Telephone: (239) 415-3434 Fax: (239) 433-3434 E-Mail: notice@fayerlaw.net November 21, 28, 2025 25-04726L

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 Pa-

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

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

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

The personal representative has no

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

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

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

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

Personal Representative: John Dawson, 1415 SE 40th Street,

Cape Coral FL 33904 Attorney for Personal Representative: /s/ Alexis A. Sitka. P. A. Alexis A. Sitka, P. A. Florida Bar Number: 0004766 P.O. Box 150171 Cape Coral, FL 33915 Telephone: (239) 997-0078 Fax: (239) (239) 299-9917 Alexis@sitkalaw.com November 21, 28, 2025 25-04706L 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 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 demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

Personal 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

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 attor-

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

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

The personal representative has no

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

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

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

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

Personal Representative: Mary C. Fangman

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

SECOND INSERTION

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

COUNTY, FLORIDA PROBATÉ DIVISION File No. 25-CP-003435 IN RE: ESTATE OF MARILYNN MAXINE JOHNSON a/k/a MARILYNN M. JOHNSON a/k/a MARILYNN JOHNSON

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

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

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

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

25-04735L

November 21, 28, 2025

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

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

Person Giving Notice: GLENN EINAR JOHNSON 31911 National Park Drive

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

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage North Fort Myers Hancock located at 4150 Hancock Bridge Pkwy #39 North Fort Myers FL 33903 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction www.selfstorageauction.com on 12/9/2025 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Brandy Stephenson unit #00330; Charles Garland unit #00417. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

November 21, 28, 2025 25-04695L

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

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

AGTC Investments LLC Ocean Bank

the holder of the following certificate(s)

has filed said certificate(s) for a tax

deed to be issued thereon. The cer-

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

the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 23-04682

Year of Issuance 2023 Description of Property UNIT/LOT NO.

30, BLOCK 4, OF TAMIAMI CO-OP, INC., A FLORIDA NOT-FOR-PROFIT CORPO-

RATION, ACCORDING TO EX-

HIBIT "B" (THE "PLOT PLAN")

OF THE DECLARATION OF

MASTER FORM OCCUPANCY

AGREEMENT RECORDED IN O.R. BOOK 3719, PAGE

319, ET SEQ., ALONG WITH

A CORRECTIVE MEMORAN-

DUM AS TO LOT NUMBERS

AND STREET ADDRESSES RECORDED ON O.R. BOOK

04220, PAGE 3273, PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA (THE "DECLARA-TION"), AND AS LEGALLY DESCRIBED IN EXHIBIT "A" TO SAID DECLARATION.

Strap Number 27-43-24-13-

Names in which assessed: ALICE M JOKIE, ALICE M.

JOKIE, FREDERICK C JOKIE,

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

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

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04616L

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

FREDERICK C. JOKIE

00004.0300

Tax Deed #:2025001950

follows:

LEE COUNTY

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, LE-HIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AC-CORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15. PAGE 59, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 02-44-26-12-00118.0140

Names in which assessed: AKIKO MCLAREN, AKIKO SUSIE MCLAREN, ESTATE OF HOWARD JOSIAH MCLAREN

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

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

25-04594L

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

Certificate Number: 23-05586 Year of Issuance 2023 Description of Property LOTS 7 & 8, BLOCK 1435, UNIT 16, CAPE CORAL SUBDIVISION, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 76 TO 88 AND AMENDED TO REVISE THE DECLARATION RECORDED IN PLAT BOOK 13, PAGE 95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 18-44-24-C4-01435.0070

Names in which assessed: MARY JO DONALDSON LIV-ING TRUST DATED FEBRU-ARY 7, 2018

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

Nov. 21, 28; Dec. 5, 12, 2025 25 - 04620L

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

Certificate Number: 23-04572 Year of Issuance 2023 Description of Property THE SOUTH 82.5 FEET OF LOT 3. BLOCK 69, SUNCOAST ESTATES (UN-RECORDED) AS RECORDED IN OFFICIAL RECORDS BOOK 32, PAGE 525-528, PUB-LIC RECORDS OF LEE COUN-TY. FLORIDA Strap Number 25-43-24-03-00069.003A

Names in which assessed: THOMAS A VANA JR, THOM-AS A. VANA JR

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

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° 16' 39" E. ALONG THE SOUTH LINE OF SAID SEC-TION 25, A DISTANCE OF 1351.13 FEET; THENCE N. 1° 51' 31" W. 4293.20 FEET TO THE P.O.B., THENCE N. $1\neg \infty 51$ 31" W. 280 FEET; N. 88 $\neg \infty$ 29" E. 305.0 FEET; S. 1 $\neg \infty$ 51' 31" E. 280 FEET; S. $88\neg\infty$ 03' 29" W 305.00 FEET TO THE P.O.B. BEING LOT 1 OF BLOCK 57 OF SUNCOAST ESTATES AS RECORDED IN O.R. BOOK 32, PAGES 524 THROUGH 528, LEE COUNTY RECORDS, AND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUN-TY, FLORIDA Strap Number 25-43-24-03-00057.001B Names in which assessed: SAUTERNES V LLC

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

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

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Ide Technologies Inc the holder of

the following certificate(s) has filed

said certificate(s) for a tax deed to be issued thereon. The certificate

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

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

Certificate Number: 23-05031 Year of Issuance 2023 De-

scription of Property LOT 10,

BLOCK 21, PALMONA PARK UNIT NO 1, ACCORDING TO

THE MAP OR PLAT THERE-

OF, AS RECORDED IN PLAT

BOOK 7, PAGE(S) 54 AND 55,

OF THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA

Strap Number 34-43-24-01-

All of said property being in the County

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

ing to the law the property described

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

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

am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

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

Names in which assessed: MURIEL SOFIA RAMOS

Tax Deed #:2025002018

as follows:

00021.0100

25-04612L

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

Certificate Number: 20-033085 Year of Issuance 2020 Description of Property LOT 34, BLOCK 2654A, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C1-02654.A340

Names in which assessed: GEORGE R. TOROSIAN JR

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

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

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 Plaintiff v FORT MYERS BUILDING, LLC

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

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

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

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

Property Address: 2615 32nd Street SW, Lehigh Acres, Florida 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 mguerra@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 lowing certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23640 Year of Issuance 2023 Description of Property LOT 24 OF THAT CERTAIN SUBDIVISION KNOWN AS COASTAL ESTATES, A MOBILE HOME SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, LEE COUNTY, FLORIDA, IN PLAT BOOK 29, PAGE 77, A REPLAT OF THE SOUTH HALF (S1/2)OF LOT 3 AND ALL OF LOT 4, BLOCK 2, OF THAT CERTAIN SUBDIVISION KNOWN AS E. P. BATES' PINE RIDGE TRUCK FARMS, RECORDED IN PLAT BOOK 3, PAGE 68. TOGETH-ER WITH THAT CERTAIN 1972 REMBRANT MOBILE HOME, I.D. NO. G3281, AND TITLE NO. 9867448, LOCAT-ED THEREON. Strap Number 06-46-24-07-00000.0240 Names in which assessed:

WILLIAM EARLE

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

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

25-04676L

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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-03633 Year of Issuance 2023 Description of Property LOT 25, BLOCK

3307, UNIT 66, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 2 TO 26, INCLU-SIVE, IN THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. No 3811 SW 8TH PL Strap Number 03-45-23-C3-03307.0250

Names in which assessed: THOMAS MOORE

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

25-04607L

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 PUR-SUANT TO Florida STATE LAW BE-FORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding. Facility Name: iStorage - 7010- Ft. Myers Facility Address: 12859 McGregor Blvd. Ft. Myers, FL 33919 US Facility Phone: 1+ (239) 443-3885 Description: Entire contents of unit consisting of, but not limited to: Tina Key- kitchen appliances, dresser, table, shoes, wall art, couch, tv's, mattress, bins, boxes. Paul Dever- table, wall art, books, bins, boxes. Bidding: All bidding will take place online at StorageTreasures.com on December 11, 2025 at 11:00am. Property will be sold to the highest bidder. November 21, 28, 2025 25-04697L

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 dece-

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

The name and address of the trustee are set forth below.

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

Signed on the 13th day of November,

Theresa H. Kersey, Trustee 1872 Concordia Lake Circle, Unit 201 Cape Coral, FL 33909

November 21, 28, 2025 25-04745L

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 ${\bf INTEREST\ TO\ JP\ MORGAN}$ CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A.

Plaintiff, vs. ALTON SMITH AND VALERIE SMITH, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 03, 2025, and entered in 25-CA-000339 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein THE BANK OF NEW YORK MEL-LON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A is the Plaintiff and ALTON SMITH; VAL-ERIE SMITH are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.lee.real foreclose.com, at 09:00 AM, on December 18, 2025, the following described property as set forth in said Final 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 $20 {\rm TH} \, {\rm JUDICIAL} \, {\rm CIRCUIT}, {\rm IN} \, {\rm AND}$ FOR LEE COUNTY, FLORIDA CIVIL DIVISION: T

CASE NO.: 25-CA-003478 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MELCHISEDEC RIVERA;

YESENIA BORIA CIRINO; UNKNOWN TENANT Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment

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

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

PROPERTY ADDRESS: 1852 VALMONT STREET, LEHIGH ACRES, FL 33972

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

Dated this 11/18/2025

KEVIN C. KARNES Clerk Of The Circuit Court (SEAL) By: T Mann Deputy Clerk Submitted by:

De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-00296

November 21, 28, 2025 25-04751L

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.; KELLÝ GREENS MASTER ASSOCIATION. INC.; COCO BAY COMMUNITY ASSOCIATION, INC.; CATHERINE S. CRANDELL, an individual; JAMES CRANDELL, an individual, THE UNKNOWN TENANTS IN

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

POSSESSION.

Defendants.

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#: 00000.0650 06-46-24-32-

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

Deputy Clerk
CLERK OF THE CIRCUIT COURT

Dated 11/19/2025

Kevin C. Karnes As Clerk of the Court (SEAL) BY: T Mann Moran Kidd Lyons Johnson Garcia,

Attn: Michael A. Tessitore, Esq.

111 N. Orange Avenue, Suite Orlando, FL 32801 Phone: (407) 841-4141 Fax: (407) 841-4148 mtessitore@morankidd.com25-04758L November 21, 28, 2025

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

LEE COUNTY

SECOND INSERTION

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

CASE NO.: 25-CA-002048 $EF\,MORTGAGE\,LLC,$ Plaintiff, v.

1K PEDREROS INVESTMENT, LLC, a Florida Limited Liability Company; JAIME A PEDREROS, an Individual; UNKNOWN TENANT **#1; UNKNOWN TENANT #2,** Defendant.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment dated October 29, 2025 entered in Civil Case No. 25-CA-002048 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein EF MORTGAGE LLC, Plaintiff and 1K PEDREROS INVEST-MENT, LLC, a Florida Limited Liability Company; UNKNOWN TENANT #1 N/K/A Andres Guerra; UNKNOWN TENANT #2 N/K/A Sandra Guerra are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes on January 29, 2026 the following

NOTICE OF ACTION BY

PUBLICATION

IN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA

DIVISION: CIVIL

CASE NO. 25-CC-006814

CASA YBEL BEACH AND

INC., a Florida non-profit

corporation,

Defendant(s).

TANY A. BANKS

Plaintiff, vs.

BRADY,

RACQUET CLUB, PHASE I-JK,

JAMES J. BANKS, BRITTANY

CROSS RD, JUSTIN TX 76247

A. BANKS, AND MARGARET K.

TO: JAMES J. BANKS AND BRIT-

Last Known Address: 15524 CHARING

YOU ARE HEREBY notified that an

action to foreclose a Claim of Lien upon

the following described real property

minium Parcel No. 160, of CASA

YBEL BEACH AND RACQUET

CLUB, PHASE I-J-K, a condo-

minium, together with an un-

divided interest in the common

elements appurtenant thereto, according to the Declaration of

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

CONDOMINIUM ASSOCIATION,

described property as set forth in said

Final Judgment, to-wit: LOTS 50 AND 51, BLOCK 5305, CAPE CORAL, UNIT 58, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 128, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 128 SW 34th Pl, Cape Coral, FL 33991 ANY PERSON CLAIMING AN IN-

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

Kevin C. Karnes CLERK OF THE CIRCUIT COURT Lee County, Florida (SEAL) T Mann DEPUTY CLERK OF COURT

Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Service Email: ftlrealprop@kelleykronenberg.com File No.: 3087.000398 November 21, 28, 2025 25-04724L

of Lee County, Florida.

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A.,

Attorney for Plaintiff, whose address is

2364 Fruitville Road, Sarasota, Florida

34237, within 30 days from the first

date of publication, and file the origi-

nal with the Clerk of this Court either

before service on Plaintiff's attorney or

immediately thereafter; otherwise, a

default will be entered against you for

the relief demanded in the Plaintiff's

WITNESS my hand and seal of this

KEVIN C. KARNES.

CLERK OF COURTS

(SEAL) By: K Shoap

Deputy Clerk

25-04721L

Court on this 14th day of November,

Michael J. Belle, Esq.,

Michael J. Belle, P.A.

Attorney for Plaintiff

2364 Fruitville Road,

50222

SECOND INSERTION

Sarasota, Florida 34237

service@michaelbelle.com

November 21, 28, 2025

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 entered on 11/14/2025 in the above-styled cause, in the County Court of Lee County, Florida, Kevin C. Karnes, Clerk of Circuit Court, will sell the property situated in Lee County, Florida legally described as:
Unit No. 64, of that certain

Condominium known as Island Park Village, Section III, a Condominium as recorded in O.R. Book 1732, Pages 3490-3585, inclusive, Public Records of Lee County, Florida, and any and all

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

amendments thereto, together with all appurtenances there unto appertaining and specified in said Condominium Declaration.

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

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

(SEAL) By: T Mann Kevin C. Karnes, Clerk of Court Leland Wilson, Esq. $lel and @\, association legal services. com$ bilma@associationlegalservices.com 12600 World Plaza Lane, #63,

Fort Myers, FL 33907 $\,$ November 21, 28, 2025 25-04722L

SECOND INSERTION

SECOND INSERTION Condominium thereof recorded in Official Records Book 1566, Page 2305, in the Public Records

20TH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CASE NO.: 22-CA-003951 A/K/A UNIT 160I, WEEK 50 `CARRINGTON MORTGAGE

SERVICES, LLC, TYLER WEINER A/K/A TYLER A. WEINER; UNKNOWN SPOUSE OF TYLER WEINER A/K/A TYLER A. WEINER; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1;

UNKNOWN TENANT #2,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order dated November 13, 2023 entered in Civil Case No. 22-CA-003951 in Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, Civil Division, wherein CARRINGTON MORTGAGE SER-VICES, LLC, Plaintiff and TYLER WEINER A/K/A TYLER A. WEINER N/K/A PAIGE RICHARDSON are Defendant(s), Kevin C. Karnes, Clerk of Court, will sell to the highest and best bidder for cash beginning at 9:00 AM www.Lee.Realforeclose.com in accordance with Chapter 45, Florida Statutes on January 15, 2026 the following described property as set forth in said

Final Judgment, to-wit: LOTS 18 AND 19, BLOCK 2831, CAPE CORAL SUBDIVI-SION, UNIT 40, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 97, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Property Address: 3024 NW 6th

Pl, Cape Coral, FL 33993 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION. MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.

Kevin C. Karnes CLERK OF THE CIRCUIT COURT County, Florida (SEAL) N Wright-Angad DEPUTY CLERK OF COURT

Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Service Email:

ftlrealprop@kelleykronenberg.com File No.: CRF22087-JMV November 21, 28, 2025

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

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

CASE NO: 25-DR-008181 IN RE: The Marriage of Stephen Joseph Petitioner

and Avelita Laneau Respondent

TO: Avelita Laneau

5413 Pine Chase Drive, Apt. 8, Orlando, Florida 32808 YOU ARE NOTIFIED that an ac-

tion for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Stephen Joseph whose address is 1649 NE 158 Street, North Miami Beach, Florida 33162 on the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Nov. 21, 28; Dec. 5, 12, 2025 25-04733L 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, FORTRESS OF SOUTH FLORIDA, LLC, a Florida Limited liability company, SEBASTIAN ESTREMADOIRO, ZEMLANDS LLC, a Florida limited liability company, et al, Defendants.

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the County Court of Lee County, Florida, the Clerk will sell the property described below situated in Lee County, Florida, described as:

226 Lausanne Avenue South, Lehigh Acres, Florida, Lot 22, Block 47, Twin Lake Estates

Unit 11, and being more particularly described in Notice of Commencement recorded as instrument number 2023000348330, Lee County, Florida

at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website https://www.lee.realforeclose. com/at 9:00 a.m. on December 18, 2025. Any person claiming an interest in

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

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

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

November 21, 28, 2025 25-04704L

SECOND INSERTION

IN AND FOR LEE COUNTY, FLORIDA

Any and All Unknown Parties who claim an interest as spouse, heirs,

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

in Lee County, Florida, and described as:

Lots 10 and 11, Block 6059, Cape Coral Unit 96, a subdivision according to the plat thereof recorded in Plat Book 25, Page

45 through 51, inclusive, of the Public Records of Lee County, Florida.

Commonly known as: 3111 SW 20th Avenue, Cape Coral, FL 33914

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

The sale is being held pursuant to the Final Judgment of Foreclosure, entered on 10/28/2025, in Civil Case No. 24-CA-005640, pending in the Circuit Court in Lee County, Florida. DATED this 11/17/2025

KEVIN C. KARNES CLERK OF THE CIRCUIT COURT AND COMPTROLLER LEE COUNTY, FLORIDA (SEAL) By: T Mann

Deputy Clerk THE MANLEY LAW FIRM LLC P. O. Box 165028 Columbus, OH 43216-5028 AMPS@manleydeas.com 24-012797_IA1

November 21, 28, 2025 25-04723L

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, BENFICIARIES, 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 accordance with Chapter 45, Florida Statutes, the following described property located in LEE County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit:

LOT 14, BLOCK 8, UNIT 1, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, AS RECORDED IN PLAT BOOK 15, PAGE 90, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL NUMBER: 34-44-26-01-00008.0140

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

Dated this 13 day of November, 2025. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP Attorney for Plaintiff One East Broward Boulevard, Suite 1111 Fort Lauderdale, FL 33301 Telephone: (954) 522-3233 | Fax (954) 200 7770 04-097161-F00 November 21, 28, 2025 25-04715L

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 EUGENE O HERGENROTHER REVOCABLE TRUST 2001; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EUGENE O HERGENROTHER; KURT M HERGENROTHER: UNKNOWN SPOUSE OF KURT M HERGENROTHER; EUGENE M HERGENROTHER A/K/A MARTY HERGENROTHER; UNKNOWN SPOUSE OF EUGENE M HERGENROTHER A/K/A MARTY HERGENROTHER; BETTY GANO; UNKNOWN SPOUSE OF BETTY GANO: LEE CASA BELLA CONDOMINIUM ASSOCIATION, INC; CONSUMERS NATIONAL BANK: STYLE TILE & MARBLE. INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated November 13, 2025 entered in Civil Case No. 24-CA-004205 of the Circuit Court of the 20TH Judicial Circuit in and for Lee County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and EUGENE M HER-GENROTHER TRUSTEE OF THE EUGENE O HERGENROTHER REVOCABLE TRUST 2001, KURT M HERGENROTHER, EUGENE M HERGENROTHER A/K/A MARTY BETTY HERGENROTHER and GANO, et al, are Defendants. The

Defendant(s).

Clerk, KEVIN C. KARNES, shall sell to the highest and best bidder for cash at LEE County On-Line Public Auction website: https://lee.realforeclose.com, at 09:00 AM on December 18, 2025, in accordance with Chapter 45, Florida Statutes, the following described prop-erty located in LEE County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit:

UNIT 105, CASA BELLA CON-DOMINIUM, PHASE VII, BLDG 7, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1432, PAGE(S) 848, ET SEQ., OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND ANY AMENDMENTS THERETO; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THOSE COMMON ELEMENTS APPURTENANT TO SAID UNIT IN ACCOR-DANCE WITH AND SUBJECT TO THE COVENANTS, CON-DITIONS, RESTRICTIONS, TERMS AND OTHER PROVI-SIONS OF THAT DECLARA-TION OF CONDOMINIUM.

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

Dated this 13 day of November, 2025. KEVIN C. KARNES Clerk of the Circuit Court (SEAL) By: N Wright-Angad Deputy Clerk

FRENKEL LAMBERT WEISMAN & GORDON, LLP Attorney for Plaintiff One East Broward Boulevard, Suite 1111 Fort Lauderdale, FL 33301 Telephone: (954) 522-3233 | Fax (954) 200 7770 04-099972-F00 November 21, 28, 2025 25-04716L

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 certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23636 Year of Issuance 2023 Description of Property LOT 326, THUNDERBIRD MOBILE HOMES, ACCORDING TO THE SURVEY PLAT THERE-OF AS RECORDED IN O.R.

BOOK 548, PAGE 829, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-46-24-05-00000.3260 Names in which assessed: DOUGLAS ALAN BENNETT, PATSY L BENNETT

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

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

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 ILS 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 Last Known Address: 1631 SW 30th Ter, Cape Coral, FL 33914

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

Lots 9 and 10, Block 1138, Cape Coral, Unit 23, according to the map or plat thereof as recorded in Plat Book 14, Page 39, Public Records of Lee County, Florida including the buildings, appurtenances, 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, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 within, 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition

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

KEVIN KARNES LEE COUNTY CLERK OF COURT (SEAL) By: N Wright-Angad Deputy Clerk

HOWARD LAW, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 November 21, 28, 2025 25-04710L

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

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

devisees, grantees, assignees,

the following described real property: All that certain land situated

RNOS

SECOND INSERTION

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

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

Certificate Number: 23-24288

Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN LOT NO. 11, RIVERLAWN TERRACE PARK CO-OP LOCATED ON THE FOLLOWING DESCRIBED PROPERTY IN LEE COUN-TY, FLORIDA: FROM THE SOUTHEAST (SE) CORNER OF GOVERNMENT LOT 1 OF SECTION 21, TOWNSHIP 43 SOUTH, RANGES 26 EAST, RUN NORTH ALONG THE EAST LINE OF SAID SECTION 21 FOR 1727.92 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREBY CON-VEYED; FROM SAID POINT VEYED; FROM SAID POINT OF BEGINNING THENCE RUN WEST 4° SOUTH AT AN ANGLE OF 88° 52', SOUTH TO WEST WITH SAID SECTION LINE FOR 10 CHAINS, THENCE RUN NORTH PARALLEL TO SAID SECTION LINE FOR 4 CHAIN TO THE SOUTH BANK OF THE CALOOSAHETCHEE RIVER THENCE RUN EAST-ERLY UP SAID SOUTH BANK TO A POINT ON THE LINE BETWEEN SECTIONS 21 AND 22, THENCE RUN SOUTH ALONG SAID SEC-TION LINE FOR 5 CHAINS, MORE OR LESS TO THE POINT OF BEGINNING. EX-CEPTING FROM THE ABOVE DESCRIBED TRACT THE

FOLLOWING PARCEL OF LANDS. BEGIN AT A POINT WHERE THE U.S. GOVERN-MENT RIGHT-OF-WAY LINE STRIKES THE LINE BETWEEN SECTIONS 21 AND TOWNSHIP 43 SOUTH, RANGE 26 EAST: THENCE RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 21 FOR 125 FEET THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF LOT 1, SECTION 21, FOR 30 FEET, MORE OR LESS, TO THE WEST LINE OF THE PUBLIC ROAD NO. S-78, AND THE POINT OF BEGINNING OF THE LOT EXCEPTED HERE-FROM; THENCE CONTINUE WEST PARALLEL WITH THE SOUTH LINE OF GOVERN-MENT LOT 1 OF SAID SECTION 21 FOR A DISTANCE OF 65 FEET; THENCE RUN NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 21 TO THE GOV-ERNMENT RIGHT OF-WAY OF THE CALOOSAHATCHEE RIVER; THENCE RUN EAST-ERLY ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID PUBLIC ROAD; THENCE SOUTH ALONG SAID ROAD TO POINT OF BE-GINNING Strap Number 21-43-

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

26-10-00000.0110

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

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

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 SUBDIVI-SION KNOWN AS ARROYAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND THAT PART OF LOT B, ARROYAL SUBDIVISION, LYING EAST OF THE EAST LINE OF LOT 39, AND WEST OF THE WEST LINE OF LOT 37, ARROYAL SUBDIVISION, EACH EXTENDED TO THE IMPERIAL RIVER AND LY-ING BETWEEN THE NORTH LINE OF RIVERSIDE DRIVE AND THE WATERS OF THE IMPERIAL RIVER, SAID SUBDIVISION RECORDED AT PLAT BOOK 3, PAGE 80, OF THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA; AND THAT PORTION OF RIVERSIDE DRIVE VACATED BY RESOLUTION 85-11-17, OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, DATED NOVEMBER 20, 1985 AND RECORDED JANUARY 3,1986, IN OFFICIAL RECORDS BOOK 1821, PAGE 4166, OF THE PUBLIC RECORDS OF LEE COUN-TY, FLORIDA, LYING EAST OF THE EAST LINE OF LOT 39 AND WEST OF THE WEST LINE OF LOT 37, ARROYAL SUBDIVISION, EACH EX-TENDED FROM THE NORTH LINE OF LOT 38, ARROYAL SUBDIVISION. TO THE NORTH LINE OF RIVERSIDE DRIVE Strap Number 33-47-25-B4-00238.0000

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

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

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

25-04689L

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

Certificate Number: 23-24263 Year of Issuance 2023 Description of Property LOT 39, OF THAT CERTAIN SUBDIVI-SION KNOWN AS ARROYAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA: AND THAT PART OF LOT B, AR-ROYAL SUBDIVISION, LYING EAST OF THE WEST LINE OF LOT 38, AND WEST OF THE WEST LINE OF LOT 39, AR-ROYAL SUBDIVISION, EACH EXTENDED TO THE IMPE-RIAL RIVER AND LYING BE-TWEEN THE NORTH LINE OF RIVERSIDE DRIVE AND THE WATERS OF THE IMPERIAL RIVER. SAID SUBDIVISION RECORDED AT PLAT BOOK 3, PAGE 80, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND THAT POR-TION OF RIVERSIDE DRIVE VACATED BY RESOLUTION 85-11-17, OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, DATED NOVEMBER 20, 1985 AND RECORDED JANUARY 3. 1986, IN OFFICIAL RECORDS BOOK 1821, PAGE 4166, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LY-ING EAST OF THE WEST LINE OF LOT 38, AND WEST OF THE WEST LINE OF LOT 39, ARROYAL SUBDIVISION, EACH EXTENDED FROM THE NORTH LINE OF LOT 39, ARROYAL SUBDIVISION, TO THE NORTH LINE OF RIVER-SIDE DRIVE Strap Number 33-47-25-B4-00239.0000

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

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

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

25-04690L

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 BO-NITA BEACH ROAD; THENCE CONTINUE ON THE SAME COURSE ON THE CENTER LINE OF A ROAD 130 FEET WIDE FOR 930 FEET TO THE NORTH LINE OF A 50 FOOT WIDE ROAD; THENCE WEST ALONG THE NORTH LINE OF SAID ROAD 50 FEET WIDE FOR 65 FEET TO THE POINT

OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE WEST ALONG THE NORTH LINE OF SAID 50' FOOT WIDE ROAD FOR 120 FEET; THENCE NORTH 130 FEET; THENCE EAST 120 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

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

25-04688L

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, CONDI-TIONS, RESTRICTIONS TIONS, RESTRICTIONS THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1863, PAGE 2733, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO. Strap Number 03-47-24-W1-05800.049C

Names in which assessed: JANA GROSE, TERENCE ANDREW GROSE, TERENCE GROSE

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

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

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

Certificate Number: 23-23657 Year of Issuance 2023 Description of Property UNIT 311 AND 1/507 INTEREST IN THE COMMON ELEMENTS OF THE HOLIDAY TRAVEL PARK RV CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN THE OFFI-CIAL RECORD BOOK 1557 AT PAGES 1583-1617 OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAIN-ING AND SPECIFIED IN SAID CONDOMINIUM DECLARA-TION. Strap Number 06-46-24-15-00000.3110

Names in which assessed: CAROL IZSO, CAROL R IZSO, KERI L WALSH

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

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

FEET TO THE IMPERIAL RIVER ROAD 130 FEET WIDE; THENCE SOUTH ALONG THE WEST LINE OF SAID ROAD TO THE POINT OF BEGIN-NING OF THE LAND HEREIN

All of said property being in the County

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

SECOND INSERTION

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

Tax Deed #:2025001931 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-24198 Year of Issuance 2023 Description of Property UNIT NO. 21 OF THE CARRIAGE HOMES AT THE CROSSINGS OF BONITA BAY, A CONDOMINIUM ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2088, PAGE 567, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDI-VIDED SHARE IN THE COM-MON ELEMENTS. Strap Number 28-47-25-B4-00900.0210

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

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

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

SECOND INSERTION

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

Tax Deed #:2025001922 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23720 Year of Issuance 2023 Description of Property UNIT 74, ISLAND PARK VILLAGE, SECTION III, A CONDO-MINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 3490, OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA, AND ALL AMEND-MENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS Strap Number 12-46-24-13-00000.0740

Names in which assessed: ALICE MARY WERSON, AL-ICE MARY WERSON JR

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

Nov. 21, 28; Dec. 5, 12, 2025 25-04679L 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 CON-DOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIR-CUIT COURT IN OFFICIAL RECORDS BOOK 1696, PAGES 227 THROUGH 322, INCLU-SIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO-GETHER WITH ALL APPUR-TENANCES THEREUNTO APPERTAINING AND SPECI-FIED IN SAID CONDOMINI-UM DECLARATION AND ALL AMENDMENTS THERETO Strap Number 25-47-24-B2-04200.09B0

Names in which assessed: CYRIL A & MARGARET A PICK TRUST, THE CYRIL A. & MARGARET A. PICK TRUST, THE CYRIL A. PICK AND MARGARET A. PICK REVO-CABLE TRUST, DATED OCTO-BER 25, 1996

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

Nov. 21, 28: Dec. 5, 12, 2025 25-04682L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Tax Deed #:2025001958 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-23918

Year of Issuance 2023 Description of Property EAST, FURTHER DESCRIBED AS FOL-LOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2, THENCE SOUTH 01°24'10" WEST ALONG THE EAST LINE OF SAID LOT FOR 850.52 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CON-TINUE SOUTH 01°24'10" WEST FOR 80 FEET; THENCE NORTH 88°35′50" WEST FOR 150 FEET TO THE CEN-TERLINE OF FLAMINGO DRIVE; THENCE NORTH 01°24'10" EAST ALONG THE CENTER LINE OF FLAMINGO DRIVE 80 FEET; THENCE SOUTH $88\neg \infty 35'50"$ EAST FOR 150 FEET TO THE POINT OF BEGINNING (BEING THE SAME AS LOT 24, BLOCK "A" PER UNRECORDED PLAT OF RIVERBEND SUBDIVISION). Strap Number 31-43-25-03-0000A.0240

Names in which assessed: JULIE HEATON

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

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

SECOND INSERTION

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

Tax Deed #:2025002079 NOTICE IS HEREBY GIVEN that FIG 20. LLC FIG 20. LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23749 Year of Issuance 2023 Description of Property APARTMENT 41, ESTERO BEACH CLUB EAST, A CONDOMINIUM, AC-CORDING TO THE DECLARA-TION OF CONDOMINIUM AS RECORDED IN OFFICIAL RE-CORDS BOOK 916, PAGE 513,

PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO. TOGETHER WITH ITS UNDI-VIDED SHARE IN THE COM-MON ELEMENTS. Strap Number 19-46-24-W3-02100.0410 Names in which assessed: EDWINA G FOSTER, LEROY E

DEBOARD

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

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

25-04680L

SECOND INSERTION

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

Tax Deed #:2025001919 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following $\operatorname{certificate}(s)$ has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-24051

Year of Issuance 2023 Description of Property AMERICAN OUTDOORS CAMPER RESORT #1, A CON-DOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED IN OF-FICIAL RECORD BOOK 1673, PAGE 2487 THROUGH 2529. AND CONDOMINIUM PLAT 8, PAGE 219, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND AS SUBSEQUENTLY AMENDED. TOGETHER WITH ALL AP-PURTENANCES THERETO APPERTAINING AND SPECI-FIED IN SAID CONDO-MINIUM DECLARATION. Strap Number 07-46-25-04-00W00.0830 Names in which assessed:

Cynthia Bauer, CYNTHIA L BAUER, CYNTHIA L. BAUER, WAYNE E BAUER, WAYNE E. BAUER

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

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

25-04686L



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SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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 cer-

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

the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 23-23404

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-

Names in which assessed: ISLAND GUY PROPERTIES

LLC, ISLAND GUY PROPER-

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

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

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

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

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

01207.0230

TIES, LLC

Tax Deed #:2025002086

follows:

SECOND INSERTION

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

Tax Deed #:2025001899 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-23719 Year of Issuance 2023 Description of Property UNIT NO. 64, OF THAT CERTAIN CONDO-MINIUM KNOWN AS ISLAND PARK VILLAGE, SECTION III, A CONDOMINIUM AS RECORDED IN O. R. BOOK 1732, PAGES 3490-3585, IN-CLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AND ALL AMEND-MENTS THERETO, TO-GETHER WITH ALL APPUR-TENANCES THEREUNTO APPERTAINING AND SPECI-FIED IN SAID CONDOMINI-UM DECLARATION. No 17656 VILLAGE INLET CT FORT MYERS 3390 Strap Number 12-46-24-13-00000.0640 Names in which assessed:

CORINNE J. DRUSO, JANINE C. WILKINSON REVOCABLE TRUST DATED MAY 3, 2012

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

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

SECOND INSERTION

FOR TAX DEED

Section 197.512 F.S.
Tax Deed #:2025001927
NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-23530 Year of Issuance 2023 Description of Property UNIT 805, OF ARIEL CONDOMINIUM OF THE LANDINGS, A CONDOMINIUM COMMUNITY, ACCORDING TO THE CON DOMINIUM DECLARATION THEREOF ON FILE AND RE-CORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RE-AS AMENDED FROM TIME TO TIME, ALL IN THE PUB-TY, FLORIDA, TOGETHER
WITH ALL APPURTENANCES
THEREUNTO APPERTAINING AND SPECIFIED IN SAID 27-00000.0805

Names in which assessed:

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

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

SECOND INSERTION

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

Tax Deed #:2025001993 NOTICE IS HEREBY GIVEN that JAMON BOWEN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are

Certificate Number: 23-23917 Year of Issuance 2023 Descripof Property A TRACT OF LAND LYING IN LOT 8,
UNITED FLORIDA FRUIT
COMPANY'S FIRST DIVISION, ACCORDING THE
PLAT RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, IN GOVERNMENT LOT 6, SEC-TION 31, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS; FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 7 OF SAID SECTION 31, ON THE NORTH LINE OF SAID GOVERNMENT LOT 6, RUN SOUTH $5\neg\infty19$ '50" EAST ALONG THE CENTERLINE OF STEVENSON ROAD FOR 45.16 FEET TO AN INTERSEC-TION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF BUT-LER ROAD; THENCE RUN

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 & Comptrol-

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

25-04692L

NOTICE OF APPLICATION

CORD BOOK 1644, PAGE 242, LIC RECORDS OF LEE COUN-CONDOMINIUM DECLARA-TION Strap Number 20-45-24-

DAVID HUSEMAN

SOUTH 89°26'10" WEST

ALONG SAID PROLONGA-TION FOR 25.09 FEET TO

THE WESTERLY LINE OF

STEVENSON ROAD; THENCE

RUN SOUTH 5°19'50" EAST

ALONG SAID WESTERLY LINE FOR 391.00 FEET TO THE POINT OF BEGINNING

OF THE TRACT HEREIN

DESCRIBED; FROM SAID POINT OF BEGINNING,

THENCE CONTINUE SOUTH

 $5\neg\infty19$ '50" EAST ALONG SAID WESTERLY LINE FOR 109.0

FEET; THENCE RUN SOUTH

 $89\neg\infty26$ '10" WEST FOR 143.91 FEET TO THE CENTER-

LINE OF AN EXISTING CA-

NAL; THENCE RUN NORTH 6-\infty09'20" WEST ALONG SAID CENTERLINE FOR 100.13 FEET; THENCE RUN NORTH 83-\infty 41'13" EAST FOR 135.90

FEET TO THE POINT OF BE-

GINNING, OF THE PUBLIC RECORDS OF LEE COUNTY,

FLORIDA. Strap Number 31-

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

certificate(s) shall be redeemed accord-

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

highest bidder online at www.lee.real-

taxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

FNA VII, LLC the holder of the fol-lowing certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

vear(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 23-23988

Year of Issuance 2023 Descrip-

tion of Property LOTS 21, 22, AND 23, BLOCK B, THOMAS

DITION TO TICE, ACCORDING TO THE PLAT BOOK 5,

PAGE 52, OF THE PUBLIC RECORDS OF LEE COUNTY,

FLORIDA Strap Number 04-

Names in which assessed: WILLIAM D ROCHA, WIL-

All of said property being in the County

of Lee, State of Florida, Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

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

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04685L

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

44-25-21-0000B.0210

LIAM D. ROCHA

JOHNSON'S FIRST AD-

it was assessed are as follows:

25-04683L

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

Tax Deed #:2025001954

43-25-02-00008.002G

LYNN JAMES

Names in which assessed:

25-04672L

SECOND INSERTION

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

Tax Deed #:2025001895 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-23426 Year of Issuance 2023 Description of Property LOT 9 LESS THE SOUTHEASTERLY 10 FEET, GEORGE TOWN, AC-CORDING TO PLAT THERE-OF AS RECORDED IN PLAT BOOK 10, PAGE 121, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 03-45-24-P2-00500.0090

Names in which assessed: DANIEL E WOOLLEY JR, DANIEL E. WOOLLEY JR.

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

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

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

SECOND INSERTION

Tax Deed #:2025002085 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-23543 Year of Issuance 2023 Description of Property MARINA SLIP NO. D-32 OF GULF HARBOUR MARINA, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3521. PAGE(S) 766. OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDI-VIDED SHARE IN THE COM-MON ELEMENTS. Strap Number 30-45-24-44-0000D.0032 Names in which assessed: MARK DEPREY, MARK W

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

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

25-04673L

NOTICE OF APPLICATION FOR TAX DEED

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

Year of Issuance 2023 Description of Property PARCEL A BEGINNING AT A POINT OF THE EASTERLY SIDE OF HENDRY STREET, FIVE FEET NORTHWESTERLY FROM THE NORTHWESTERLY CORNER OF LOT NINE IN SIMMONS SUBDIVISION ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 9; THENCE NORTHEASTER-LY AT RIGHT ANGLES TO HENDRY STREET TO THE EASTERLY LINE OF SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG THE EASTERLY SIDE OF SAID SUBDIVISION 67 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES TO HENDRY STREET TO A POINT ON THE EASTERLY SIDE OF HENDRY STREET 67 FEET NORTHWESTERLY OF THE POINT OF BEGINNING: THENCE SOUTHEASTERLY ALONG THE EASTERLY SIDE OF HENDRY STREET 67 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOTS 7 AND 8, OF SAID SIMMONS SUBDIVISION. EXCEPTING THE NORTH 25 FEET THEREOF PARCEL B A TRACT OR PARCEL OF LAND LYING IN BLOCK 7, HOME-STEAD OF JAMES EVANS, ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1 AT PAGE 23 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM THE STEEL PIN MARK-ING THE INTERSECTION OF THE NORTHWESTERLY LINE OF SECOND STREET AND THE SOUTHWESTERLY LINE OF JACKSON STREET, SAID INTERSECTION BEING THE SOUTHEAST COR-NER OF SAID BLOCK 7, RUN NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF JACKSON STREET FOR 328.06 FEET TO A DRILL HOLE FILLED WITH LEAD IN THE CONCRETE SIDEWALK

SECOND INSERTION

Tax Deed #:2025001893

Section 197.512 F.S.

Certificate Number: 23-23332 MEASURED ON A PERPENDICULAR) SAID NORTHEASTERLY LINE OF SAID LOT 1 FOR 23.30 FEET TO AN INTERSECTION WITH A NORTHEASTERLY PROLON-GATION OF SAID SOUTH-EASTERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 194 AT PAGE 538; THENCE DEFLECT 92 DEG Strap Number 13-44-24-P4-

TION WITH THE SOUTH-EASTERLY LINE OF MAIN STREET, AS DESCRIBED IN DEED RECORDED IN DEED BOOK 57, AT PAGE 315, OF SAID PUBLIC RECORDS; THENCE RUN SOUTHWEST-ERLY ALONG SAID SOUTH-EASTERLY LINE OF MAIN follows:

STREET FOR 201.75 FEET TO A DRILL HOLE FILLED WITH LEAD MARKING THE INTERSECTION WITH THE NORTHEASTERLY LINE OF LOT 1, SAID BLOCK 7; THENCE DEFLECT 87 DE-GREES 02'30" TO THE LEFT AND RUN SOUTHEASTERLY ALONG SAID NORTHEAST-ERLY LINE OF SAID LOT 1, BLOCK 7 FOR 59.72 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF LANDS CONVEYED BY DEED RECORDED IN DEED BOOK 194 AT PAGE 538 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING OF THE LANDS HEREIN DE-SCRIBED. FROM SAID POINT OF BEGINNING, CONTINUE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SAID LOT 1 ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 145 AT PAGE 502 OF SAID PUBLIC RECORDS FOR 24.73 FEET TO A ONE INCH PIPE SET IN CON-CRETE; THENCE DEFLECT 96 DEGREES 25'30" IN THE LEFT AND RUN NORTH-EASTERLY PARALLEL WITH NORTHWESTERLY SAID LINE OF SECOND STREET FOR 20.13 FEET; THENCE DEFLECT 83 DEGREES 34'30" TO THE LEFT AND RUN NORTHWESTERLY PARAL-LEL WITH AND 20.00 FEET NORTHEASTERLY FROM (AS

01400.0080 Names in which assessed:

1611 HENDRY ST LLC All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee. realtaxdeed.com on 01/13/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller.

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

SECOND INSERTION

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

MARKING THE INTERSEC-

Tax Deed #:2025002076 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23320 Year of Issuance 2023 Description of Property UNIT NUMBER 212-K OF SCHOONER BAY CONDOMINIUM, HARBOR SQUARE SECTION, ENTER-PRISE PHASE, A CONDOMIN-IUM COMMUNITY, ACCORD-ING TO THE CONDOMINIUM DECLARATION THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RECORD BOOK 1127 AT PAGES 297 THROUGH 343, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO-GETHER WITH ALL APPUR-TENANCES THEREUNTO APPERTAINING AND SPECI-FIED IN SAID CONDOMINI-

UM DECLARATION, AND AS AMENDED IN OFFICIAL RECORDS BOOK 1217, AT PAGE 910, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 1267 AT PAGE 403, OFFICIAL RECORD BOOK 1575, PAGE 1271, OFFICIAL RECORD BOOK 1582, PAGE 1532, OF-FICIAL RECORD BOOK 1663, PAGE 553, OFFICIAL RECORD BOOK 1829, PAGE 1770, OF-FICIAL RECORD BOOK 2207, PAGE 2254 AND OFFICIAL RECORD BOOK 2261, PAGE 3343, LEE COUNTY, FLORIDA Strap Number 11-44-24-13-00000.2120

Names in which assessed: EDMUND HENDERER, RE-NATE HENDERER

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

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

25-04668L

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

Certificate Number: 23-23568 Year of Issuance 2023 Description of Property LOT 1, BLOCK E, HARLEM HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 8, PAGE 76, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 32-45-24-01-0000E.0010

Names in which assessed: ESTATE OF BURLEASE WIL-

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

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

25-04674L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED **Section 197.512 F.S.** Tax Deed #:2025001925

NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-22458 Year of Issuance 2023 Description of Property LOT 43, CALU-SA RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN OF-FICIAL RECORDS INSTRU-MENT NO. 2008000235621, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 17-44-22-04-00000.0430

Names in which assessed: PHUC HONG NGUYEN

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

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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001825

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

Certificate Number: 23-23092 Year of Issuance 2023 Description of Property UNIT 8, BUILDING 10003, OF ARBOR LAKE CONDOMINIUM NO. 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RE-CORDS BOOK 1704, PAGE(S) 1495, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UN-DIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-24-29-10003.0080

Names in which assessed: DOUGLAS BECHTEL

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

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

SECOND INSERTION

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

Tax Deed #:2025002013 NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

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

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

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

LEE COUNTY

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 DECLA-RATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1254, PAGE 2116, AND ALL EX-HIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-46-22-T2-0100A.2030

Names in which assessed: SANDDOLLAR A203 LLC

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

Nov. 21, 28; Dec. 5, 12, 2025 25-04656L

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

POINT OF BEGINNING, LESS

SECOND INSERTION

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

Tax Deed #:2025002082 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-23070 Year of Issuance 2023 Description of Property LOT 3, BLOCK RESUBDIVISION OF BLOCKS 17, 18, 19, 28, 38 AND THE WEST HALF OF BLOCK 20, SUNCOAST ESTATES, UNRECORDED, ACCORDING TO THE PLAT THEREOF RE-CORDED IN OR BOOK 566, PAGES 6 THROUGH 9, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 24-43-24-03-00017.0030 Names in which assessed: KRSUNGI D GILLETT

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

Nov. 21, 28; Dec. 5, 12, 2025 25-04660I

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

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 RE-CORDED IN PLAT BOOK 15, PAGE 28, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 20-44-27-05-00018.0150

Names in which assessed: BETTY J THOMAS, BETTY J. THOMAS, MADGE I. BAKER, MARY L. BREWER

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

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

SECOND INSERTION

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, ACCORD-ING 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

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 SOUTHWEST NER OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 03, TOWNSHIP 44 SOUTH, RANGE 24 EAST, RUN S.89°26'46"E ALONG THE CENTERLINE OF SAID SOUTHEAST ONE QUARTER (SE 1/4) 25 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BETMAR BOU-LEVARD AND THE POINT OF BEGINNING OF PAR-CEL HEREIN DESCRIBED; THENCE CONTINUE ALONG THE CENTER LINE OF SAID SOUTHEAST ONE QUARTER (SE 1/4) S.89 $\neg\infty$ 26'46"E. 519.10 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 41; THENCE $N.39\neg\infty$ 28'01"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 215.36 FEET; THENCE N.89°26'46"W., 385.76 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID BET-MAR BOULEVARD: THENCE S.01°14'01"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 165 FEET TO THE

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

Certificate Number: 23-22755 Year of Issuance 2023 Description of Property LOT 9 AND 10, BLOCK 4728, CAPE CORAL, UNIT 70, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 58 THROUGH 87, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 04-45-23-C3-04728.0090 Names in which assessed: BRO ZEN HOMES LLC

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

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

25-04657L

AND EXCEPT THE FOLLOW-ING DESCRIBED PARCEL: FROM THE SOUTHWEST CORNER OF THE NORTH-EAST-ONE QUARTER (NE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 03, TOWN-SHIP 44 SOUTH, RANGE 24 EAST, RUN S.89°26'46"E. ALONG THE CENTERLINE OF SAID SOUTHEAST ONE QUARTER (SE 1/4) 25 FEET TO THE EASTERLY RIGHT-OF-WAY OF BETMAR BOU-LEVARD; THENCE N.01° 14'01,ÄùW. ALONG SAID EASTERLY RIGHT-OF-WAY LINE 25 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DE-SCRIBED; THENCE CONTIN-UE N.01°14'01.ÄùW.ALONG SAID EASTERLY RIGHT-OF-WAY LINE 140 FEET; THENCE S.89°28'46.ÄùE. 135.76 FEET: THENCE S.01°14'01"E. 140 FEET; THENCE WESTERLY PARALLEL TO THE ABOVE DESCRIBED NORTH LINE HEREOF TO THE EASTERLY RIGHT-OF-WAY LINE OF BETMAR BOULEVARD, THE SAME BEING THE POINT OF BEGINNING. Strap Number 03-44-24-00-00018.0000 Names in which assessed: NAP EQUITY LLC

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

Nov. 21, 28; Dec. 5, 12, 2025 25-04664L

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

Certificate Number: 23-07086 Year of Issuance 2023 Description of Property LOT 41, DELAY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 65, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 08-44-25-P4-04400.0410

Names in which assessed: MARTIN BARBE, PATRICIA

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

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

25-04625L

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

Tax Deed #:2025001967 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22978 Year of Issuance 2023 Descriprear of Issuance 2023 Description of Property UNIT 6-A WHISPERWOOD, PHASE 2 FROM THE NORTHWEST CORNER OF LOT 5, WHIS-PERING PINES, PHASE 2, A SUBDIVISION IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST, AS RECORD-ED IN PLAT BOOK 33, PAGE 19 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS: THENCE SOUTH 00 DEGREES 02' EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 5 FOR 76.62 FEET; THENCE EAST FOR 26.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH FOR 0.83 FEET; THENCE EAST FOR 34.00 FEET; THENCE NORTH FOR 0.33 FEET; THENCE EAST FOR 2.00 FEET; THENCE NORTH FOR 0.50 FEET; THENCE EAST FOR 6.00 FEET; THENCE SOUTH FOR 15.43 FEET; THENCE WEST FOR 6.00 FEET; THENCE NORTH FOR 0.50 FEET; THENCE WEST FOR 2.00 FEET; THENCE NORTH FOR 0.33 FEET; THENCE WEST FOR 34.00 FEET; THENCE NORTH FOR 12.94 FEET TO THE POINT OF BEGINNING. Strap Number 02-46-23-13-00000.06A0

Names in which assessed: KLARA POUROVA, PAVEL POUR

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

Nov. 21, 28; Dec. 5, 12, 2025 25-04659L

SECOND INSERTION

SECOND INSERTION

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

Tax Deed #:2025001959 NOTICE IS HEREBY GIVEN that FNA DZ LLC FBO WSFS the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23235 Year of Issuance 2023 Description of Property A TRACI PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BE-ING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTH-EAST CORNER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, THENCE RUN SOUTH 335 FEET; THENCE RUN WEST 114.8 FEET TO THE POINT OF BE-

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

YARON AMSALEM

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

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

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, TOWN-SHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORI-

DA. LYING EAST OF A LINE PARALLEL WITH AND 510 FEET EAST OF THE WEST LINE OF SAID FRACTION OF A SECTION. Strap Number 04-44-24-00-00063.0010 Names in which assessed:

ERIKA MARIA RAMIREZ, ER-IKA RAMIREZ

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

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

25-04665L

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

Tax Deed #:2025001936 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23082 Year of Issuance 2023 Description of Property THE CONDO-MINIUM PARCEL KNOWN AS UNIT NO. G-4, OF FOXMOOR CONDOMINIUM, A CON-DOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RE-CORDS BOOK 1049, PAGE 266, ET. SEQ., OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED IN OFFICIAL RECORD BOOK 1084, PAGE 325, OFFICIAL RECORD BOOK 1380, PAGE 1871, OFFICIAL RECORD BOOK 1506, PAGE 491, OF-FICIAL RECORD BOOK 1506,

PAGE 494, OFFICIAL RE-CORD BOOK 1613, PAGE 2007 AND OFFICIAL RECORD BOOK 2359, PAGE 1852 ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UND-VIDIED INTEREST AS TENANT IN COMMON IN AND TO THE COMMON ELEMENTS AS THE SAME IS ESTAB-LISHED AND IDENTIFIED IN THE DECLARATION OF CONDOMINIUM AND PLANS ON FILE IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-24-20-0000G.0040 Names in which assessed: ESTATE OF MYRNA KIDD, MYRNA KIDD

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

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

25-04661L

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 PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Strap Number 02-46-23-02-0000D.0850 Names in which assessed: CIDEL FINANCIAL SERVICES INC.

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

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

25-04658L

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 SUBDIVI-SION IN OFFICIAL RECORDS BOOK 242, PAGE 91, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-24-27-00000.016A Names in which assessed:

BLUE OCEAN DEVELOP-MENT LLC, BLUE OCEAN DEVELOPMENT LLC., BLUE OCEAN DEVELOPMENT, LLC

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

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

LEE COUNTY

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002014

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

Certificate Number: 23-04360 Year of Issuance 2023 Description of Property FROM THE NE CORNER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 24 EAST, RUN SOUTH 88°54'19" WEST, 1345.87 FEET ALONG THE NORTH LINE OF SECTION 24 TO THE CENTER LINE OF BAKER CANAL; THENCE SOUTH 1°51'31" EAST 470.12 FEET ALONG THE CENTER LINE OF BAKER CANAL; THENCE SOUTH 88°08'29" WEST 465 FEET TO THE POINT OF BE-GINNING, THENCE NORTH 1°51'31" WEST 247.50 FEET; THENCE NORTH 88°08'29 EAST 110 FEET; THENCE SOUTH 1 $\neg \infty 51'31"$ EAST 247.50 FEET; THENCE SOUTH 88°08'29 "WEST 110 FEET ?? THE POINT OF BEGIN-NING. SUBJECT TO A ROAD, DRAINAGE AND UTILITY EASEMENT OF 50 FEET OFF THE NORTH SIDE AND 25 FEET OFF THE EAST SIDE THEREOF. THE SAME BE-ING PART OF LOTS 4 AND 5, BLOCK 4, SUNCOAST ESTATES SUBDIVISION, UNRE-CORDED, AS PER PLAT ON FILE IN O.R. BOOK 32, PAGES 524 THROUGH 528, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 24-43-24-03-00004.0040

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

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

25-04610L

SECOND INSERTION

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

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

Year of Issuance 2023 Description of Property LOT 6, OF THAT CERTAIN UNRECORD-ED SUBDIVISION KNOWN AS PEACEFUL PINES MO-BILE VILLAGE, MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 00°11'10" WEST ALONG THE WEST-ERLY LINE OF SAID SECTION 9, 2,473.37 FEET; THENCE SOUTH $89\neg\infty51'50"$ EAST FOR 433.0 FEET TO THE POINT Names in which assessed:

RICHARD HAEBERLIN

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

OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE SOUTH 89°51'50" EAST FOR 75.0 FEET; THENCE NORTH Tax Deed #:2025002002

00°08'10" EAST FOR 100.0 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF A 60 FOOT WIDE AVENUE "A"; THENCE NORTH 89°51'50" WEST ALONG SAID SOUTH-ERLY RIGHT-OF-WAY FOR 75.0 FEET; THENCE SOUTH 00°08'10" WEST FOR 100.0 Certificate Number: 23-03821 FEET TO THE POINT OF BE-GINNING Strap Number 09-43-24-02-00000.0060

Names in which assessed: ESTATE OF LIBORIO A SCAF-

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

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

25-04608L

SECOND INSERTION

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

Tax Deed #:2025002030 NOTICE IS HEREBY GIVEN that JEFFREY DAMMES the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-08970 Year of Issuance 2023 Description of Property A TRACT OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, IN SECTION 27, TOWN-SHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORI-DA AND BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: FROM THE S. 1/4 CORNER OF SEC-TOWNSHIP SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, RUN N.00°51'23"W. ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 27, 688.36 FEET: THENCE RUN N.89°00'34"E., PAR-ALLEL TO CENTERLINE OF THE FLORIDA POWER AND LIGHT COMPANY R/W 60.00 FEET: THENCE RUN N.00°51'23"W., PARALLEL TO SAID WEST LINE SE 1/4, 259.29 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN N.89°00'34"E., PARAL-LEL TO SAID CENTERLINE, 336.00 FEET; THENCE RUN N.00°51'23"W., PARAL-LEL TO SAID WEST LINE SE 1/4, 259.29 FEET; THENCE S.89°00'34"W., PARALLEL TO SAID CENTERLINE OF SAID FLORIDA POWER AND LIGHT COMPANY EASE-MENT, 336.00 FEET: THENCE S.00°51'23"E. PARALLEL TO SAID WEST LINE OF SE 1/4 SECTION 27, 259.29 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON THE QUARTER SECTION LINE OF SAID SECTION 27 AS BEARING N.00°51'23"W Strap Number 27-43-26-00-00011.0040 Names in which assessed:

RYAN CARTER, RYAN KEITH

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

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

25-04637L

SECOND INSERTION

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

Tax Deed #:2025002008 NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-06301 Year of Issuance 2023 Description of Property LOTS 7 AND 8, BLOCK 18, UNIT 4, PINE MANOR, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT

COURT RECORDED IN PLAT BOOK 11, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 11-45-24-04-00018.0080

Names in which assessed: TARPON IV LLC, TWJ PAN

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

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

25-04622L

SECOND INSERTION

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

Tax Deed #:2025001941 NOTICE IS HEREBY GIVEN that Investments LLC Ocean the holder of the follow-Bank ing certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-07202 Year of Issuance 2023 Description of Property UNIT 79, CRYSTAL LAKES MANUFAC-TURED HOME COMMUNITY, A CONDOMINIUM FKA SUG-ARMILL SPRINGS MOBILE HOME CONDOMINIUM, PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLA RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2126, PAGE 435, AND ALL

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

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

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

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

25-04626L

SECOND INSERTION

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

Tax Deed #:2025002040 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04590 Year of Issuance 2023 Description of Property LEGAL DESCRIPTION OF LOT D RESUBDIVISION OF LOT 11 BLOCK 76 SUNCOAST ESTATES: FROM THE SOUTH-WEST CORNER OF SECTION 25-43-24, RUN N 88°16'39"E ALONG THE SOUTH LINE OF SECTION 25 A DISTANCE OF 336.13 FEET; THENCE N 1°51'31"W 810.80 FEET; THENCE N88°08'29" E 205 FEET TO THE P.O.B. THENCE N 1°51'31" W 90 FEET; N

88°08'29" E 100 FEET; THENCE S 1° 51'31" E 90 FEET; THENCE S 88°08'29" W 100 FEET TO THE P.O.B. BEING PART OF LOT 11 OF BLOCK 76 OF SUNCOAST ESTATES AS RECORDED IN O.R. BOOK 32, PAGE 524, LEE COUNTY RECORDS, AND LYING IN SECTION 25-43-24, LEE COUNTY, FLORIDA. Strap Number 25-43-24-03-00076.011A

Names in which assessed: JAMES K DEFAIRA, JAMES K. DEFAIRA

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

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

25-04614L

SECOND INSERTION

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

Tax Deed #:2025002054 NOTICE IS HEREBY GIVEN that Francosa Certificates LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

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

APPURTENANCES THERETO APPERTAINING AND SPECIFIED IN SAID CONDOMINIUM DECLARA-TION, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. Strap Number 20-44-24-C1-00300.2050

Names in which assessed: EGW HOLDINGS LLC, EGW HOLDINGS, LLC

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

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

25-04621L

SECOND INSERTION

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

Tax Deed #:2025002009

NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-07485

Year of Issuance 2023 Description of Property LOT EIGHT (8), BLOCK SEVEN (7), OF THAT CERTAIN SUBDIVISION KNOWN AS KNIGHT'S EX-SUBDIVISION TENSION. ACCORDING TO THE MAP OR PLAT ON FILE AND RECORDED IN THE OF-FICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA, IN PLAT BOOK TWO (2), AT PAGE TWO (2). Strap Number 18-44-25-P4-00707.0080 Names in which assessed: HENRY WOODS

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

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

25-04627L

SECOND INSERTION

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

Tax Deed #:2025002057 NOTICE IS HEREBY GIVEN that Francosa Certificates LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-07779 Year of Issuance 2023 Description of Property LOT 100, BLOCK C, COLONNADE AT THE FORUM, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGE 72 THROUGH 83. INCLUSIVE. OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-44-25-P2-0060C.1000

Names in which assessed: FRANCESCO CLEMENTE

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

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

25-04633L

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.
Tax Deed #:2025002094 NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 23-13362 Year of Issuance 2023 Description of Property THE NORTH 1/2 (N1/2) OF THE WEST 1/2 (W1/2) OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE SOUTHWEST ONE QUARTER (SW1/4) OF SEC-TION 22, TOWNSHIP 47 SOUTH, RANGE 26 EAST, SAID LANDS SITUATE, LYING AND BEING IN LEE COUNTY, FLORIDA Strap Number 22-47-26-00-00001.014A

Names in which assessed: LOBO ASSET TRUST, LOBO ASSET TRUST AGREEMENT

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

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

25-04649L

SECOND INSERTION

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

Tax Deed #:2025001978 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12477

Year of Issuance 2023 Description of Property LOT 11, BLOCK 27, UNIT 4, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT RECORDED IN THE PLAT BOOK 15, PAGE 95, PUB-LIC RECORDS, LEE COUNTY FLORIDA Strap Number 03-45-26-04-00027.0110

Names in which assessed: DANIEL URRUTIA QUIROZ All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/13/2026 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-Nov. 21, 28; Dec. 5, 12, 2025

25-04642L

SECOND INSERTION

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

Tax Deed #:2025001976 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-13059 Year of Issuance 2023 Description of Property LOT 10, BLOCK 33, UNIT 4, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 98, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 12-45-26-04-00033.0100

Names in which assessed: PETER FOREMAN

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

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

25-04647L

SECOND INSERTION

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

Tax Deed #:2025001973 NOTICE IS HEREBY GIVEN that Cape Holdings Enterprises Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-12533 Year of Issuance 2023 Description of Property LOT 7, BLOCK 65, UNIT 8, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 15, PAGE 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 03-45-26-08-00065.0070

Names in which assessed: PETER FOREMAN

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

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

25-04644L

SECOND INSERTION

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

Tax Deed #:2025002043 NOTICE IS HEREBY GIVEN that Eleventh Talent LLC $\,$ the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-17512

Year of Issuance 2023 Description of Property LOT 13, BLOCK 18, COUNTRY CLUB ESTATES, SECTION 34, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15, PAGE 115, PUBLIC RE-CORDS, LEE COUNTY, FLOR-IDA Strap Number 34-44-27-12-00018.0130

Names in which assessed: CYNTHIA BATSON, DALTON

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

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

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2025002096 NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows:

Certificate Number: 23-13367 Year of Issuance 2023 Description of Property THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 26 EAST, 5 ACRES MORE OR LESS, EXCEPTING THE SOUTH 25' THEREOF. RESERVED FOR COUNTY ROADWAY RIGHT OF WAY; SUBJECT ONLY TO RESTRIC-TIONS AND RESERVATIONS OF RECORD; (TRACT 94 Strap Number 28-47-26-00-00002.0420

Names in which assessed: BURT W PRESTON

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

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

25-04650L

LEE COUNTY

SECOND INSERTION

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

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

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

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 & Comptrol-

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

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

AGTC Investments LLC Ocean Bank

the holder of the following certificate(s)

has filed said certificate(s) for a tax

deed to be issued thereon. The cer-

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

name(s) in which it was assessed are as

Certificate Number: 23-09418

Year of Issuance 2023 Descrip-

tion of Property LOT 3, BLOCK

116, UNIT 12, SECTION 2,

RANGE 26 EAST, LEHIGH

ACRES, ACCORDING TO THE

MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF

THE CLERK OF THE CIRCUIT

COURT RECORDED IN PLAT

BOOK 15, PAGE 59, PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA. Strap Number 02-44-26-12-00116.0030

GSNM REALTY LLC, GSNM

All of said property being in the County

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

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

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

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

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

Names in which assessed:

REALTY, LLC

SOUTH

TOWNSHIP 44

Tax Deed #:2025001948

follows:

FOR TAX DEED Section 197.512 F.S.

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

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

ANGELICA GARCIA, FRAN-CISCO JAVIER CARDENAS.

FOR TAX DEED Section 197.512 F.S.

it was assessed are as follows:

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

Names in which assessed:

NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

TION THEREOF FOR 987.84

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

Year of Issuance 2023 Description of Property LOT 8, BLOCK 47, UNIT 6, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15. PAGE 95, PUBLIC RECORDS, Number 03-45-26-06-Strap

ELAINE T ROYE, ELAINE T. ROYE

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

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

SECOND INSERTION

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

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 RE-CORDED 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 & Comptrol-

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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Cape Holdings Enterprises Inc the

holder of the following certificate(s)

has filed said certificate(s) for a tax

deed to be issued thereon. The cer-

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

the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 23-12236

Year of Issuance 2023 De-

scription of Property LOT 14,

BLOCK 97, UNIT 9, SECTION

1, TOWNSHIP 45 SOUTH,

RANGE 26 EAST, A SUBDI-

VISION OF LEHIGH ACRES,

ACCORDING TO THE MAP

OR PLAT THEREOF ON FILE

AND RECORDED IN THE OF-

FICE OF THE CLERK OF THE

CIRCUIT COURT, IN PLAT

BOOK 15, PAGE 93, PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA. Strap Number 01-

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

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

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04641L

45-26-09-00097.0140

PETER FOREMAN

Names in which assessed:

Tax Deed #:2025001972

follows:

TO RUN WITH THE LAND, THAT CERTAIN STRIP OF LAND ALLOWING INGRESS AND EGRESS TO THE GULF OF MEXICO, SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: A STRIP OF LAND 5 FEET WIDE LYING IN GOV-ERNMENT LOT 4, SECTION 28, TOWNSHIP 46 SOUTH, RANGE 22 EAST, SANIBEL IS-LAND, LEE COUNTY, FLOR-IDA, THE EAST LINE OF WHICH STRIP IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 4 AND THE SOUTHWEST-ERLY LINE OF GULF DRIVE, RUN SOUTHERLY ALONG SAID EAST LINE TO THE WA-TERS OF THE GULF OF MEX-ICO AND THE END OF THE HEREIN DESCRIBED EAST LINE. Strap Number 28-46-22-T2-00005.1060 Names in which assessed:

DIRK SAUER

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

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

Comptroller.

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

Certificate Number: 23-12984 Year of Issuance 2023 Description of Property LOT 1. BLOCK 80, UNIT 8, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 26, PAGE 191 PUBLIC RE-CORDS, LEE COUNTY, FLOR-IDA Strap Number 11-45-26-08-00080.0010

Names in which assessed: PETER FOREMAN

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

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

25-04646L

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.

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

as follows: Certificate Number: 23-07530 Year of Issuance 2023 Description of Property LOT 20, BLOCK 17, LINCOLN PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 3, PAGE 43, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 19-44-25-P1-

00217.0200 Names in which assessed: PEDRO A FERNANDEZ

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

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

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 LY-ING IN SECTION 28, TOWN-SHIP 46S, RANGE 22E, SANI-BEL ISLAND, LEE COUNTY, FLORIDA. A TRACT OR A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF SANIBEL, BEING A PART OF THE EAST ONE-HALF (E $\neg \Omega$) OF THE EAST ONE-HALF (E $\neg \Omega$) OF GOVERNMENT LOT 2. SECTION 28. TOWNSHIP 46 SOUTH, RANGE 22 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE NORTH-WEST CORNER OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 28; THENCE N89.32.00E ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE ¼) AND A PROLONGA-

SECOND INSERTION

Tax Deed #:2025001970

NOTICE IS HEREBY GIVEN that Cape the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-12502

COUNTY, FLORIDA 00047.0080

Names in which assessed:

All of said property being in the County

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

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

it was assessed are as follows: Certificate Number: 23-07573 Year of Issuance 2023 Description of Property LOT 10, BLOCK 24, PLAT OF BLOCK A, LINCOLN PARK DIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 80, PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA Strap Number 19-44-25-P1-00724.0100

Names in which assessed: ERIC CHEESEBOROUGH, LATOYA CHEESEBOROUGH

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

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

25-04630L

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.

SECOND INSERTION

25-04638L

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), vear(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 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 & Comptrol-

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

25-04605L

SECOND INSERTION

NOTICE OF APPLICATION

Tax Deed #:2025002050

Names in which assessed: MARIANNE ACKER

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

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

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

Tax Deed #:2025002010 NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which

it was assessed are as follows: Certificate Number: 23-07572 Year of Issuance 2023 Description of Property LOT NUMBER NINE (9), IN BLOCK NUM-BER TWENTY-FOUR (24), IN THAT CERTAIN SUBDIVI-SION KNOWN AS PLAT OF BLOCK "A" LINCOLN PARK DIVISION AS ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIR-CUIT COURT OF LEE COUN-TY, FLORIDA, IN PLAT BOOK FIVE (5) AT PAGE EIGHTY (80). Strap Number 19-44-25-P1-00724.0090

Names in which assessed: ANNIE SPIKES, ESTATE OF

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

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

25-04629L

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

Certificate Number: 23-04383 Year of Issuance 2023 Description of Property LOT 39, BLOCK 15, SUNCOAST ESTATES SUB-DIVISION, UNRECORDED, AS PER PLAT THEREOF AS RECORDED IN OFFICIAL RE-CORDS BOOK 824, PAGE(S) 835, OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-24-03-00015.0390

Names in which assessed: JOSE R ALCALA PEREIRA

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

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

SECOND INSERTION

NOTICE OF APPLICATION

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

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 25-04640L

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, ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RE-CORDED IN PLAT BOOK 15. PAGE 86, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 04-45-26-06-

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 & Comptrol-

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 & Comptrol-

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

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 OF-FICIAL RECORDS BOOK 1011. PAGE 1851, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 26-43-24-05-00000.3670

Names in which assessed: ARTHUR A. BELL, ESTATE OF DALE J BELL, ESTATE OF DALE J. BELL

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

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

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

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

Names in which assessed: TISSA INVESTMENTS LLC. TISSA INVESTMENTS, LLC

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

Nov. 21, 28; Dec. 5, 12, 2025 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 CONSULT-ING LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 21-024441 Year of Issuance 2021 Descriprear of Issuance 2021 Description of Property LOTS 56, BLOCK 3834, UNIT 52, CAPE CORAL SUBDIVISION, AC-CORDING TO THE PLAT THEREOF RECORDED BOOK 19, PAGES 49 THROUGH 63, PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 04-44-23-C1-03834.0560

Names in which assessed: GABELMAN LIVING TRUST DATED MARCH 1, 1993, GABELMAN TRUST

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

25-04600L

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 ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORD INSTRUMENT NUMBER 2006000055857OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 30-43-24-C2-01060.0090

Names in which assessed: MARTIN WEST

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

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

25-04617L

SECOND INSERTION

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

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

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

Names in which assessed: AMISPHERE FARM LABOR INC, AMISPHERE FARM LA-BOR INC.

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

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

SECOND INSERTION

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, WIL-LIAM SCHENK

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

25-04598L

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

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

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 SUB-DIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 32 AT PAGES 524 THROUGH 528 OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA, INCLUDING A 1974 TALO MOBILE HOME ID # 7796 AND FLORIDA TITLE # 11901112. LESS ROAD RIGHT OF WAY AS DESCRIBED IN 2013000113078. Strap Number 24-43-24-03-00003.005A Names in which assessed:

LILIANA PEREZ, LUIS EN-RIQUE LOPEZ

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

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

25-04609L

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 & Comptrol-

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

25-04604L

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 $\operatorname{certificate}(s)$ for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of

the property and the name(s) in which

it was assessed are as follows: Certificate Number: 18-001341 Year of Issuance 2018 Description of Property LOTS 19 AND 20, BLOCK B, HOWELL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5. PAGE 1. OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 21-43-

25-01-0000B.0190 Names in which assessed: DAVID PADILLA, ERIC D PA-DILLA, GREGORY PADILLA, GREGORY RAY PADILLA, JEFFERY PADILLA, JEFFREY PADILLA, JEFFREY SCOTT PA-DILLA, KEVIN PADILLA, LYN-DA PADILLA SUGGS, LYNDA PADILLA-SUGGS. REGINALD PADILLA, SANDRA PADILLA STANFORD, SANDRA PADIL-LA-STANFORD

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

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

25-04593L

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

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

Names in which assessed: RICHARD BESSETTE, ROB-ERT EAGAN

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

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

25-04599L

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 ACCORD-ING TO THE DECLARATION OF CONDOMINIUM THERE-OF, RECORDED UNDER OF-FICIAL RECORDS INSTRU-MENT NO. 2005000044163, AND AS AMENDED, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO-GETHER WITH AN UNDI-VIDED SHARE OR INTEREST IN COMMON ELEMENTS APPURTENANT THERETO. Strap Number 33-44-25-P3 00614.1404 Names in which assessed:

ABRAHAM LOPEZ, URBANO LOPEZ

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

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

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 SUB-DIVISION , ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 7, PAGES 54-55, PUBLIC RECORD OF LEE COUNTY, FLORIDA. Strap Number 34-43-24-01-00035.010B

Names in which assessed: DAYAIMY SARDUY REYES, GABRIEL DIAZ SOLIVAN, THE TWIN LAKES TRUST, TWIN

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

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

25-04619L

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 RECORD-ED 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 & Comptrol-

Nov. 21, 28; Dec. 5, 12, 2025 25-04602L 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, LE-HIGH ACRES ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 21, PUBLIC RECORDS, LEE COUNTY, FLORIDA Strap Number 17-44-27-01-00003.012D

Names in which assessed: SYLVIA M FRIEDMAN, SYLVIA M. FRIEDMAN

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

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

25-04595L

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 COUN-TY, 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

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

County Clerk of the Circuit Court &

25-04636L

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 RE-CORDED IN PLAT BOOK 16, PAGE(S) 112 THROUGH 130, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 25-43-23-C4-02298.A330

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 & Comptrol-

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

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 & Comptrol-

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

25-04639L