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\*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\* DECEMBER 5 - DECEMBER 11, 2025

### LEE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

### FIRST INSERTION

### NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE OF THE LUCAYA COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Lucava Community Development District ("District") on January 14 at 9:30 a.m., at the Lucaya Clubhouse, 14506 Abaco Lakes Drive, Fort Myers, Florida 33908

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 1. The purpose and effect of the proposed 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. Prior notice of rule development was published in the Lee County Business Observer on November 28, 2025.

The Amended and Restated Rules of Procedure may address topics such 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.

Specific 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, 255.0992, 255.0525, 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.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Amanda Ferguson, District Manager Lucaya Community Development District December 5, 2025

25-04867L

### MEDITERRA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING AND NOTICE OF WORKSHOP

The Board of Supervisors ("Board") of the Mediterra Community Development District ("District") will hold a Regular Meeting on December 17, 2025 at 9:00 a.m., in the Garden Room, 15755 Corso Mediterra Circle, Naples, Florida 34110. The purpose of the meeting is for the Board to consider any business which may properly

The meeting will also be held by means of communications media technology as fol-

### Join instructions:

https://zoom.us/meetings/96925073432/invitations? signature=kf29WYQpB9gOf0OLHTlRKPnLlga9BeSn\_G-YqH4DNfU

At 10:30 a.m., or as soon thereafter the conclusion of the Regular Meeting on December 17 at the above-mentioned location, the Board will convene for a Workshop for the purpose of discussing lake bank maintenance.

The meeting and workshop are open to the public and will be conducted in accordance with the provision of Florida law. The meeting and workshop may be continued to a date, time, and place to be specified on the record at the meeting or workshop. A copy of the agenda for the meeting and workshop may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://mediterracdd.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting or workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager December 5, 2025

25-04887L

# PUBLISH YOUR LEGAL NOTICE legal@businessobserverfl.com

### FIRST INSERTION

### NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

### PUBLIC STORAGE # 25805, 3232 Colonial Blvd, Fort Myers, FL 33966, (305) 204-9211

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

0023 - Johns, Preston; 0031 - Jeskey, Paul; 0041 - Washington, Susana; 0061 - Doerr, Samantha; 0102 - Ventura, Luis; 0137 -Sanon, Bebeto; 0178 - Morales, Juan; 0182 - Dixon, Jeremiah; 0207 - Rose-Swan, Pamela; 0235 - Zero The Hero THEHERO, Zero; 0237 - Mcknight-Simms, Velisicia; 0326 - Jeskey, Paul; 0327 - Hayes, Rose; 0331 - Tech Help Enterprise LLC Tyndall, Jason; 0390 - Jones, Toccara; 0415 - Mundy, Alexander; 0432 - Gavarrete, Yovana; 0477 - kelly, Chelsea; 0574 - Gonzalez, Soralisse; 0646 - Vinton, Yvonne; 0661 - Canady, Tronda; 0701 - Obrien, Kristen; 0718 - Fleuzema, Ashley; 0894 - March, Brayden; 0976 - Dias, Franciara

### PUBLIC STORAGE # 25841, 8953 Terrene Ct, Bonita Springs, FL 34135, (305) 501-4721

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

0300F - Hines, Robert And Ğail; 1002G - Nixon, Jeffery; 1010 - Jorge, Carmen; 1168 - TONGE, SALOME; 3003G - Davis, George; 4025G - Diego Tomas, Andreas; 4028G - Green, Ron

PUBLIC STORAGE # 25843, 2235 Colonial Blvd, Fort Myers, FL 33907, (941) 257-5489 Time: 11:15 AM

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

007 - Randle, EL; 011 - Cadeau, Petislin; 034 - Dickinson, Jaret; 075 - jones, Thomas; 111 - brownlow, Desiree; 145 - Tobler, Devonte; 154 - Bottorff, Emory; 199 - Mojica, Evaristo; 212 - Taylor, Shadrach; 213 - Feliciano, Evaristo; 256 - Peoples, Shermekia; 280 - Coakley, Amiana; 292 - Alexander, Patricia; 408 - Avouris, Katarina; 482 - Affordable Dentures Albany, Arnette; 506 - palmer, Christopher

### PUBLIC STORAGE # 25844, 11181 Kelly Rd, Fort Myers, FL 33908, (941) 270-9635

Sale to be held at www.storagetreasures.com.

A118 - Wells, Antoinette; B306 - Orlandini Development LLC Orlanidni, Joseph B; D519 - Cox, Ballard; E590 - Mendoza, Lorena; E660 - Cox, Ballard

PUBLIC STORAGE # 27143, 20091 Tiburon Way, Estero, FL 33928, (239) 676-6571

#### Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

2111 - Carter, Dustin; 3041 - Jones, Callie; 3068 - Bergeron, John; 3117 - Sherwood, Darren

PUBLIC STORAGE # 27263, 11800 S Cleveland Ave, Fort Myers, FL 33907, (941) 348-6897

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

B027 - Kiang, Sabrina; B029 - Boden, James; B064 - Santos, Ruth; C025 - Lewandowski, James; D023 - Nielsen, Leif; E006 Pyles, Rebecca Rivera; E042 - Silva, Angelica Rivero De; E047 - Vargas, Tania; E063 - mcfalls, Brandon; F030 - Gonzalez, Adrian; H026 - Montinard, Andy; H041 - Gloster, Christopher; H056 - mcfalls, Brandon

### PUBLIC STORAGE # 28082, 5036 S Cleveland Ave, Fort Myers, FL 33907, (941) 548-6811

Sale to be held at www.storagetreasures.com.

C054 - Cyr, Pam; D097 - Anderson, Regie; D112 - Dominguez, Jorge; D115 - Charles, Mylainsa; D132 - Gutowski, Christopher; D135 - Robinson, Katwila; E154 - PIERRE, JEFF; E156 - roldan, xiomara; E161 - Hil, Casey; F208 - Ruiz, Felix; F217 - Perryman, Christian; F219 - WALKER, NATHALIE; F228 - Warlick, Hunter; G230 - boyd, Rudolph; H253 - Horvath, Dina; K404 - Car Guys Galvan, Chad; K410 - Thrift clothing supply Angius, Joseph; K415 - Seymour, Jessica; L001C - Jeune, Evika La; L002A -REYES, RAUL; L455 - Wells, Sara

PUBLIC STORAGE  $\sharp$  27679, 780 NE 19th Pl, Cape Coral, FL 33909, (239) 643-6200

### Time: 01:00 PM

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

1033 - Gamble, Dennis; 1046 - Volmy thrift and boutique Valcin, Marc; 1047 - Boling, Christopher; 1070 - Patterson, Zoey; 1109 - Petito, Dale; 111037 - Lyons, Paul; 1113 - Suthard, Frances; 2033 - Watkins, Florence; 2049 - Monclerc, Tanya; 2059 - zartler, Samantha; 209697 - Dejesus, Frank; 2126 - Barnes, Dennis; 2168 - Munger, Robert; 3000 - Douglas, Brooke; 3013 - Caraballo, Christian; 3035 - Robinson, Sherry; 3113 - Weeks, Amanda; 3186 - Perez, Daniel; 3200 - Shade, Matrice; 3206 - Barreiro, Jose; 5065 - Mirabal, Ismael

#### PUBLIC STORAGE # 77904, 1607 Diplomat Pkwy E, Cape Coral, FL 33909, (239) 785-2923 Time: 01:15 PM

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

1032 - Perkins, Cassie

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

December 5, 12, 2025 25-04868L

### FIRST INSERTION

### NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 00126, 11995 State Rd 82, Fort Myers, FL 33913, (941) 259-4534

### Time: 09:45 AM

### ${\bf Sale\ to\ be\ held\ at\ www.storage treasures.com.}$

1076 - White, Davonte; 1166 - Milhomme, Iphanie; 1182 - Pacifico, Aaron; 1183 - Adams, Andre; 1201 - Cootware-Williams, Tiffany; 1213 - Valentin, Karline; 1235 - Ilc, Nouvo; 1253 - Torres, Johnathan; 2029 - Walker, Jocelyn; 2049 - Rodriguez, Angel; 2050 - Attwood, Staci; 2054 - Kirker, Jacqueline; 2087 - Williams, Shirley; 2119 - Julien, Windy; 2126 - Sanchez, Savannah; 2202 - bright, Kaiya; 2215 - Johnson, Jeffrey; 2238 - Zielinski, Ami; 2270 - Virella, Gamalier; 2300 - Jean, Marie; 2309 - James, Patricia; 3047 - Cootware-Williams, Tiffany; 3097 - Stanek, Jessica; 3108 - Ddj Calixte Calixte, Ernst; 3113 - major, Sherlanda; 3126 - Pierre, Destiney; 3135 - shupe, Derek; 3143 - toles, Spencer; 3153 - thornton, Mandraccia; 3184 - Hafferty, Joseph; 3269 - Goshea, Lakisa; 3288 - Bornelus, Roselande

#### PUBLIC STORAGE # 27142, 10688 Colonial Blvd, Fort Myers, FL 33913, (239) 310-6447 Time: 10:00 AM

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

1024 - Allen, Jordan; 1130 - Hearn, William; 1163 - Tyler, Juliann; 2084 - Owens, Trellany; 2147 - quiles, Mya; 2178 - Lawton, Jamaya: 2220 - Scurry, sammie: 2223 - Smith, Devundra: 2287 - Gilbert, Andrew: 2353 - Armentrout, Noelleonna: 2372 - Juan,

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

FIRST INSERTION

December 5, 12, 2025

### FIRST INSERTION

### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Strickland & Torres, P.A. located at 2340 Periwinkle Way, Suite J-1 in the City of Sanibel, Lee, FL 33957 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 3rd day of December,

Law Office of Strickland & Torres, P.A. Janet M. Strickland 25-04934L December 5, 2025

### 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 Caribbean Cabinets & Counters located at 11575 MARSHWOOD LANE in the City of Fort Myers, Lee, FL 33908 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida, Dated this 29th day of November,

CARIBBEAN CABINETS AND

**Email your Legal Notice** 

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

COUNTERS OF FLORIDA, LLC

December 5, 2025 25-04899L

### 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 TRITON COMMERCIAL POOL SER-VIES located at 1101 PERIWINKLE WAY, #109 in the City of SANIBEL. Lee, FL 33957 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of December,

POOL CENTURION GROUP LLC MARK LANCASTER December 5, 2025 25-04924L

PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

### FIRST INSERTION

### PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the

court for disposition upon court order.
SALE DATE: DECEMBER 29TH 2025: NCL AUTO SOLUTIONS LLC DBA: BIMMERFIX 17031 ALICO COMMERCE CT UNIT 4 FORT MYERS, FL 33967 (239) 744-5525 MV113806 2018 BMW WBA7E2C51JG742397 \$1,388.84, JANUARY 26 2026: VENEMEX PRO AUTOMOBILE LLC 905 SE 9TH TER UNIT H CAPE CORAL FL 33990 (239)270-8716 MV 101305 2019 RAM 1C6SRFFT5KN648353 \$17,227.08 December 5, 2025 25-04870L

### FIRST INSERTION

### Notice of Public Sale

Notice is hereby given that on 12/28/25 at 08:30 AM, the following vehicle may be sold at public sale at 4316 N Dixie Hwy, Oakland Park, FL 33334 for the amount owed to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statue 713.585. 4JGDF6EE9HA833577 2017 MERZ 14446.50 Lienor Name: Auto Body Experts Inc. Lienor address: 3208 Lee Blvd., Lehigh acres, FL 33971 Lienor Telephone # 954-296-7144 MV# 2453 Location of Vehicle: 4316 Oakland Park, FL 33334. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the clerk of Court in the Lee County Circuit Court before the date of sale. December 5, 2025

### FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT THE FOLLOWING VESSEL WILL BE SOLD AT PUBLIC AUCTION FOR STORAGE CHARGES PURSUANT TO F.S. S.328.17 IN LEE COUNTY AT 9:00AM ON THE FOLLOWING DATE, AT THE LOCATION BELOW. 16257 S TAMIAMI TRAIL

SUITE B, FORT MYERS, FL OWNER(S): BRYAN SCOTT BELOPOTOSKY AND EMER-

ALD BETH BELOPOTOSKY TENANT: BRYAN SCOTT BELOPOTOSKY AND EMER-ALD BETH BELOPOTOSKY SALE DATE: 01/12/2026 SALE TO BE HELD AT TWIN SCREWS MARINE SERVICE 16257 S TAMIAMI TRAIL SUITE B, FORT MYERS, FL 33908 (LEE COUNTY) 239-330-3387. HAPPENS DAILY, RINE SERVICES RESERVES THE RIGHT TO BID/REJECT

December 5, 12, 2025

### FIRST INSERTION

### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Raymer Computer Repair located at 443 Raymer St in the City of Lehigh Acres, Lee, FL 33974 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of November,

Mijail Dominguez Ivashina December 5, 2025

### FIRST INSERTION

### **Fictitious Name Notice**

Notice is hereby given that SHAWN M GEE, OWNER, desiring to engage in business under the fictitious name of SHAWN M GEE MD located at 1411 SW 52ND TER, CAPE CORAL, FLOR-IDA 33914 intends to register the said name in LEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

### FIRST INSERTION

### BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF REGULAR GOVERNING BOARD MEETING

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a regular meeting on December 18, 2025 at 4:00 p.m., at the Babcock Ranch Field House Cafeteria, 43281 Cypress Parkway, Babcock Ranch, FL 33982 for the purpose of considering any business, which may

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website,  $\mbox{\sc http://}$ www.babcockranchcommunityisd.com/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager December 5, 2025

25-04888L

25-04913L

25-04902L

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

Freeway Insurance located at 3401 Bonita Beach Rd, in the County of Lee,

in the City of Bonita Springs, Florida

34134 intends to register the said name

with the Division of Corporations of the

Florida Department of State, Tallahas-

PARADISE INSURANCE SWFL LLC

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 MR

PUTTER AND WEDGES TOO located

at 309 SE 21st Ln in the City of Cape Coral, Lee, FL 33990 intends to register

the said name with the Division of Cor-

porations of the Department of State, Tallahassee, Florida.

Dated this 26th day of November,

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

Roach Family Pet Care Solutions locat-

ed at 3910 E Hampton Cir in the City of

Alva, Lee, FL 33920 intends to register

the said name with the Division of Cor-

porations of the Department of State,

Dated this 28th day of November,

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 busi-

ness under the Fictitious Name of LEO-

NIS PIZZERIA located at 3015 SW

PINE ISLAND RD, #30 in the City of

CAPE CORAL, Lee, FL 33991 intends

to register the said name with the Divi-

sion of Corporations of the Department

Dated this 3rd day of December,

25-04937L

of State, Tallahassee, Florida,

LEONIS PIZZERIA 5, LLC

THOMAS C VENETIS

December 5, 2025

Tallahassee, Florida.

December 5, 2025

2025 Blake Roach

01st day of December, 2025.

December 5, 2025

Dated at Bonita Springs, Florida, this

see, Florida.

2025

James A. Sherron

December 5, 2025

### FIRST INSERTION

#### Notice Under Fictitious Name Law Pursuant to Section 865.09. Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Island Edge Renovations located at 2125 Harvard Ave. in the County of Lee, in the City of Fort Myers, Florida 33907 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Fort Myers, Florida, this 30st day of November, 2025. C. A. MEYER & ASSOCIATES LLC

December 5, 2025 25-04898L

### FIRST INSERTION

### NOTICE OF PUBLIC SALE: THE LOCK UP SELFSTORAGE

22776 S.Tamiami Trail Estero, FL 33928 will sell the contents of the following units to satisfy a lien to the highest bidder on December 26 2025 by 11:00AM at WWW.STORAGETREASURES. **COM** All goods must be removed from the Unit within 48 hours. Unit availability subject to prior settlement of account.

Unit #2221 Brian Denman Unit #3620 Luis Frias Jr.

December 5, 12, 2025 25-04871L

### 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-007843 IN RE: The Marriage of Tara Louise Hatzmann

Petitioner

Meir Eliyahu

Respondent TO: Meir Eliyahu

531 N Pine Island Road, Plantation, Florida 33324

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 Tara Louise Hatzmann whose address is 12044 Aroid Court, Jacksonville, Florida 32246 on or before December 9, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Familv Law Form 12.915.) Future papers in this lawsuit will be mailed or 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: 10/30/2025

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

Deputy Clerk December 5, 12, 19, 26, 2025

25-04925L

### FIRST INSERTION

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

Tax Deed #:2025001775 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: 15-662 Year of Issuance 2022 Description of Property LOT 16, BLOCK 244, UNIT 38, GREENBRIAR, SEC-TIONS 5,6,7 AND 8, TOWN-SHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 60, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 06-44-27-06-00244.0160

Names in which assessed: ZER-GREEN, 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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025 25-04835L

--- TAX DEEDS ---

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

LEE COUNTY

Tax Deed #:2025002129 NOTICE IS HEREBY GIVEN that CHRISTOPHER O. STEWART QUI-ET STORM 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: 23-01835 Year of Issuance 2023 Description of Property LOTS 45 AND 46, BLOCK 2654A, UNIT 38, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 02-44-23-C1-02654. A450

Names in which assessed: TISSA 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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

25-04843L

### FIRST INSERTION

### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002103

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: 23-23097 Year of Issuance 2023 Description of Property LOT 16, BLOCK A, UNIT 1, OF THAT CERTAIN SUBDIVISION KNOWN AS GRAMAC, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 9 AT PAGE 50. Strap Number 01-44-24-01-0000A.0160

Names in which assessed: CECIL EDMONDS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol

December 5, 12, 19, 26, 2025 25-04859I

### FIRST INSERTION

**DECEMBER 5 - DECEMBER 11. 2025** 

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

Tax Deed #:2025002106 NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC FOR SE-CURED PARTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23989 Year of Issuance 2023 Description of Property LOTS 24, 25 AND 26, BLOCK B, THOMAS & JOHNSON FIRST ADDITION TO TICE, ACCORDING TO THE PLAT BOOK 5, PAGE 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 04-44-25-21-0000B.0240

Names in which assessed: WILLIAM D ROCHA, WIL-LIAM DANIEL ROCHA, WIL-LIAM ROCHA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol

December 5, 12, 19, 26, 2025

25-04862L

### FIRST INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002122

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: 23-00159 Year of Issuance 2023 Description of Property LOT(S) 57 AND 58, BLOCK 5432, UNIT 90, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE(S) 12 TO 29, INCLUSIVE, THE PUBLIC RECORDS OF LEE COUNTY. FLORIDA. Strap Number 24-43-22-C4-05432.0570

Names in which assessed: ARISTIDES FURCNES, ARIS-TIDES FURONES, MARIA CHACON, MARIA J CHACON MARIA J. CHACON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

25-04837I

### FIRST INSERTION

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

Tax Deed #:2025002119 NOTICE IS HEREBY GIVEN that MTR Group LLC David E Moore the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. 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: 23-02609 Year of Issuance 2023 Description of Property LOT 41, BLOCK 3726, UNIT 51, CAPE COR-AL, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 2-16 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 09-44-23-C3-03726.0410

Names in which assessed: ESTATE OF PASCHAL J BAT-TISTA, PATRICIA ANN WHIP-KEY, RICHARD JOHN BAT-TISTA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

25-04844L

### FIRST INSERTION

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

Tax Deed #:2025002113 NOTICE IS HEREBY GIVEN that ARJ N COMPANY 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: 23-09109 Year of Issuance 2023 Description of Property LOT 6, BLOCK 64, UNIT 6, SECTION 1, 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 58, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-44-26-06-00064.0060

Names in which assessed: BORIS REICHMAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025 25-04848I

### FIRST INSERTION

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

Tax Deed #:2025002112 NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-14331

Year of Issuance 2023 Description of Property LOT 1, BLOCK 180, WEST PART UNIT 27, GREENBRIAR, SECTION 5, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 45, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 05-44-27-09 00180.0010

Names in which assessed: CLAUDIO OLAVE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

25-04853L

### FOR TAX DEED **Section 197.512 F.S.** Tax Deed #:2025001776

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:

Year of Issuance 2022 Description of Property LOT 4, BLOCK 270, UNIT 43, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 27, PAGE 66, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-

Names in which assessed: BERTHA M JAMES, WILLIAM TJAMES

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

### FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025002115 NOTICE IS HEREBY GIVEN that ARJ N COMPANY 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: 23-09216 Year of Issuance 2023 Description of Property LOT 6, BLOCK 7, UNIT 1, SECTION 2, TOWN-SHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, 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 02-44-26-01-00007.0060

Names in which assessed: R E SANTOS, ROSA ELENA SANTOS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025 25-04849L

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

### Tax Deed #:2025001824 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: 23-23937 Year of Issuance 2023 Description of Property LOT 22, BLOCK 1, MORSE SHORES, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 84 AND 85 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 34-43-25-03-00001.0220

Names in which assessed: CORTLAND R DRAPER, COR-TLAND R. DRAPER, DAVID J FORSYTHE, DAVID J. FOR-SYTHE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025 25-04861L

# FIRST INSERTION

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

Tax Deed #:2025002107 NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC FOR SE-CURED PARTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-24322 Year of Issuance 2023 Description of Property LOTS 58 AND 59, BLOCK 19, UNIT 2, FORT MYERS SHORES SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 7 THROUGH 9, INCLUSIVE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 30-43-26-02-00019.0580

Names in which assessed: ANNETTE JOHNSON REVO-CABLE TRUST DATED SEP-TEMBER 27, 2007

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

 ${\it December}\ 5, 12, 19, 26, 2025$ 25-04863L

# What is a public notice?

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

by authenticity.

### FIRST INSERTION

# NOTICE OF APPLICATION

Certificate Number: 15-693 44-27-08-00270.0040

25-04836L

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025002104 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

Certificate Number: 23-13851 Year of Issuance 2023 Descrip-

tion of Property FROM THE

SOUTHWESTERLY CORNER OF UNIT 1, SUNNY PALMS

ESTATES, AS RECORDED

IN PLAT BOOK 14, AT PAGE 82, RUN SOUTH 89° 16' 53"

WEST ALONG THE SOUTH

LINE OF THE NORTH HALF OF SECTION 3, TOWNSHIP

44 SOUTH, RANGE 27 EAST,

A DISTANCE OF 1826.92 FEET; THENCE NORTH  $00\neg\infty$  36'39" WEST, 913.38

FEET TO THE POINT OF BE-GINNING. THENCE NORTH

00° 36' 39" WEST, 75 FEET;

THENCE NORTH  $89-\infty23^{\circ}$  21" EAST, 120 FEET; THENCE SOUTH  $00-\infty$  36' 39" EAST,

75 FEET; THENCE SOUTH 89° 23' 21" WEST, 120 FEET

TO THE POINT OF BEGIN-

NING. BEING LOT 25, BLOCK

K. OF A SUBDIVISION TO

BE RECORDED AS UNIT 2

OF SUNNY PALMS ESTATES, LYING IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF

SECTION 3, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA

Strap Number 03-44-27-00-

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 01/27/2026 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

Names in which assessed:

CHERY A DIEUNIFERT

00002.0040

it was assessed are as follows:

### --- TAX DEEDS ---

### FIRST INSERTION

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

Tax Deed #:2025002125 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: 23-00836 Year of Issuance 2023 Description of Property LOTS 47 AND 48, BLOCK 2998, UNIT 43, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 17, PAGE 48-57, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 27-43-23-C3-02998.0470

Names in which assessed: ROSITA D SANCHEZ, ROSITA D. SANCHEZ

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

25-04840L

### FIRST INSERTION

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

Tax Deed #:2025002131 NOTICE IS HEREBY GIVEN that MIRKO KAUTZ GERMAN OWLS, 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: 23-00269 Year of Issuance 2023 Description of Property LOTS 1, 2 AND 3, BLOCK 5279, CAPE CORAL UNIT 82, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 24, PAGES 113 THROUGH 126, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 36-43-22-C2-05279.0010

APS ADVISORS GROUP 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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

Names in which assessed:

December 5, 12, 19, 26, 2025 25-04838L

### FIRST INSERTION

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

Tax Deed #:2025002130 NOTICE IS HEREBY GIVEN that CHRISTOPHER O. STEWART QUI-ET STORM 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: 23-01578 Year of Issuance 2023 Description of Property LOTS 29 - 30, BLOCK 2714A, UNIT 39, CAPE CORAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16. PAGES 142-154, OF THE PUBLIC RE-CORDS OF LEE COUNTY, FLORIDA Strap Number 35-43-23-C4-02714.A290

Names in which assessed: DIANE WYATT, JOHN CLARK

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

25-04841L

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

Tax Deed #:2025002127 NOTICE IS HEREBY GIVEN that AVK REAL ESTATE the holder of the following certificate(s) has filed said  $\operatorname{certificate}(s)$  for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-00591 Year of Issuance 2023 Description of Property LOT 56, BLOCK 2327A, UNIT 36, CAPE CORAL SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 112 TO 130, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 25-43-23-C1-02327.A560

Names in which assessed: GAVIN GARTH GOWIE, GAVIN GOWIE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

25-04839L

### FIRST INSERTION

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

Tax Deed #:2025002124 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: 23-16222 Year of Issuance 2023 Description of Property LOT 17, BLOCK 45, UNIT 12, SECTION 18, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF IN PLAT BOOK 15, PAGE 22, PUB-LIC RECORDS OF LEE COUN-TY. FLORIDA. Strap Number 18-44-27-12-00045.0170 Names in which assessed:

1509 DIXIE AVE S 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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Tax Deed #:2025002128 NOTICE IS HEREBY GIVEN that

AVK REAL ESTATE the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 23-01579

Year of Issuance 2023 Descrip-

tion of Property LOT 31, BLOCK

THEREOF RECORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, INCLUSIVE,

OF THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA.

Strap Number 35-43-23-C4-

Names in which assessed: G R A PROPERTIES LLC,

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

certificate(s) shall be redeemed accord-

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

highest bidder online at www.lee.real-

taxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04842L

December 5, 12, 19, 26, 2025

G.R.A. PROPERTIES, LLC

02714.A310

it was assessed are as follows:

25-04854L

### FIRST INSERTION

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

Tax Deed #:2025002118 NOTICE IS HEREBY GIVEN that JESSIE GRIFFIN THE GREEN DOG GROUP, 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: 23-22400 Year of Issuance 2023 Description of Property LOT M AC-CORDING TO THE PLAT OF SUNDIET VILLAGE, AS RE-CORDED IN PLAT BOOK 9, PAGE 55, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 06-44-22-03-00000.0M00

Names in which assessed: BETH C KOUGHAN, KEVIN J KOUGHAN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

25-04855L

### FIRST INSERTION

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

Tax Deed #:2025002111 NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-02970 Year of Issuance 2023 Description of Property LOT 19, BLOCK 3623, UNIT 49, CAPE CORAL SUBDIVISION, ACCORDING TO OTHER PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 145 TO 154, INCLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 15-44-23-C2-03623.0190 Names in which assessed:

MAGDALA CHAVARRIA All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025 25-04845L

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

Tax Deed #:2025002047 NOTICE IS HEREBY GIVEN that Franrosa Certificates LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-11281 Year of Issuance 2023 Description of Property LEHIGH ACRES UNIT 5 BLK.51 PB 15 PG 78 LOT 4 Strap Number 28-44-26-05-00051.0040 Names in which assessed: JOAO CONTAO, LAURY CON-

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

### FIRST INSERTION

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

Tax Deed #:2025002110 NOTICE IS HEREBY GIVEN that RAJ Tax Liens 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: 23-23021 Year of Issuance 2023 Description of Property PART OF LOTS 2 AND 3, BLOCK D, THE DUNES AT SANIBEL ISLAND, FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK D, THE DUNES AT SANIBEL ISLAND, A SUBDIVISION RECORDED IN PLAT BOOK 29, PAGES 7-12, OF THE LEE COUNTY, FLORIDA, PUB-LIC RECORDS, THENCE NORTH 13-\infty35' 10" EAST, ALONG THE WEST RIGHT-OF-WAY OF BAILEY ROAD (25 FEET FROM THE CEN-TERLINE) FOR 82 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $76\neg \infty 33$ ' 10 "WEST FOR 75 FEET; THENCE NORTH 13°35' 10" EAST FOR 40.18 FEET; THENCE SOUTH 76° 24'50" EAST FOR 75 FEET, THENCE SOUTH 13°35' 10" WEST, ALONG SAID WEST RIGHT-OF WAY OF BAILEY ROAD FOR 46 FEET TO THE POINT OF BEGINN Strap Number 20-46-23-T1-0020D.002D Names in which assessed:

JOSEPH MCNAMARA, JOSEPH P MCNAMARA, JOSEPH P. MCNAMARA, JOSEPH PATRICK MCNAMARA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025 25-04857L

FIRST INSERTION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that Cape

Holdings Enterprises Inc the holder of

the following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 23-22832

Year of Issuance 2023 Descrip-

tion of Property UNIT 32, BUILDING 8, OF COURT-YARDS OF CAPE CORAL

SOUTH, PHASE II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF

CONDOMINIUM THEREOF

RECORDED IN OFFICIAL RE-

CORDS BOOK 1551, PAGE 1255,

OF THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA,

AND ALL AMENDMENTS

THERETO, TOGETHER WITH

ITS UNDIVIDED SHARE IN

THE COMMON ELEMENTS

Strap Number 15-45-23-C1-

JUAN J. LASTRA, NANCY LAS-

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 01/27/2026 at 10:00

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

**YOUR** 

Call **941-906-9386** 

name from the menu.

December 5, 12, 19, 26, 2025

property being in the County

25-04856L

**PUBLISH** 

LEGAL NOTICE

Names in which assessed:

01408.0320

TRA

All of said

it was assessed are as follows:

Tax Deed #:2025002126

### NOTICE OF APPLICATION FIRST INSERTION

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

Tax Deed #:2025002121 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), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 23-10466 Year of Issuance 2023 Description of Property LOT 1, BLOCK 6, UNIT 1, SECTION 21, TOWN-SHIP 44 SOUTH, RANGE

26 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 26, PAGE 37, PUBLIC RECORDS. LEE COUNTY FLORIDA Strap Number 21-44-26-04-00006.0010 Names in which assessed:

GLENN L PUCKETT, GLENN L. PUCKETT, MARSHA PUCK-ETT

ll of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

25-04850L

### FIRST INSERTION

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

Tax Deed #:2025002109 NOTICE IS HEREBY GIVEN that RAJ Tax Liens 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: 23-23090 Year of Issuance 2023 Description of Property A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF SECTION 36, TOWN-SHIP 43 SOUTH, RANGE 24 EAST AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36, THENCE SOUTH 89°21'53" EAST ALONG THE SOUTH LINE OF SAID FRACTION FOR 1329.09 FEET TO THE SOUTHWEST CORNER OF THE SOUTH-EAST 1/4 OF THE SOUTH-EAST 1/4 OF SAID SECTION 36, THENCE SOUTH  $89 \neg \infty 19'42''$  EAST ALONG THE SOUTH LINE OF SAID FRACTION FOR 1327.93 FEET TO THE SOUTHEAST COR-NER OF SAID SECTION 36; THENCE NORTH 00°16'34' EAST ALONG THE EAST LINE OF SAID SECTION 36 FOR 2332.41 FEET; THENCE SOUTH 55°43'01" WEST FOR 341.63 FEET; THENCE NORTH  $33\neg\infty34'12"$  WEST FOR 315.00 FEET; THENCE SOUTH  $55\neg\infty43'01$ " WEST FOR 210.00 FEET; THENCE SOUTH  $33\neg\infty34'12$  " EAST FOR 315.00 FEET; THENCE SOUTH 55°43'01"

FOR 483.00 FEET: THENCE SOUTH 11°16'59" EAST FOR 118.04 FEET; THENCE NORTH  $69\neg\infty42^{\prime}51^{\circ}$  WEST FOR 68.38 FEET; THENCE SOUTH 81-∞44'43" WEST FOR 1.93 FEET; THENCE SOUTH 34-∞16'59" EAST FOR 224.00 FEET; THENCE NORTH 55°43'01" EAST FOR 47.84 FEET; THENCE NORTH  $34 \neg \infty 16^{\circ}59"$  WEST 65.50 FEET TO THE CENTER POINT OF BUILDING #33 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTIN-UE NORTH 34°16′59" WEST FOR 45.67 FEET; THENCE SOUTH 55°43′01" WEST FOR 33.92 FEET; THENCE SOUTH 34°16'59" EAST FOR 45.57 FEET, THENCE NORTH 55°43'01" EAST FOR 33.92 FEET TO THE POINT OF BE-GINNING. BEARINGS ARE BASED ON THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, AS BEAR-ING SOUTH 89°21'53" EAST. Strap Number 36-43-24-28-00033.00D0

Names in which assessed: SHIRLEY BENSON GOOLSBY LIVING TRUST, UTD FEBRU-ARY 27, 2008, SHIRLEY BEN-SON GOOLSBY 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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

## FIRST INSERTION

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

Tax Deed #:2025002120 NOTICE IS HEREBY GIVEN that HMF FL E LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-04449 Year of Issuance 2023 Descrip tion of Property LOT 9, BLOCK 29, AS PER PLAT OF SUN-COAST ESTATES, RECORD-ED IN O.R. BOOK 32, PAGES 524 TO 528, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 24-43-24-03-00029.0090 Names in which assessed:

ROSE ADAMS

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am. by Kevin C. Karnes. Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

25-04846L

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public

Rarely do consumers specifically search online for public notices.

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

notice information they otherwise would not find anywhere else.

or email

and select the appropriate County



### FIRST INSERTION

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

Tax Deed #:2025002069 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: 23-23819 Year of Issuance 2023 Description of Property LEASEHOLD INTEREST IN BOAT SLIP 1 OF ROYAL PELICAN BOAT-ING ASSOCIATION, A CO-OPERATIVE, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1863, PAGE 2733, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO. Strap Number 03-47-24-W1-05800.0010

Names in which assessed: BETTY A CRAWFIS, DAWN BENGSTON, DAWN BENGT-SON, MICHAEL BENGSTON, MICHAEL BENGTSON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

25-04860L

### FIRST INSERTION

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

Tax Deed #:2025002025 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: 23-07851 Year of Issuance 2023 Description of Property UNIT 202, BUILDING 28, VILLAS AT VENEZIA CONDOMINIUM, A CONDOMINIUM ACCORD-ING TO THE DECLARA-TION OF CONDOMINIUM THEREOF, AS RECORDED UNDER CLERK'S FILE NUM-BER 2006000342945 AND AS AMENDED IN CLERK'S FILE NUMBER 2017000145218, AND ALL AMENDMENTS THERETO, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 31-44-25-P4-02628.0202 Names in which assessed:

KAILA PAVAN DESIGN 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 01/27/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-

December 5, 12, 19, 26, 2025

25-04847L

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-3442 Division: Probate IN RE: ESTATE OF SHELLY R. BARTH, Deceased.

The administration of the Estate of Shelly R. Barth, deceased, whose date of death was September 17, 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 Representa-tive 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 Sections 732.216-732.228, Florida Statutes, applies, or may apply,

unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

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. The date of first publication of this Notice is December 5, 2025.

Personal Representative: Arlene R. Foreman 10091 Colonial Country Club Dr. Fort Myers, FL 33913

Attorney for Personal Representative: Lowell S. Schoenfeld 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 4912-0666-7643, v. 2 December 5, 12, 2025 25-04889L

### FIRST INSERTION

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

FLORIDA DIVISION: PROBATE Case No. 25-CP-2945 IN RE: ESTATE OF CHARLES EDWIN GREY a/k/a CHARLES GREY III,

Deceased.

The administration of the estate of CHARLES EDWIN GREY a/k/a CHARLES GREY III, deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property 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.

held at the time of the decedent's death

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 December 5, 2025.

### Personal Representative: /s/Yelena M. Grey YELENA M. GREY

1835 SE 1st St. Cape Coral, Florida 33990-1304 Attorney for Personal Representative: /s/Stephen W. Buckley STEPHEN W. BUCKLEY, ESQUIRE Florida Bar Number: 117747 GOLDSTEIN, BUCKLEY, CECHMAN, RICE, PURTZ, SMITH, & SMITH, P.A. Post Office Box 2366 Fort Myers, Florida 33902 Telephone: (239) 334-1146 Fax: (239) 334-3039 E-Mail: sbuckley@gbclaw.com Secondary E-Mail: lmintz@gbclaw.com

25-04865L

December 5, 12, 2025

### 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 Lee County Probate Division, 1700 Monroe Street, Fort Myers, FL 33901. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, 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 December 5, 2025.

### Personal Representatives: DANIEL J. MANNIX P.O. Box 143

Glen Falls, NY 12801 Attorney for Personal Representative: DENNIS J. O'CONNOR, ESQ. Florida Bar No. 643297 Attorney for Petitioner 9999 NE 2nd Avenue, Suite 200 Miami Shores, FL 33138 (518) 792-1174; e-mail: doconner@mfcllp.com December 5, 12, 2025 25-04866L

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA Probate Division

File No. 25-CP-003511 IN RE: ESTATE OF JOHN A. MANGANO, SR., deceased.

The administration of the testate estate of John A. Mangano, Sr., deceased, who died on July 21, 2025, File Number 25-CP-003511 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Justice Center, 1700 Monroe Street, 1st Floor, P.O. Box 9346, Fort Myers, Florida 33902. The name and address of the personal representative and the personal representative's attor-

ney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of the first publication of this Notice to Creditors is December 5,

Susan N Manga Susan H. Mangano, Personal Representative 14341 Devington Way

Ft. Myers, FL 33912 260-423-9551 bid@barrettlaw.com Brian J. Downey, Esq. FL Bar Number: 0017975 BARRETT MCNAGNY, LLP Attorney for Personal Representative 215 E. Berry Street Fort Wavne, IN 46802 December 5, 12, 2025 25-04904L

### FIRST INSERTION

--- ESTATE ---

**Notice to Creditors** IN THE CIRCUIT COURT OF THE 20TH JUDICIAL IN AND FOR LEE COUNTY, FLORIDA File No. 2025-CP-3572 **Probate Division** IN RE: ESTATE OF ELIZABETH C. MCCARVILLE,

Deceased. The administration of the estate of ELIZABETH C. MCCARVILLE, deceased, whose date of death was October 22, 2025, is pending in the Clerk of Courts - Probate, the address of which is 1700 Monroe St., Ft. Myers, FL 33917. The names and addresses of the personal representative and of 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 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 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 December 05, 2025.

Daniel McCarville,

### Personal Representative 13 Sunflower Ln

Rocky Point, NY 11778 John Thomas Cardillo, Esq. Florida Bar #: 0649457 CARDILLO LAW, PLLC PO Box 808 Naples, FL 34106 Phone: (239) 774-2229 Fax: (239) 774-2494  ${\rm JT}@{\rm CardilloLawNaples.com}$ SJ@CardilloLawNaples.com Attorney for Personal Representative December 5, 12, 2025

### 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-003556 IN RE: ESTATE OF: GARY L. GALIHER Deceased.

The administration of the estate of GARY L. GALIHER, deceased, whose date of death was October 20, 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

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

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

The date of first publication of this notice is: December 5, 2025.

SHAWN A. GALIHER

### Personal Representative FLORIDA ESTATE PLANNING

ATTORNEY PLLC By: David G. Jones, Esq Attorney for the Personal Representative Florida Bar No. 1010525 Office: 18070 S. Tamiami Trail, 11-5, Fort Myers, Florida 33908 Tel.: (239) 227-8830 E-mail: david@flestate planning atty.com

25-04921L

December 5, 12, 2025

### FIRST INSERTION

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

Division: Civil Case No.: 25-CP-3061 IN RE: ESTATE OF ELMER D. RICHARS A/K/A ELMER DENNIS RICHARS, Deceased.

The administration of the estate of ELMER D. RICHARS a/k/a ELMER DENNIS RICHARS, deceased, whose date of death was March 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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 LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

The Personal Representative has no

duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statues, applies, or may apply,

unless a written demand is made by

a creditor as specified under Section 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL 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 December 5, 2025.

Personal Representative: EMELIA C. RICHARS c/o Robert L. Lancaster, Esq. **CUMMINGS & LOCKWOOD LLC** 3001 Tamiami Trail N, Ste. 400

Naples, Florida 34103 Attorney for Personal Representative: ROBERT L. LANCASTER, ESQ. Florida Bar No. 0462519 CUMMINGS & LOCKWOOD LLC 3001 Tamiami Trail N, Ste. 400 Naples, Florida 34103 Telephone: (239) 262-8311 E-mail Addresses: rlancaster@cl-law.com, msmith@cl-law.com 8944674.1.docx 12/1/2025 December 5, 12, 2025 25-04906L

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003591 IN RE: ESTATE OF RONALD DEE FOWLER Deceased.

The administration of the estate of Ronald Dee Fowler, deceased, whose date of death was July 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, 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 sur

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

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

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

The date of first publication of this notice is December 5, 2025. Personal Representative:

April Angel Felton a/k/a April Angel Fowler 23090 Whispering Ridge Drive Estero, FL 34135

Attorney for Personal Representative: Brett H. Sifrit, Esq. Florida Bar Number: 105564 Farr Law Firm, P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: bsifrit@farr.com Secondary E-Mail: jjacobson@farr.com; probate@farr.com December 5, 12, 2025 25-04903L

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-3539 IN RE: ESTATE OF DAVID THOMAS GRAY, Deceased.

The administration of the estate of DAVID THOMAS GRAY (also known as DAVID T. GRAY), 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 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers, Florida 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is: December 5, 2025. Signed on this 26th day of November,

> THOMAS J.J. GRAY Personal Representative 1271 Boone Hall Drive

Powder Springs, GA 30127 SUSAN NESBET-SIKUTA Attorney for Personal Repres Florida Bar No. 859001 Dentons Cohen & Grigsby P.C. 9110 Strada Place, Suite 6200 Naples, Florida 34108 Telephone: (239) 390-1900 Email: susan.sikuta@dentons.com Secondary Email: wanda.portnoy@dentons.com michelle.malis@dentons.com25-04864L

December 5, 12, 2025

### --- **ESTATE** ---

### FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002886 **Division Probate**

IN RE: ESTATE OF MARCIA ANN SHOWERS, Deceased. The administration of the estate of Marcia Ann Showers, deceased, whose date of death was July 18, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Circuit Court, 1700 Monroe St., Fort Myers, FL, 33901. The names and ad-

dresses of the personal representative

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

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

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

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 December 5, 2025.

#### Personal Representative: Signed by: Nancy Jo Gardner 702 SE 33rd Ter Cape Coral, FL 33904

Attorney for Personal Representative: /s/ Jeffrev A. Attia Jeffrey A. Attia E-Mail Address: jeff@jeffreyattialaw.com Florida Bar No. 0108199 The Law Office of Jeffrey Attia, PA 6719 Winkler Road, Suite 114 Fort Myers, FL 33919 Telephone: 239-919-2318 December 5, 12, 2025 25-04907L

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003447 IN RE: ESTATE OF CAROL ANN HATCHER Deceased.

The administration of the estate of Carol Ann Hatcher, deceased, whose date of death was February 9, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr Martin Luther King Jr Blvd, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 12/05/2025.

### Personal Representative: Loren P. Bishop

3356 Cortez Blvd. Fort Myers, Florida 33901 Attorney for Personal Representative: Andrew Ponnock Attorney Florida Bar Number: 195420  $10100~\mathrm{West}$ Sample Road, 3rd Fl Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com Secondary E-Mail: eservice@ponnocklaw.com December 5, 12, 2025 25-04892L

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-3485 **Division: Probate** IN RE: ESTATE OF TAMMY SUE RUSSELL, Deceased.

The administration of the Estate of Tammy Sue Russell, deceased, whose date of death was October 2, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. 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 December 5, 2025.

### Personal Representative: Darryl Russell 13440 Cherokee Rd.

Fort Myers, FL 33913 Attorney for Personal Representative: Kevin A. Kyle Attorney for Personal Representative Florida Bar Number: 980595 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, Florida 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: kevink@trustska.com 4930-6027-6087, v. 1 25-04912L December 5, 12, 2025

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE

COUNTY FLORIDA

PROBATE DIVISION

File No. 25-CP-003407

IN RE: ESTATE OF

BRUCE M. WESTLUND

Deceased.

The administration of the estate of

Bruce M. Westlund, deceased, whose

date of death was April 14, 2025, is

pending in the Circuit Court for Lee

County, Florida, Probate Division, the address of which is 2075 Dr. Martin

Luther King, Jr. Boulevard, 2nd Floor,

Fort Myers, Florida 33901. The names

and addresses of the personal represen-

tative and the personal representative's

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3518 **Division Probate** IN RE: ESTATE OF ANTONIO DESANTIS Deceased.

The administration of the estate of Antonio DeSantis, deceased, whose date of death was September 26, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 December 5, 2025.

### Personal Representative: Paola Dylik

12738 Astor Place Fort Myers, Florida 33913 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 December 5, 12, 2025 25-04905L

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003052 **Division Probate** IN RE: ESTATE OF WILLIAM LAY AKA WILLIAM F. LAY,

Deceased. The administration of the estate of William Lay, deceased, whose date of death was June 24, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Lee County Clerk of Circuit Court, 1700 Monroe St., Fort Myers, FL, 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

### Personal Representative: Signed by: Corbin William Lay 71 Van Hoesen St

Cortland, NY 13045 Attorney for Personal Representative: /s/ Jeffrey A. Attia Jeffrey A. Attia E-Mail Address: jeff@jeffreyattialaw.com Florida Bar No. 0108199 The Law Office of Jeffrey Attia, PA 6719 Winkler Road, Suite 114 Fort Myers, FL 33919  $\,$ Telephone: 239-919-2318 December 5, 12, 2025 25-04908L

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002214 IN RE: ESTATE OF FRANK S. HARDY Deceased.

The administration of the estate of Frank S. Hardy, deceased, whose date of death was January 14, 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.

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

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

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

The date of first publication of this notice is December 5, 2025.

### Personal Representative: /s/ Elizabeth Murphy Elizabeth Murphy 118 S. Maple Street Frankfort, Illinois 60423

Attorney for Personal Representative: /s/ Monica Johnson Monica Johnson, Esq. 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:

in fo@sunshine state law of fice.comDecember 5, 12, 2025

FIRST INSERTION

#### IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3230 IN RE: ESTATE OF

NOTICE TO CREDITORS

EVELYN E. SEILS Deceased. The administration of the estate of EV-ELYN E. SEILS, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P. O. Box 9346, Fort Myers, FL 33902. The names and addresses

of the Personal Representative and the

Personal Representatives' attorney are

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

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

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

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

### Personal Representative: ELIZABETH A. SPRINKEL 3551 Goddard Way

Alexandria, VA 22304 Attorney for Personal Representative: EDWARD E. WOLLMAN Florida Bar No. 0618640 Email: ewollman@wga-law.com Alternate Email: pleadings@wga-law.com PATRICK COURVILLE Florida Bar No. 115708 Email: pcourville@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

December 5, 12, 2025

ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR The date of first publication of this

## notice is December 5, 2025.

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.

FIRST INSERTION

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 December 5, 2025. Personal Representatives:

Mark B. Westlund 70 Hale Road Hubbardston, Massachusetts 01452 John W. Westlund 62 Ensign Road

Centerville, Massachusetts 02632 Attorney for Personal Representatives Thomas F. LaTorre, Esq. Attorney for Personal Representatives 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 December 5, 12, 2025 25-04890L

### NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003844 IN RE: ESTATE OF JUDITH MILDRED FORSETH A.K.A. JUDITH M. FORSETH,

Deceased.

The administration of the estate of Judith Mildred Forseth a.k.a. Judith M. Forseth, deceased, whose date of death was August 29, 2024, 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 attor-

nev 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 December 5, 2025.

#### Personal Representative: Tamara Simpson E4731 Riverside Dr Spring Green, Wisconsin 53588

Attorney for Personal Representative: Andrew Ponnock Florida Bar Number: 195420 10100 West Sample Road, 3rd floor Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (800) 809-1774 E-Mail: andy@ponnocklaw.com December 5, 12, 2025 25-04893L



### What is a public notice?

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



NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003577

FIRST INSERTION

IN RE: ESTATE OF MARILYNN HOWARDEAN DISTEFANO, Deceased.

The administration of the estate of MARILYNN HOWARDEAN DISTE-FANO, Deceased, whose date of death was November 02, 2025, is pending in the Circuit Court for LEE County, Florida, Probate Division, the address of which is 1700 Monroe Street, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

### LYNNE DAUS, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, Florida 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com

SecondaryEmail: Jennifer@srblawyers.com

December 5, 12, 2025 25-04920L

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION PROBATE DIVISION File No. 25CP003454 IN RE: ESTATE OF ROSE ELLEN KALEY Deceased.

The administration of the estate of Rose Ellen Kaley, deceased, whose date of death was April 13, 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 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 December 5, 2025.

Personal Representative Tyler Tubbs 20021 West 95th Place Arvada, CO 80007

320-287-1068 Attorney for Personal Representative Tara S. David, Esq. Florida Bar Number: 96953 ESTATE LAW OF FLORIDA P.A. 2211 E. Sample Road Suite 101 Lighthouse Point, FL 33064 Telephone: (954) 951-7274 E-Mail: td@elflorida.com 25-04894L December 5, 12, 2025

### --- ACTIONS / SALES ---

FIRST INSERTION

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

CIVIL ACTION  $\pmb{\text{CASE NO. 25-CC-000868}}\\$ RAPALLO FOUR ASSOCIATION,

Plaintiff, v. PATRICK AHLM, et al., Defendant(s),

NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated November 25, 2025 entered in Civil Case No. 2025-CC-000868 of the County Court of the Twentieth Judicial Circuit in and for Lee County, Florida, I will sell to the Highest and Best Bidder for Cash at www.realforeclose.com at 9:00 am on the 8th day of January, 2026, the following described property as set forth on said Final Judgment, to-wit:

Unit 48-207, aka Unit 207, Building 48, Rapallo Four, a Condominium, according to the Declaration of Condominium thereof, as recorded in Clerk's File Number 2006000441032, and all amendments thereto, of the Public Records of Lee County, Florida, together with an undivided interest in the common

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

11/26/2025

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

Todd B. Allen, Esq. -Todd@naples.law; Amber@naples.law December 5, 12, 2025

25-04872L

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND

FOR LEE COUNTY, FLORIDA CASE NO.: 24-CA-006651 ATHENE ANNUITY & LIFE COMPANY,

Plaintiff, v. EDITH ELLEN ROBINSON; et al, Defendant(s).

To the following Defendant(s): UNKNOWN SPOUSE OF MICHAEL

(Last Known Address: 5208 25TH STSW, LEHIGH ACRES, FL 33973)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 20, BLOCK 5, UNIT 2, LEHIGH ESTATES, SECTION 31, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, IN ACCORDANCE WITH AND SUBJECT TO THE PLAT RECORDED IN PLAT BOOK 15, PAGE 82, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 5208

25TH STREET SW, LEHIGH ACRES, FL 33973

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court 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 is provided pursuant to Administrative Order No. 2010-08 WITNESS my hand and the seal of this Court this 11/26/2025

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

Ghidotti | Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161

PINELLAS • POLK • LEE

COLLIER • CHARLOTTE

December 5, 12, 2025 25-04884L

### 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-006465 PLANTATION HOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

ANDREAS GRUNIG AND BARBARA GRUNIG. Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on January 8, 2026, 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 hidder for cash, the following described property situated in Lee County, Florida:

Unit Week No. 45 in Condominium Parcel Number 1903 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 11/26/2025 KEVIN C. KARNES,

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

Michael J. Belle, Esquire Attorney for Plaintiff service@michaelbelle.com 49087 / 1-11871 December 5, 12, 2025 25-04873L

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA CASE No.: 25-CA-005973 CENK HOLDINGS LLC.

Plaintiff, vs. JOSEPH E. CURRA, deceased and all others claiming by, through and under JOSEPH E. CURRA. deceased, WARREN JOSEPH

CURRA and RUTHANN CURRA MESSENHEIMER. Defendant,

TO: JOSEPH E. CURRA, deceased and all others claiming by, through and under JOSEPH E. CURRA, deceased

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

Lot 20, Block 50, Plat of Unit 11 Section 12, Township 45 South, Range 27 East, a Subdivision of Lehigh Acres, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 222 through 241, inclusive, of the Public Records of Lee County Florida. a/k/a 1215 Count St E Lehigh Acres, FL 33974.

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 January 5, 2026, 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 26th day of November. 2025.

Kevin C. Karnes, Clerk of the Court (SEAL) By: K Harris 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 December 5, 12, 19, 26, 2025 25-04880L

### FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

FLORIDA CASE NO.: 2025CA3107 DIVISION: CIRCUIT CIVIL SOUTHSTATE BANK, N.A.,

ANDREW DESMARAIS, CAPITAL ONE, N.A., CAVALRY SPV I, LLC, a foreign limited liability company, and UNKNOWN OCCUPANT(S).

#### if any, Defendants.

Plaintiff, v.

LEE COUNTY

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment dated November 26, 2025, and entered in Civil Action Case No.: 2025-CA-3107 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash, in an online sale at www.lee.realfore closure.com at 9:00 a.m. on the 8th day of January 2026, the following described property as set forth in the Final Judgment, to wit:

Lot 35, Block 1, Addition One to Lehigh Acres, Section 6, Township 4 South, Range 27 East, according to the map or plat thereof, as recorded in Plat Book 12. Pages 137 through 139, inclusive of the Public Records of Lee County, Florida.

Parcel Identification Number: 06-45-27-L2-01001.0350

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.

SIGNED AND DATED this 11/26/2025

> KEVIN C. KARNES CLERK OF THE COURTS & COMPTROLLER (SEAL) By: T Mann Deputy Clerk

McGahee & Perez, PL (863) 983-1677 pleadings@mcgaheeperez.com December 5, 12, 2025 25-04874L

### FIRST INSERTION

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

FLORIDA CIVIL DIVISION CASE NO.: 24-CA-005134 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

MATTHEW C. DEMELLO, ALICIA M. DEMELLO, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 25th day of November, 2025, and entered in Case No. 24-CA-005134, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MATTHEW C. DEM-ELLO A/K/A MATTHEW CHARLES DEMELLO, ALICIA SIKORA F/K/A ALICIA M. DEMELLO A/K/A ALICIA DEMELLO, AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee. realforeclose.com at 9:00 A.M. on the 29th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 1 AND 2. BLOCK 1724. CAPE CORAL UNIT 44, AC-CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGES 104-112, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. Dated this 12/02/2025

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

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 22FL373-1012 December 5, 12, 2025 25-04909L

### FIRST INSERTION

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

FLORIDA CIVIL ACTION

Case No. 2025- CA- 4315 MARINA TOWN CONDOMINIUM APARTMENTS ONE ASSOCIATION, INC., a Florida Not for Profit Corporation, Plaintiff, v.

DONALD BRANDT, UNKNOWN SPOUSE OF DONALD BRANDT, FIRST NATIONAL BANK OF ONEIDA, N.A., AND UNKNOWN TENANT(S)/ OCCUPANT(S) Defendants.

TO: DONALD BRANDT Last Known Address: 2407 Palma Sola Blvd, Bradenton, FL 34209

YOU ARE NOTIFIED that an action has been filed against you for foreclo-sure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Lee County, Florida:

Unit B-6 of MARINA TOWN APRATMENTS I CONDOMINIUM, according to the Declaration of Condominium thereof on file and recorded in Official Records Book 1316, Page 460 through 536, Public Records of Lee County, Florida.

Property Address: 3454 Hancock Bridge Parkway, B-6, North Fort Myers, FL 33903.

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Boulevard, Fort Myers, Florida 33901, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. DATED on this 26th day of Novem-

ber, 2025. Kevin C. Karnes, Clerk of the Court (SEAL) By K Harris As Deputy Clerk

Kristie P. Mace, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Boulevard, Fort Myers, Florida 33901 KMace@gadclaw.com; JDelgado@gadclaw.com 25-04878L December 5, 12, 2025

## FIRST INSERTION

NOTICE OF SALE (PURSUANT TO CHAPTER 45) IN THE CIRCUIT COURT OF THE  $\begin{array}{c} \textbf{20TH JUDICIAL CIRCUIT IN AND} \\ \textbf{FOR LEE COUNTY, FLORIDA} \end{array}$ GENERAL JURISDICTION DIVISION CASE NO. 24-CA-003470

KATHERINE WITRICK, as Personal Representative of the ESTATE OF PATRICIA A. COVINGTON, an individual, Plaintiff, -vs-NICHOLAS A. FABRIZZI a/k/a NICHOLAS FABRIZZI, an individual, MELISSA FABRIZZI. an individual, IOU CENTRAL INC., a foreign corporation, CITIBANK N A a national bank LVNV FUNDING LLC, a foreign limited liability company, IMS FUND LLC, a foreign limited liability company, DISCOVER BANK, a foreign corporation, and SNAP-ON CREDIT LLC, a foreign limited liability company, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment of Foreclosure dated November 25, 2025 and entered in Case No. 24-CA-003470 of the Circuit Court of the 20th Judicial Circuit in and for Lee County Florida, wherein NICHOLAS A. FAB-RIZZI a/k/a NICHOLAS FABRIZZI, MELISSA FABRIZZI, IOU CENTRAL INC., CITIBANK N.A., LVNV FUND-ING LLC, IMS FUND LLC, DISCOV-ER BANK, and SNAP-ON CREDIT LLC, are the Defendants, I will sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 o'clock A.M. on January 8, 2026, the following described property set forth in said Amended Final Judgment, to

Lots 52 and 53, Block 4019, Cape Coral Unit 55, a subdivision according to the plat thereof recorded at Plat Book 19, Pages 92 to 106, inclusive, in the Public Records of Lee County, Florida. With an address of: 2825 NW 7th Street, Cape Coral, Fl 33993.

Folio ID: 10059837 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 12/02/2025 KEVIN C. KARNES as Clerk of Comptroller (SEAL) BY: T Mann

DEPUTY CLERK Chelsea Roth Sirkman, Esq. Roth & Scholl 866 South Dixie Highway Coral Gables, FL 33146 25-04910L December 5, 12, 2025

### FIRST INSERTION

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

FLORIDA

DIVISION: CIVIL

CASE NO. 25-CC-004559 PLANTATION HOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. FRED A. MISCIMARRA DECEASED, CAROLE ABRAHAM, FRED M. MISCIMARRA, JONATHAN MISCIMARRA, DAVID MISCIMARRA, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR

Defendants. TO: FRED A. MISCIMARRA LAST KNOWN ADDRESS: 488 WILDWOOD DR., BOARDMAN, OH

AGAINST FRED A. MISCIMARRA,

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

Unit Week No. 51 in Condominium Parcel Number 1908 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.

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

WITNESS my hand and seal of this Court on this 11/26/2025 KEVIN C. KARNES,

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

Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road Sarasota, Florida 34237 service@michaelbelle.com 49098

December 5, 12, 2025 25-04883L

### FIRST INSERTION

### NOTICE OF ACTION: CONSTRUCTIVE SERVICE -PROPERTY

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-005031 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. MARLANA ARMSTRONG; et al

Defendants.

TO: MARLANA ARMSTRONG; 8884 VIA ISOLA CT FORT MYERS, FL 33966 UNKNOWNN SPOUSE OF MARLA-

NA ARMSTRONG; 8884 VIA ISOLA CT FORT MYERS, FL 33966 YOU ARE NOTIFIED that an action

to foreclose to the following property in Lee County, Florida: LOT 2401, OF MARBELLA ON CYPRESS, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED AS OFFICIAL RECORDS INSTRUMENT NO.

2015000131018, OF THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA. Also known as 8884 VIA ISOLA CT, FORT MYERS, FL 33966.

has 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 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, 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

DATED on 11/26/2025

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

SOKOLOF REMTULLA, LLP 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff 25-04875L December 5, 12, 2025

### SAVE **Email your Legal Notice** legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication SARASOTA • MANATEE HILLSBOROUGH • PASCO

### FIRST INSERTION

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

Case No.: 25-CA-002803 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JEAN D. PICKERING; EDWARD PICKERING; JOSEPH PICKERING: UNKNOWN SPOUSE OF JOSEPH PICKERING; 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,

To the following Defendant(s): JOSEPH PICKERING l/k/a 3695 WINKLER AVE, APT 733 FORT MYERS, FL 33916

Defendant.

UNKNOWN SPOUSE OF JOSEPH PICKERING l/k/a 3695 WINKLER AVE, APT 733

FORT MYERS, FL 33916 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOTS 31 AND 32, IN BLOCK 1260, OF UNIT 18, CAPE CORAL SUBDIVISION, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN PLAT13. ON PAGES 96 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

a/k/a 1906 SE 14th St, Cape Coral, FL 33990

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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 11/26/2025

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

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 December 5, 12, 2025 25-04885L

The default giving rise to these proceed-

ings is the failure of the Obligors (See

Exhibit A - Obligor) to pay condomin-

ium assessments and dues resulting in

a Claim of Lien encumbering the Time-

share Ownership Interest as recorded

in the Official Records of Lee County,

Florida. The Obligor has the right to object to this Trustee proceeding by

serving written objection on the Trustee

named below. The foreclosure of the Claim of Lien of the Obligor in this no-

tice shall be subject to the judicial fore-

closure procedure only upon receipt of an objection form. The Obligor has the

right to cure the default any time after

the date of this Notice (See Exhibit A-

Notice Date) until the Trustee's sale of

the Timeshare Ownership Interest. The

Claim of Lien may be cured by sending

certified funds to the Trustee payable to

the Lienholder in the amount of (See

Exhibit A-Total), plus interest (calcu-

lated by multiplying (See Exhibit A-Per

Diem) times the number of days that

have elapsed since the date of this No-

tice), plus the costs of this proceeding.

The Obligor will not be subject to a de-

ficiency judgment even if the proceeds from the Trustee's sale of the Timeshare

Ownership Interest are insufficient to

offset the amounts secured by the Claim

as Trustee pursuant to Fla. Stat. §721.82

25-04915L

Michael E. Carleton, Esq.

Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq.

Columbus, OH 43216-5028

Telephone: (407) 404-5266

Telecopier: (614) 220-5613

December 5, 12, 2025

PO Box 165028

### FIRST INSERTION

014892

### NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: (See Exhibit A - Obligor)

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

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

Exhibit A OBLIGOR: Darryl De Wavne Walker, 2054 GAZEBO LANE, Snellville, GA 30078 and Wanda Williams Walker, 2054 GAZEBO LANE, Snellville, GA 30078; WEEK: 28; UNIT: 5266; TYPE: Odd Year Biennial: TOTAL: \$3,314.98; PER DIEM: \$1.15; NOTICE DATE: November 21,

2025 OBLIGOR: Kenton C. Kunstler, 1295 GRAND CANAL DRIVE, Naples, FL 34110; WEEK: 28; UNIT: 5240L; TYPE: Annual; TOTAL: \$3,303.80; PER DIEM: \$1.14: NOTICE DATE: November 21, 2025

File Numbers: 25-014861, 25-

### FIRST INSERTION

of Lien.

### INTENT TO FORECLOSE TO: (See Exhibit A - Obligor)

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

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

OBLIGOR: Timothy Alan Keith, 8269 GRANADA BLVD, Orlando, FL 32836 and Fermina Enal Keith, AKA Fermina Keith, 8269 GRANADA BLVD, Orlando, FL 32836; WEEK: 40; UNIT: 5244: TYPE: Annual: TOTAL: \$3,314.98; PER DIEM: \$1.15; NOTICE DATE: November 25, 2025

File Numbers: 25-014884 The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condomin-

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

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

Telecopier: (614) 220-5613 December 5, 12, 2025 25-04914L

### FIRST INSERTION

### NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Coconut Plantation described

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

OBLIGOR: Soo-Mi Yun, 79 LAIGHT ST, 2B, New York, NY 10013 and En Cho, 79 LAIGHT ST, 2B, New York, NY 10013; WEEK: 51; UNIT: 5262L; TYPE: Annual; TOTAL: \$3,314.98; PER DIEM: \$1.15; NOTICE DATE: November 21 2025

OBLIGOR: Jordan C. Paxton, PO BOX 665, Durant, IA 52747 and Stephanie K. Jones, PO BOX 665, Durant, IA 52747; WEEK: 30; UNIT: 5165; TYPE: Odd Year Biennial; TOTAL: \$3,542.37; PER DIEM: \$1.23; NOTICE DATE: November 21

OBLIGOR: Lane Kasselman, 449 WELLESLEY AVE, Mill Valley, CA 94941 and Jamie Kasselman, 449 WELLESLEY AVE, Mill Valley, CA 94941; WEEK: 20; UNIT: 5267; TYPE: Annual; TOTAL: \$3,314.98; PER DIEM: \$1.15; NOTICE DATE: November 21, 2025

OBLIGOR: Marcus Roman 2300 BLUFF OAK WAY, APT 2201, Tallahassee, FL 32311 and Priscila Roman, 2300 BLUFF OAK WAY, APT 2201, Tallahassee, FL 32311; WEEK: 16; UNIT: 5384; TYPE: Annual; TOTAL: \$3,338.52; PER DIEM: \$1.16; NOTICE DATE: November 21, 2025

OBLIGOR: Robert Daniels, 960 CANTERBURY PLACE, STE 110, Escondido, CA 92025; WEEK: 4; UNIT: 5264; TYPE: Annual; TOTAL: \$3,338.52; PER DIEM: \$1.16; NOTICE DATE: November 21, 2025 File Numbers: 25-014886, 25-

014888, 25-014889, 25-014890, 25-014891

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

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

Telecopier: (614) 220-5613 December 5, 12, 2025

### FIRST INSERTION

### NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Coconut Plantation described

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

Exhibit A OBLIGOR: Robert Angel Otero, 1160 N FEDERAL HWY, UNIT 624, Fort Lauderdale, FL 33304; WEEK: 44; UNIT: 5150L; TYPE: Odd Year Biennial; TO-TAL: \$3,314.98; PER DIEM: \$1.15; NOTICE DATE: Novemher 21 2025

OBLIGOR: Tomas Streda, AKA Thomas Streda, 5701 BAYVIEW DR, Ft. Lauderdale, FL 33308 and Michele L. Guard, 5701 BAYVIEW DR, Ft. Lauderdale, FL 33308; WEEK: 38; UNIT: 5390L; TYPE: Annual; TOTAL: \$3,314.98; PER DIEM: \$1.15; NOTICE DATE: November 21,

OBLIGOR: Ronald L. Brooks, 505 SW 161ST STREET, Oklahoma City, OK 73170 and Paula S. Brooks, 505 SW 161ST STREET, Oklahoma City, OK 73170; WEEK: 33; UNIT: 5266; TYPE: Odd; TOTAL: \$3,314.98; PER DIEM: \$1.15; NOTICE DATE: November 21, 2025

OBLIGOR: Julian Green, 1670 S ALBANY AVE, Chicago, IL 60623 and Antris Green, 1670 S ALBANY AVE, Chicago, IL

60623; WEEK: 28; UNIT: 5142L; TYPE: Annual; TOTAL: \$3,314.98; PER DIEM: \$1.15; NOTICE DATE: November 21

OBLIGOR: Joseph C. Crimaldi, 8910 PASEO DE VALENCIA, Fort Myers, FL 33908; WEEK: 26; UNIT: 5390L; TYPE: Annual; TOTAL: \$3,313.88; PER DIEM: \$1.15; NOTICE DATE: November 21, 2025

File Numbers: 25-014874, 25-014876, 25-014882, 25-014883, 25-014885

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

Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 December 5, 12, 2025

### FIRST INSERTION

### NOTICE OF DEFAULT AND INTENT TO FORECLOSE

TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Coconut Plantation Condominium Association, Inc., a corporation not-for-profit under the laws of the State of Florida for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Coconut Plantation described

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

Exhibit A OBLIGOR: Mark Richard Lewkowicz, 216 NE 8TH TER-RACE, Deerfield Beach, FL 33441 and Ellen Jean Lewkowicz, 216 NE 8TH TERRACE, Deerfield Beach, FL 33441; WEEK: 33; UNIT: 5147; TYPE: PER DIEM: \$1.14; NOTICE DATE: November 21, 2025 OBLIGOR: Mary Sondgerath, 99 KING ST, #40, St Augustine,

FL 32085; WEEK: 41; UNIT: 5387; TYPE: Annual; TOTAL: \$2,024.30; PER DIEM: \$0.60; NOTICE DATE: November 21, OBLIGOR: Theresa Ann Spon-

gross, 227 SILVER CREEK DR, Huger, SC 29450 and Joseph Edward Spongross, 227 SILVER CREEK DR, Huger, SC 29450; WEEK: 43; UNIT: 5284; TYPE: Annual; TOTAL: \$3,314.98; PER DIEM: \$1.15; NOTICE DATE: November 21, 2025 OBLIGOR: Gloria M. Sanchez, 6196 CAMINITO SACATE, San Diego, CA 92120 and Julie B. Harris, 6196 CAMINITO

SACATE, San Diego, CA 92120;

WEEK: 37; UNIT: 5384; TYPE: Annual; TOTAL: \$3,329.52; PER DIEM: \$1.16; NOTICE DATE: November 21, 2025 OBLIGOR: Robert B. Kanuckel, 3694 ANDERSON ST, Lebanon, OH 45036; WEEK: 43; UNIT: 5287; TYPE: Annual; TOTAL: \$3,314.98; PER DIEM: \$1.15;

2025 File Numbers: 25-014868, 25- $014869,\ 25\text{-}014870,\ 25\text{-}014871,$ 25-014873

NOTICE DATE: November 21,

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

of Lien. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 December 5, 12, 2025

### FIRST INSERTION

### NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor)

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

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

OBLIGOR: William Charles Ackerman, 6334 GRAND OAK CIRCLE, # 102. Bradenton. FL 34203; WEEK: 43; UNIT: 5290L; TYPE: Annual; TOTAL: \$3,314.98; PER DIEM: \$1.15; NOTICE DATE: November 21, 2025

OBLIGOR De Dios, 195 SIENNA WAY, American Canyon, CA 94503 and Arturo Tanchoco De Dios, 195 SIENNA WAY, American Canyon, CA 94503; WEEK: 34; UNIT: 5144; TYPE: ; TOTAL: \$3,314.98; PER DIEM: \$1.15; NOTICE DATE: November 21, 2025

OBLIGOR: Daniel Joseph Bolognese, P O BOX 119, Butler, TN 37640 and Diane Marie Bolognese, P O BOX 119, Butler, TN 37640; WEEK: 31; UNIT: 5280L; TYPE: Annual; TOTAL: \$3,314.98; PER DIEM: \$1.15; NOTICE DATE: November 21, 2025

OBLIGOR: Raffaella Creal, 2283 FAIRVIEW RD, APT 237, Costa Mesa, CA 92627; WEEK: 35; UNIT: 5266; TYPE: Odd Year Biennial; TOTAL: \$3,542.37;

PER DIEM: \$1.23; NOTICE DATE: November 21, 2025 OBLIGOR: Jean Charmaine Lowe, 6579 MARBLETREE LANE, Lake Worth, FL 33467 and Dameon Arlington Fletcher, 6579 MARBLETREE LANE, Lake Worth, FL 33467; WEEK: 21; UNIT: 5250L; TYPE: Annual; TOTAL: \$3,314.98; PER DIEM: \$1.15; NOTICE DATE: November 21, 2025

File Numbers: 25-014863, 25-014858, 25-014859, 25-014864, 25-014867

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

Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028

Telephone: (407) 404-5266 Telecopier: (614) 220-5613

December 5, 12, 2025 25-04917L



### Who benefits from legal notices?

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

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

### FIRST INSERTION

#### NOTICE OF ACTION BY PUBLICATION

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

DIVISION: CIVIL CASE NO. 25-CC-006370 PLANTATION BEACH CLUB II OWNERS' ASSOCIATION, INC, a Florida non-profit corporation, Plaintiff, vs.

GLEN C. TEGG, SHARON W. TEGG, CHARLES A. WALLACE, JR., GAIL W. WALLACE, EDWIN H. JOHNSON AND AMY B. JOHNSON,

### Defendant(s).

TO: CHARLES A. WALLACE, JR., GAIL W. WALLACE Last Known Address: 21105 S. BUCK-

HILL ROAD, CLERMONT, FL 34715 YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in LEE County, Florida:

Unit Week 21 in Condominium Parcel Letter E (a/k/a Unit 1043) of PLANTATION BEACH CLUB II, PHASE 3, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records

Book 1344 at Page 2348 in the Public Records of Lee County Florida and all amendments

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

WITNESS my hand and seal of this Court on this 11/26/2025

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

Michael J. Belle, Esq., Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 service@michaelbelle.com 49351

December 5, 12, 2025 25-04881L

### FIRST INSERTION

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

CIVIL ACTION Case No. 2025- CA- 4826 TERRA VISTA COMMUNITY ASSOCIATION, INC., a Florida Not for Profit Corporation,

Plaintiff, v. MARC RIBAS, CIELO RIBAS, AND UNKNOWN TENANT(S)/ OCCUPANT(S)

Defendants. TO: MARC RIBAS Last Known Address: 3799 Costa Maya Way #101Estero, FL 33928

YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Lee County, Florida:

Unit 101, Building 5 of TERRA VISTA, a Condominium as recorded in the Declaration of Condominium in Official Re-Instrument Number 2007000082359; amended in the Official Records Instrument Number 2007000084428; and any and all amendments filed

thereto in the Public Records of Lee County, Florida; together with an undivided interest in the Common Areas as set forth and contained in said Declaration of Condominium.

Property Address: 3799 Costa Maya Way #101, Estero, FL 33928.

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, G. Tyler Baillargeon, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Blvd, Fort Myers, FL 33901, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

DATED on this 26th day of November, 2025. Kevin C. Karnes, Clerk of the Court (SEAL) By K Harris As Deputy Clerk

G. Tyler Baillargeon, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Blvd, Fort Myers, FL 33901 TBaillargeon@gadclaw.com; JDelgado@gadclaw.com December 5, 12, 2025 25-04879L

### FIRST INSERTION

### NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR LEE COUNTY

GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-005006 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.

FRANK ANTHONY LEAL, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF GLADYS VITON A/K/A GLADYS LEAL VITON, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

(RESIDENCE UNKNOWN)

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

TOWN LOT 25, BLOCK 3, TOWN LAKES PHASE 1, ACCORDING TO PLAT THEREOF AS RE-CORDED IN PLAT BOOK 71. PAGES 10 THROUGH 15. OF

THE PUBLIC RECORDS OF

LEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Jacqueline T. Levine, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in 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 demand in the complaint.

WITNESS my hand and seal this Court this 11/26/2025.

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

As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT 225 East Robinson Street, Suite 155.

Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 24-09089FL December 5, 12, 2025 25-04931L

### FIRST INSERTION

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

COUNTY GENERAL JURISDICTION

DIVISION CASE NO. 25-CA-005006 FREEDOM MORTGAGE CORPORATION,

Plaintiff, vs. FRANK ANTHONY LEAL, et al., Defendant.

To: SHEENA MARIE TAMBURINO. 5718 GALAMBOS ST. APT 404 RZ 030, NORTH PORT FL 34291 UNKNOWN SPOUSE OF SHEENA MARIE TAMBURINO, 5718 GALAM-BOS ST. APT 404 RZ 030, NORTH PORT FL 34291

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover-

ing the following real and personal property described as follows, to-wit: LOT 25, BLOCK 3, TOWN LAKES PHASE 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 71,

PAGES 10 THROUGH 15. OF

THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled Court within 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 26th day of November,

Kevin C. Karnes CLERK OF COURT OF LEE COUNTY As Clerk of the Court (SEAL) BY: K Harris

Deputy Clerk

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: Accounts Payable@mccalla.com24-09089FL December 5, 12, 2025 25-04930L

### --- ACTIONS / SALES ---

LEE COUNTY

### 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-6291 IN RE: FORFEITURE OF 2013 LINCOLN NAVIGATOR VIN # 5LMJJ2J53DEL05243

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PE-TITIONER CARMINE MARCENO, as Sheriff of Lee County in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida requesting that the 2013 Lincoln Navigator; VIN# 5LMJJ2J53DEL05243 be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHER-

IFF'S OFFICE. You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described 2013 Lincoln Navigator; VIN# 5LMJJ2J-53DEL05243.

### 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. 24-CA-005938 NAVY FEDERAL CREDIT UNION, Plaintiff, vs. JOHN GILLETTI A/K/A JOHN L. GILLETTI, et al.,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Fore-closure filed November 20, 2025 entered in Civil Case No. 24-CA-005938 of the Circuit Court of the Twentieth Judicial Circuit Judicial Circuit in and for Lee County Ft. Myers, Florida, the Clerk of Court, Clerk of Court of Lee County, will sell to the highest and best bidder for cash at www.lee.realforeclose.com in accordance with Chapter 45 Florida Statutes, at 9:00 AM on January 8, 2026 on the following described property as set forth in said Summary Final Judgment:

Lot 10, Temple Terrace, according to the Plat thereof as recorded in Plat Book 9, Page 150, of the Public Records of Lee County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Dated this 12/02/2025 CLERK OF THE CIRCUIT COURT

As Clerk of the Court (SEAL) BY: T Mann Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP, ATTORNEY FOR PLAINTIFF 110 SE 6TH STREET FORT LAUDERDALE, FL 33301

(855) 281-3909 MRSERVICE@MCCALLA.COM 24-10446FL

December 5, 12, 2025 25-04927L

You are required to file a copy of your written defenses, if any, to said forfeiture action on SARAH M. GOODMAN, Petitioner's attorney, whose address is Lee County Sheriff's Department, Legal Division, 14750 Six Mile Cypress Parkway, Fort Myers, Florida 33912, by mail within 30 days of first publication, and file the original with Clerk of the Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint

Dated this 11/26/2025

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

Sarah M. Goodman, Esquire LEE COUNTY SHERIFF'S OFFICE LEGAL DIVISION 14750 Six Mile Cypress Parkway Fort Myers, Florida 33912 (239) 477-1481 E-mail: SGoodman@SheriffLeeFL.org Secondary: E.Service@SheriffLeeFL.org

By: Sarah M. Goodman Sarah M. Goodman Florida Bar No.: 1058980 December 5, 12, 2025 25-04877L

### FIRST INSERTION

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

FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-001389 MCLP ASSET COMPANY, INC.

Plaintiff(s), vs. FUNDVATE 26 LLC Defendant(s).
NOTICE IS HEREBY GIVEN THAT,

pursuant to Plaintiff's Final Judgment of Foreclosure entered on November 25, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at www.lee. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8th day of January, 2026 at 09:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 12, BLOCK 80, UNIT 8, SECTION 1, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 93, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Property address: 2802 30th Street Southwest, Lehigh Acres, FL 33976

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.

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

Deputy Clerk Padgett Law Group, Attorney for Plaintiff 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-012788-2 December 5, 12, 2025 25-04926L

### FIRST INSERTION

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

TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

CIVIL ACTION
CASE NO.: 25-CA-002321 STRADA CAPITAL, INC., a Nevada Corporation, and BRENT A. BISNAR, an individual, Plaintiffs, v. JACK ALEXANDER. A/K/A

JACK C. ALEXANDER, JR., THE BUYING COMPANY LLC, a Florida limited liability company, DOMENICA ACQUARULO, ELITE TITLE 1, LLC, a Florida limited liability company, HARALD J. BURKE, as trustee for the HAL J. BURKE REVOCABLE TRUST dated 8/5/10, DESOTO PLAZA, LLC, a Florida limited liability company, and PLAZA LA POINTE DEVELOPMENT CORP., a Florida

corporation. Defendants.

NOTICE IS HEREBY given as required by a Final Judgment of Mortgage Foreclosure entered in Case No. 25-CA-2321 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, where PLAZA LA POINTE DEVELOP-MENT CORP. is the Defendant/ Cross-Claimant and THE BUYING COMPANY LLC, is the Defendant. 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: From the Southwest corner of

Section 20, Township 46 South, Range 23 East, run South 00 deg 40 min 47 sec East, along the West line of said Section 29 for 816.33 feet to the point of beginning of the land herein described; from said point of beginning continue South 00 deg 40 min 47 se East, along the West line of said Section 29, for 100 feet; thence North 89 deg 19 min 13 sec East, 180 feet, more or less, to a point on a canal; thence Northerly along said canal, 100 feet, more or less, to a point on a line which bears North 89 deg 19 min 13 sec East, from the point of beginning, thence South 89 deg 19 min 13 sec West, 180 feet, more or less, to the point of beginning.
Parcel I.D. Number: 29-46-23-

T1-00001.0120 Commonly known as: 780 Beach

Road, Sanibel, Florida 33957. 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 12/02/2025.

CLERK OF THE CIRCUIT COURT (SEAL) KEVIN C. KARNES Lee County Clerk of Court

By: T Mann as Deputy Clerk Richard Inglis, Esq. Freidin & Inglis, P.A. 2245 McGregor Boulevard Fort Myers, FL 33901

richard@filegal.com 25-04932L December 5, 12, 2025

### 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-004308

Freedom Mortgage Corporation Plaintiff, vs. Stephen A. Wagner a/k/a Stephen Wagner: Unknown Spouse of

Stephen A. Wagner a/k/a Stephen Wagner; Timothy C. Bennett; United States of America on behalf of the Secretary of Housing and Urban Development Defendants.

TO: Stephen A. Wagner a/k/a Stephen Wagner and Unknown Spouse of Stephen A. Wagner a/k/a Stephen Wagner Last Known Address: 2517 NW 11th Ter, Cape Coral, FL 33993 YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following property in Lee County, Florida: LOTS 66, 67 AND 68 BLOCK

4051 OF CAPE CORAL UNIT 56 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19 AT PAGES 107

THROUGH 116 INCLUSIVE OF THE PUBIC 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 Amanda Driscole, 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 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 11/26/2025.

Kevin C. Karnes As Clerk of the Court

(SEAL) By K Harris As Deputy Clerk Amanda Driscole, Esquire, Brock & Scott, PLLC.,

the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 24-F02019 December 5, 12, 2025 25-04886L

### FIRST INSERTION

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

FLORIDACIVIL DIVISION

CASE NO.: 23CA005931 FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. AMANDA L. NUNLEY, UNKNOWN SPOUSE OF AMANDA L. NUNLEY, DANIEL L. ATHERLEY, UNKNOWN SPOUSE OF DANIEL L. ARTHERLEY, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT

PROPERTY DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 26th day of November, 2025, and entered in Case No. 23CA005931, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and AMAN-DA L. NUNLEY A/K/A AMANDA LEE NUNLEY, AMANDA L. NUN-LEY A/K/A AMANDA LEE NUN-LEY AS NATURAL GUARDIAN OF BRAYDEN ANDREW ATHERLEY, A MINOR, UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, ASSIGNEES. LIENORS, CREDITORS, TRUST-EES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF DANIEL L. ATHERLEY, UNKNOWN TENANT IN POSSES-SION OF THE SUBJECT PROPERTY, LVNV FUNDING LLC AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are

defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 8th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 7 AND 8, BLOCK 3242, UNIT 66, CAPE CORAL SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 22, PAGE(S) 2 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY. FLORIDA. 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 12/03/2025 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

23FL373-0303 December 5, 12, 2025 25-04928L

### FIRST INSERTION

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

CIVIL DIVISION CASE NO. 25-CA-004227 COMPUTERSHARE DELAWARE TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF ACRA TRUST 2024-NQM1,

Plaintiff, vs. DANA J. LEWIS; DANA J. LEWIS, TRUSTEE OF THE TRUST AGREEMENT DATED OCTOBER 20TH, 1999; FAIRWAY WOODS AT THE FOREST II CONDOMINIUM ASSOCIATION, INC.: UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s)To the following Defendant(s): DANA J. LEWIS (LAST KNOWN ADDRESS) 16201 FAIRWAY WOODS DRIVE, #

FORT MYERS, FLORIDA 33908 DANA J. LEWIS, TRUSTEE OF THE TRUST AGREEMENT DATED OC-TOBER 20TH, 1999

16201 FAIRWAY WOODS DRIVE, # 1308 FORT MYERS, FLORIDA 33908 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

(LAST KNOWN ADDRESS)

lowing described property:

UNIT 1308, BUILDING 13, OF FAIRWAY WOODS AT THE FOREST, SECTION III, A CON-DOMINIUM, ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2036, PAGE(S) 3474, AND ALL SUBSEQUENT AMEND-MENTS THERETO, TOGETH-ER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

a/k/a 16201 FAIRWAY WOODS DRIVE, # 1308, FORT MYERS, FLORIDA 33908

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 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 hear-

ing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 26th day of November, 2025.

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 File No.: 25-01012 SM, LLC V1.20140101

December 5, 12, 2025 25-04876L

### --- ESTATE ---

LEE COUNTY

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FL PROBATE DIVISION FILE NO. 2025-CP-2275 JUDGE: COHEN

IN RE: ESTATE OF EDWARD M. NOLAN, JR., DECEASED.

The administration of the estate of EDWARD M. NOLAN, JR. (the "Decedent"), whose date of death was February 8, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Lee County Courthouse, Probate Division, 2075 Dr. Martin Luther King 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 the Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

TICE ON THEM.
All other creditors of the Decedent and other persons having claims or demands against the Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, 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 date of first publication of this notice is December 5, 2025.

SHARON L. NOLAN

19283 Aqua Shore Drive Ft. Myers, Florida 33913 Personal Representative BULLOCH TAYLOR PLLC

Alicia L. Taylor, Esq. Florida Bar No. 93461 Email: alt@bullochtaylor.com Courtney C. Pugh, Esq. Florida Bar No. 125106 Email: ccp@bullochtaylor.com 1185 Immokalee Road, Suite 300 Naples, Florida 34110 Telephone: (239) 383-7130 Attorneys for Personal Representative December 5, 12, 2025 25-04929L

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIR-CUIT IN AND FOR LEE COUNTY, FLORIDA

PROBATE DIVISION Case No.: 25-CP-003521 IN RE: ESTATE OF: NORMA J. RALSTON

The administration of the estate of NORMA J. RALSTON, deceased, whose date of death was October 20, 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: December 5, 2025

GREGORY A. RALSTON

Personal Representative FLORIDA ESTATE PLANNING ATTORNEY, PLLC By: David G. Jones, Esq Attorney for the Personal Representative Florida Bar No. 1010525 Office: 18070 S. Tamiami Trail, 11-5, Fort Myers, Florida 33908 Tel.: (239) 227-8830 david @ flest at eplanning atty.comDecember 5, 12, 2025 25-04938L

### FIRST INSERTION

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

PROBATE DIVISION File No. 25-CP-003567 IN RE: ESTATE OF DONALD EUGENE TATUM, SR.

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 Donald Eugene Tatum, Sr., deceased, File Number 25-CP-003567, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Jr. Boulevard, Fort Myers. FL. 33901; that the decedent's date of death was May 13, 2025; that the total value of the estate is \$67,030,69 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Bryan Lee Tatum 71 Winding Wood Drive, Apt 6A Sayreville, NJ 08872 Donald Eugene Tatum, Jr. 1751 Juneberry Drive

Greenbay, Wisconsin 54311 ALL INTERESTED PERSONS ARE  ${\bf NOTIFIED\ THAT:}$ 

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 December 5, 2025.

**Person Giving Notice:** /s/ Bryan Lee Tatum Bryan Lee Tatum 71 Winding Wood Drive Apt 6A

Sayreville, New Jersey 08872 Attorney for Person Giving Notice /s/ Monica Johnson 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 December 5, 12, 2025 25-04933L

# **OFFICIAL** COURTHOUSE **WEBSITES**

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

**CHARLOTTE COUNTY** charlotteclerk.com

LEE COUNTY

leeclerk.org

**COLLIER COUNTY** collierclerk.com

HILLSBOROUGH

**COUNTY** hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

**ORANGE COUNTY** myorangeclerk.com

BEFORE THE PUBLIC SERVICE COMMISSION INITIAL CUSTOMER NOTICE TO THE CUSTOMERS OF SUNSHINE WATER SERVICES COMPANY

AND
ALL OTHER INTERESTED PERSONS RE: DOCKET NO. 20250137-SU APPLICATION FOR A LIMITED PROCEEDING RATE INCREASE IN LEE COUNTY BY SUNSHINE WATER SERVICES COMPANY Issued: December 1, 2025

Notice is hereby given, pursuant to Rule 25-30.446, Florida Administrative Code, that Sunshine Water Services Company has filed a petition for a sewer limited proceeding rate increase with the Florida Public Service Commission. The general reason for the requested increase is to recover the cost associated with the replacement of the Mid-County Wastewater Treatment Plant.

Copies of the petition and minimum filing requirements are available for inspection at the following locations:

200 Weathersfield Avenue	Office Hours: Monday through Friday
Altamonte Springs, FL 32714-4099	8:00 a.m. to 5:00 p.m.

Any person who wishes to comment or provide information to Commission Staff may do so at the meetings, either orally or in writing. Other written comments regarding the Utility and the proposed rates, or requests to be placed on the mailing list for this case, may be directed to this address:

> Florida Public Service Commission Director, Office of Commission Clerk 2540 Shumard Oak Boulevard Tallahassee, Florida 32399-0870

All correspondence should refer to "Docket No. 20250137-SU, Sunshine Water Services Company". Your letter will be placed in the correspondence file of this docket. You may also submit comments through the Florida Public Service Commission's toll-free facsimile line at 1-800-511-0809, the Commission's email at contact@ psc.state.fl.us, or the Commission's website available at http://floridapsc.com/ ConsumerAssistance/ComplaintForm.

If you wish to contact the Florida Public Service Commission regarding complaints about service, you may call the Commission's Division of Consumer Assistance and Outreach at the following toll-free number 1-800-342-3552.

The current and proposed rates are as follows:

### SCHEDULE OF PRESENT AND PROPOSED WASTEWATER RATES

	Present Rates	Proposed Ra
Residential Service (RS1) All Meter Sizes	\$40.59	\$45.99
Residential Charge per 1,000 gallons 8,000 gallon cap	\$6.48	\$7.34
Residential Service (RS2) - (Mid-County/7 All Meter Sizes (Bi-Monthly)	Tierra Verde) \$81.22	\$92.03

### FIRST INSERTION

### MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR LAKE BANK REMEDIATION AND NOTICE OF PUBLIC MEETING TO OPEN PROPOSALS

The Moody River Estates Community Development District ("District") hereby informally requests proposals from firms to provide services necessary for the District's Lake Bank Restoration Project ("Project"), as more particularly described in the project manual ("Project Manual") and in accordance with the plans and specifications prepared by the District Engineer, Barraco and Associates, Inc.. The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of financing, acquiring, constructing, operating and maintaining community infrastructure improvements for the District

To be eligible to submit a proposal, and in addition to any other requirements set forth in the Project Manual, an interested firm must hold all required local, state and federal licenses in good standing and be authorized to do business in Lee County and the State of Florida

The Project Manual, including instructions to proposers, proposal and contract specifications, and other materials, will be available beginning Friday, December 5, 2025 by emailing Mandie Rainwater, mrainwater@cddmanagement.com, or by visiting the website at https://moodyrivercdd.net. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the bid opening, and to provide notice of such changes only to those proposers who have requested a Project Manual.

Firms desiring to provide services for this Project must submit one (1) original and one (1) electronic copy (PDF format on a USB flash drive) of the required proposal no later than January 9, 2026 at 12:00pm, to the District Manager's Office, 3820 Colonial Blvd., Suite 101, Fort Myers, FL 33966, with electronic copies to Mandie Rainwater (mrainwater@cddmanagement.com). Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation "RESPONSE TO PROPOSAL FOR MOODY RIVER ESTATES CDD LAKE BANK RESTORATION PROJECT." The District reserves the right to return, unopened to the proposer, any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal's opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so. Price is only a portion of consideration. This bid is not required to meet public bidding standards and is considered an informal solicitation, and no protest or other rights afforded under public procurement laws will be provided. December 5, 2025

**PUBLISH YOUR** LEGAL NOTICE Call **941-906-9386** and select the appropriate County name from the menu.

or email

### FIRST INSERTION

Charge per 1,000 gallons 16,000 Gallon Cap	\$6.48	\$7.34	
,	+	7 7.0 -	
Residential Service (RS3)			
Flat Rate	\$73.19	\$82.93	
Residential Service (RS4) - Mid-County/Tierr			
Flat Rate (Bi-Monthly)	\$146.07	\$165.51	
General Service (GS1)			
5/8" x 3/4"	\$40.59	\$45.99	
3/4"	\$60.89	\$68.99	
1"	\$101.48	\$114.99	
1 1/2"	\$202.95	\$229.96	
2"	\$324.72	\$367.94	
3"	\$649.44	\$735.88	
4" 6"	\$1,014.75	\$1,149.81	
8"	\$2,029.50	\$2,299.61	
8 10"	\$3,247.20 \$5,885.55	\$3,679.38 \$6,668.88	
10	φυ,000.00	φ0,008.88	
Charge per 1,000 gallons	\$7.79	\$8.83	
General Service (GS2) (Mid County and Tierra	a Verde)		
Bi Monthly			
5/8" x 3/4"	\$81.38	\$92.21	
3/4"	\$122.07	\$138.32	
1"	\$203.45	\$230.53	
1 1/2"	\$406.90	\$461.06	
2"	\$651.04	\$737.69	
3"	\$1,302.08	\$1,475.38	
4"	\$2,034.50	\$2,305.28	
6"	\$4,069.00	\$4,610.56	
8"	\$6,510.40	\$7,376.89	
10"	\$11,800.10	\$13,370.62	
Charge per 1,000 gallons	\$7.79	\$8.83	
General Service (GS3)			
Flat Rate	\$73.19	\$82.93	
rat Rate	φ70.19	φ02.90	
General Service (GS 4) – (Cross Creek HOA)			
Flat Rate – (905 ERCs)	\$66,236.95	\$75,052.67	
Residential Reuse Service (RRS1)			
All Meter Sizes	\$11.84	\$13.42	
THI WELLI BIZES	ψ11.0 τ	φ10.12	
Gallonage Charge per 1,000 gallons	\$2.23	\$2.53	
Bulk Service (BS1) - (DeAnn Estates)			
All Meter Sizes - (58 ERCs)	\$2,354.22	\$2,667.55	
Gallonage Charge per 1,000 gallons	\$6.48	\$7.34	
This notice was prepared by the Utility and approved by Commission staff for			

This notice was prepared by the Utility and approved by Commission staff for distribution by the Utility to its customers. If you have any questions, please call the Utility's office at 866-842-8432.

December 5, 2025 25-04882L

### FIRST INSERTION

### NOTICE OF PUBLIC MEETING TO OPEN PROPOSALS

Pursuant to Section 255.0518, Florida Statutes, the proposals will be publicly opened at a meeting of the District to be held on January 9, 2026 at 12:00pm the District Manager's Office, 3820 Colonial Blvd., Suite 101, Fort Myers, FL 33966. The purpose of the meeting will be to announce the names of the proposers and pricing. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. A copy of the meeting agenda can be obtained from Mandie Rainwater, Assistant District Manager, at mrainwater@cddmanagement.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager's Office at 239-690-7100, at least 48 hours before the meetings. 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.

Any and all questions relative to this Request for Proposals, the Project or the meeting shall be directed in writing by e-mail only to Mandie Rainwater, Assistant District Manager, at mrainwater@cddmanagement.com, no later than January 8. 2026 at 12:00 p.m. Answers and Questions will be updated on the website: https:// moodyriveredd.net. No phone inquiries please.

Moody River Estates Community Development District Cal Teague, District Manager December 5, 2025

25-04936L



legal@businessobserverfl.com

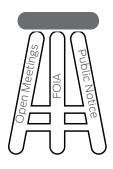
Deadline Wednesday at noon • Friday Publication SARASOTA • MANATEE

HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE

# 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

82

Independence



Verifiability



**Archivability** 

Publishing notices on the internet is neither ocheap nor free



Newspapers remain the primary vehicle

all 50 states



### **Types Of Public Notices**

### **Citizen Participation Notices**

Government Meetings and Hearings

Summaries

Tax Rates

Land and Water Use





Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear



Agency Proposals

Proposed Budgets and

Meeting Minutes or

aQa

Zoning, Annexation and Land Use Changes

School District Reports

Creation of Special

Tax Districts



Permit and License Applications

Delinquent Tax Lists,

**Government Property** 

Tax Deed Sales

Sales

### 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  $\overline{\ }$  and Hearings



School District Reports

Zoning, Annexation and

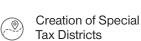
Land Use Changes



Agency Proposals

Tax Rates

Proposed Budgets and







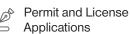
Tax Deed Sales

Commercial Notices

Unclaimed Property,
Banks or Governments Unclaimed Property,



**Government Property** 



Mortgage Foreclosures

Name Changes

**Probate Rulings** 



**Divorces and Adoptions** 



Orders to Appear in Court

### Stay Informed, It's Your Right to Know.

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

# 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 and Hearings

Land and 

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, LA Banks or Governments

Delinquent Tax Lists, Tax Deed Sales

**Government Property** 

Permit and License **Applications** 

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

### SUBSEQUENT INSERTIONS

LEE COUNTY

### --- ACTIONS / SALES / ESTATE ---

#### SECOND INSERTION

### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

> 1102 Kimberly Lane

Marialuigia Vilella

Wine Collection, Decor, Lamps

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

November 28; December 5, 2025

### SECOND INSERTION

### 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,

### SECOND 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,

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.

Deceased.

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

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

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.

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- $732.228, {\it applies}, {\it or may apply}, {\it unless a}$ 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 NF Cocklebur Terrace

Lee, FL 32059 Attorney for Personal Represe 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

25-04833L

Nov. 28; Dec. 5, 2025

Totes, Bags, Tools, TV

25-04763L

### 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

greenberg. attorney@gmail.com25-04832L Nov. 28; Dec. 5, 2025

### SECOND 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 25-04834L

### SECOND 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, 2025

FWCDLE 167FO (8/22) Nov. 28; Dec. 5, 2025 25-04792L

### SECOND 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 Fam-915.) Future papers 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.com service@mummertlawfirm.com

Nov. 28; Dec. 5, 12, 19, 2025 25-04760L

### SECOND 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

SECOND 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 attor-

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

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

applies, or may apply, unless a written

demand is made by a creditor as speci-

fied under s 732 2211 Florida Statutes

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

BARRED.

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

LORENA KEEN

Personal Representative

24166 Sunny Lane

Bonita Springs, FL 34135

25-04796L

Robert D. Hines, Esq.
Attorney for Personal Representative

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is: November 28, 2025.

Florida Bar No. 0413550

1312 W. Fletcher Avenue,

Suite B.

Tampa, FL 3312

Secondary Email:

jrivera@hnh-law.com

Nov. 28; Dec. 5, 2025

Hines Norman Hines, P.L.

Telephone: 813-265-0100

Email: rhines@hnh-law.com

ALL CLAIMS NOT FILED WITHIN

The personal representative has no

OF THIS NOTICE ON THEM.

ney are set forth below.

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

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-

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 25526 Attorney for Personal Representative: Lowell S. Schoenfeld Attorney for Dana Vidussi Florida Bar Number: 980099 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Boulevard Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: lowells@trustska.com Secondary E-Mail: marir@trustska.com 4908-8655-1667, v. 1

Nov. 28; Dec. 5, 2025 25-04776L

### SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 003551 IN RE: ESTATE OF SAMUEL L. PETERS, Deceased.

The administration of the estate of Samuel L. Peters, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2120 Main Street, Fort My ers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 25-04795L Nov. 28; Dec. 5, 2025

### SECOND INSERTION

### NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL

 $\boldsymbol{SUPPORT})$ IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

CASE NO: 25-DR-008209 IN RE: The Marriage of Erica Tate Lawson Petitioner

### and Joshua Ray Lawson

Respondent

TO: Joshua Ray Lawson 804 Truman Street, Tallassee, Alabama 36078

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your 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

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

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

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITHOUT MINOR CHILDREN IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

SECOND INSERTION

IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-DR-7062 IN RE: The Marriage Of: THOMAS KERLIN,

Husband, and DEBBIE SUE KERLIN, Wife. Petition for Dissolution of Marriage

Without Minor Children and for Other TO: DEBBIE SUE KERLIN

Last Known Address: 1013 Centralia Avenue, Centralia WA 98531-3701

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage Without Minor Children and for Other Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on THOMAS KERLIN, whose address is c/o Eve McClurg, 2041 Bayside Parkway, Fort Myers, FL 33901, on or before December 29, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, FL 33901, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 11/19/2025

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

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

### **HOW TO PUBLISH YOUR**

### LEGAL NOTICE IN THE BUSINESS OBSERVER

### CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com



--- ESTATE ---

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-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

SECOND INSERTION

25-04777L

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

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, IN-CLUSIVE, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Commonly known as: 149 SW 49th St, Cape Coral, FL 33914 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

or the Mortgagee's attorney. DATED in Lee, Florida this,

> 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

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-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

### SECOND 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 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/ Lacey Nicole Wentz **Lacev 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

info@sunshinestatelawoffice.com Nov. 28; Dec. 5, 2025 25-04774L SECOND 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, North, Sunce 239-262-4555, e-mail:service.pass lawoffice@comcast.net, jessica.bass 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 harred 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

### SECOND 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

 $2655~\mathrm{S},$  Le Jeune Road, Suite 700Coral Gables, FL 33134 Telephone: (305) 446-0702 E-Mail: emj@mgdfirm.com Nov. 28; Dec. 5, 2025 25-04775L SECOND INSERTION

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

Case No. 36-2025-CA-003099 Division L FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs.

MARIOLYS C LOPEZ, JOSE D PRIETO, THE COURTYARDS OF CAPE CORAL CONDOMINIUM ASSOCIATION, INC.,

Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 6, 2025, in the Circuit Court of Lee County, Florida, Kevin C. Karnes, Clerk of the Circuit Court, will sell the property situated in Lee County, Florida described as:

CONDOMINIUM PARCEL: UNIT NO. 118-C, BUILDING NO. 1029, THE COURTYARDS OF CAPE CORAL, A 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 THERETO.

and commonly known as: 621 SE 12TH AVE APT 118, CAPE CORAL, FL 33990; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: [X] www.lee. realforeclose.com On December 11, 2025 at 9:00 AM

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

Dated this 11/19/2025 Clerk of the Circuit Court Kevin C. Karnes (SEAL) By: T Mann Deputy Clerk

Ryan Sutton (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com F078950/2528686/MTS Nov. 28; Dec. 5, 2025 25-04766L

### SECOND INSERTION

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

CASE NO. 25-CA-003168 LAKEVIEW LOAN SERVICING,

LLC; Plaintiff, vs. MARK JACKSON, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 23, 2025, in the abovestyled 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-

scribed property: Lot 352, Lazy Days Mobile Village, Unit 2, according to the map or plat thereof, as recorded in Plat Book 1011, Page(s) 1851, of the Public Records of Lee

County, Florida. Together with that certain 1979 Celtic Doublewide Mobile Home, having a VIN Number of KBFL-SNA943146 Title No. 15927487 and KBFLSNB943146, Title No. 15927488 being permanently affixed to and taxed as Real Property.

Property Address: 646 FUTURE DR, NORTH FORT MYERS, FL 33917

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

WITNESS my hand on 11/19/2025Kevin C. Karnes Clerk of Court (SEAL) T Mann

Deputy Clerk of Court, Lee County

MARINOSCI LAW GROUP, P.C. Attorney for the Plaintiff 100 WEST CYPRESS CREEK ROAD, STE 1045 FORT LAUDERDALE, FL 33309 Telephone: (954)644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com

25 - 02421

Nov. 28; Dec. 5, 2025 25-04769L --- ACTIONS / SALES ---

SECOND INSERTION NOTICE OF SALE PURSUANT TO

CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY. FLORIDA

CIVIL ACTION CASE NO.: 2025-CA-002828 LAKEVIEW LOAN SERVICING,

Plaintiff, vs. WILLIAM GRIFFIN AKA WILLIAM RAYMOND GRIFFIN, et al.

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 6, 2025, and entered in Case No. 2025-CA-002828 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and William Griffin aka William Raymond Griffin; Harmony Griffin; United States of America Acting through Secretary of Housing and Urban Development; Hampton Lakes At River Hall Homeowners Association, Inc; Town Hall Amenities Center Association, Inc.; are defendants, the Lee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on www.lee.realforeclose. com in accordance with chapter 45 Florida Statutes, Lee County, Florida at 9:00am on the 11 day of December, 2025, the following described property

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

as set forth in said Final Judgment of

Foreclosure:

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

### 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:

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

### 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. 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 Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-012707 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Lee County, Florida, wherein Wells Fargo Bank N.A. is the Plaintiff and The Unknown Spouse, Heirs, 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; Tanva 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: Tanva 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 NO.

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 BOOK 1621 AT PAGE 222, OF-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

Fax: (239) 201-2662 Nov. 28; Dec. 5, 2025 25-04765L

SECOND INSERTION

FLORIDA

LEE COUNTY

### SECOND INSERTION

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

CASE NO: 25-CA-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

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. 24-43-22-C3-05425.0330 Common Address: 3312 Old Burnt Store Road N, Cape Coral,

FL 33993 (the "Property"). The last known address for Defendant STANLEY WROY is: 2040 NW 120 STREET, MIAMI, FL 33137.

YOU ARE REQUIRED to file

NOTICE OF FORECLOSURE SALE. your written defenses, if any, with the IN THE COUNTY COURT OF THE Clerk of this Court, Lee County Jus-TWENTIETH JUDICIAL CIRCUIT

tice Complex Center, 2075 Dr Martin IN AND FOR LEE COUNTY, Luther King Jr Blvd, Fort Myers, FL 33901, and to serve a copy upon the Plaintiff's attorney, Irina Prell, Esq., DIVISION: CIVIL CASE NO. 25-CC-004744 3729 Chiquita Blvd. S., Cape Coral, FL 33914, Tel. (239) 231-2222, email: THE COTTAGES AT SOUTH SEAS PLANTATION CONDOMINIUM

Irina@spearinglaw.com, Vanessa@ ASSOCIATION, INC., a Florida 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 Divi-

sion Manager, whose office is located at

Lee County Justice Center, 1700 Mon-

roe Street, Fort Myers, Florida 33901,

and whose telephone number is (239)

533-1771, at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled appear-

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

DATED at Lee County, Florida, this

Kevin C. Karnes

25-04798L

Clerk of Circuit Court

(SEAL) By: K Harris

ing or voice impaired, call 711.

21st day of November, 2025.

Irina Prell, Esq., 3729 Chiquita Blvd. S.,

Cape Coral, FL 33914.

email: Irina@spearinglaw.com,

Vanessa@spearinglaw.com

Nov. 28; Dec. 5, 2025

Tel. (239) 231-2222.

non-profit corporation, Plaintiff, vs.
DONALD CARSON AND ROBERT TEMKINS,

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. 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 amend-

ments 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

25-04780L

Michael J. Belle, Esquire Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com49159 / 2-74628 Nov. 28; Dec. 5, 2025

### SECOND INSERTION

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

DIVISION: CIVIL CASE NO. 25-CC-004581 PLANTATION HOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC, a Florida non-profit corporation,

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 SECOND INSERTION

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

DIVISION: CIVIL CASE NO. 25-CC-005225 PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

YVETTÉ SAINT-VILLIERS, D. ELAINE LEAVITT AND NORMA CHARLTON, Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on December 18, 2025, at 9:00 A.M. via electronic sale at www.lee.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, Sec-

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

### SECOND 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

LOT 19, OF BLOCK 5, 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 newspaper of general circulation, in Lee County, Florida.

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

WITNESS my hand and the seal of this court on this date: 11/19/2025 Kevin C. Karnes

Clerk of the Circuit Court (SEAL) By: N Wright-Angad Clerk

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

25-04761L

### SECOND INSERTION

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

IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-003808

FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. NEAL KERSEY III A/K/A NEAL KERSEY; BONNIE M. KERSEY; SERVICE FINANCE COMPANY. LLC A/K/A SERVICE FINANCE COMPANY; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 18th day of November, 2025, and entered in Case No. 25-CA-003808, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Neal Kersey III A/K/A Neal Kersey, Bonnie M. Kersey and SERVICE FINANCE COMPANY, LLC A/K/A SERVICE FINANCE COMPANY are defendants. Kevin C. Karnes as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.lee.realforeclose.com at 9:00 A.M. on the 18th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 25 and 26, Block 2303, Cape

Coral, Unit 36, according to the plat thereof as recorded in Plat Book 16, Page(s) 112 through 130, inclusive, of the Public Re-

cords of Lee County, Florida 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 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

25-04778L

### SECOND INSERTION

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

MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. JASON KELLETT A/K/A JASON

SPOUSE OF JASON KELLETT A/K/A JASON THOMAS KELLETT: UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

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-KNOWN PERSON(S) IN POS 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.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. Dated this 11/21/2025

KEVIN C. KARNES As Clerk of said Court (SEAL) By T Mann As Deputy Clerk

Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 25-00057 NML V6.20190626 Nov. 28; Dec. 5, 2025 25-04786L

### SECOND 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 on www.lee.realforeclose.com at 9:00 AM  $\,$ on the 11th day of December, 2025, the following described property as set forth in said Final Judgment, to

UNIT B310A, WINDSOR WEST, A CONDOMINIUM, ACCORDING TO THE DEC-LARATION OF CONDOMIN-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

 $\begin{array}{c} {\rm Deputy\ Clerk} \\ {\rm Jason\ Hamilton\ Mikes,\ JD,\ MBA} \end{array}$ AnnaDanielle Carter, JD Hamilton Mikes, P.A. 8850 Terrene Court, Suite 110 Bonita Springs, Florida 34135 (239) 594-7227 Jason@HamiltonMikes.com 25-04783L Nov. 28; Dec. 5, 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-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, Florida.

Property Address: 1246 NW 19th St., Cape Coral, Florida 33993

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

Dated this 11/21/2025

Kevin C. Karnes (SEAL) T Mann CLERK OF COURT LEE COUNTY, FLORIDA

/s/ Ronald B. Cohn Ronald B. Cohn, Esquire Fla. Bar No: 599786 BURR & FORMAN LLP 201 N. Franklin Street, Suite 3200 Tampa, Florida 33602 (813) 221-2626 (office) Primary E-Mail Addresses: rcohn@burr.com Secondary E-Mail Addresses: dmorse@burr.com and mguerra@burr.com Attorney for Plaintiff 46622109 v1 Nov. 28; Dec. 5, 2025 25-04785L

### SECOND INSERTION

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

DIVISION: CIVIL CASE NO. 25-CC-006307 PLANTATION BEACH CLUB I OWNERS' ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.
STEPHEN O. SCHWARTZ, JUDITH

MARCH, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST STEPHEN O. SCHWARTZ, Defendants.

NOTICE is hereby given that the undersigned, Clerk of Circuit and County Courts of Lee County, Florida, will on DECEMBER 18, 2025 at 9:00 A.M. via electronic sale at www.lee.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 264 in the Public Records of Lee County Florida and all amendments thereto, if any. Amended in Official Records Book 1513 at Page 1925, Public records of Lee County, Florida.

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

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

WITNESS my hand and official seal of said Court this 11/21/2025

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

Attorney for Plaintiff 2364 Fruitville Road Sarasota, FL 34237 service@michaelbelle.com 49261 / 5-27473 & 5-27474 Nov. 28; Dec. 5, 2025 25-04781L

### NOTICE OF FORECLOSURE SALE #20286

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

CASE No. 25-CA-002072 PENNYMAC LOAN SERVICES,

PLAINTIFF, VS.
TODD LEIGH JOHNSON, ET AL. DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure

dated November 18, 2025, in the above action, I will sell to the highest bidder for cash at Lee County, Florida, on January 22, 2026, at 09:00 AM, at www. lee.realforeclose.com for the following described property:
A Tract or Parcel of land situated

in the State of Florida, County of Lee, being a part of Section 36, Township 43 South, Range 24 East, and further bounded and described as follows:

Starting at the Southwest corner of the Southeast One Quarter of said Section 36; thence South 89 degrees 21 minutes 53 seconds East along the Southerly line of said Section 36 for 1053.76 feet. thence North 00 degrees 38 minutes 07 seconds East for 886.39 feet to the Northwest corner of Foxmoor II Condominium as recorded in Official Records Book 1344 at Pages 1649 through 1694 of the Public Records of Lee County, Florida, being on a curve concave to the West having a radius of 570.00 feet; and to which point a radial line bears South 85 degrees 59 minutes 58 seconds East, said curve being the Easterly right of way line

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

as provided herein.

600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441

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

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

Date: 11/20/2025 Kevin C. Karnes Clerk of the Circuit Court (SEAL) By: T Mann Deputy Clerk of the Court Tromberg, Miller, Morris & Partners,

Our Case #: 25-000155/25-CA-002072 25FL373-0288 Nov. 28; Dec. 5, 2025

# NOTICE OF FORECLOSURE SALE

CASE NO. 25-CA-001666

THOMAS KELLETT; UNKNOWN

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

SECOND INSERTION

### SECOND 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,

Plaintiff, vs. FRANCES M. DIPAOLA, 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. 45, in Condo-

minium 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 County, Florida.

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

### SECOND 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, vs 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 SERVICECOPIES@QPWBLAW.COM Matter No.: FL-006504-24 Nov. 28; Dec. 5, 2025

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 Paragraph 4(b) of the Judgment.

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,

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

As to Count VI - Action to Fore-

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.

Public Records of Lee County,

11/21/2025

Florida.

Florida.

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

### SECOND 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.:

05-44-24-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,

Complaint will be taken as confessed. This Notice shall be published once a week for four consecutive weeks in Cape Coral, Florida. Dated: 11/19/2025

2025; otherwise the allegations of the

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

### SECOND INSERTION

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

COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-001272

FIFTH THIRD BANK, N.A., Plaintiff, vs 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 ther 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,

FL 33909 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  $110~\mathrm{SE}$ 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 25-11258FL

Nov. 28; Dec. 5, 2025 25-04787L

### **HOW TO PUBLISH YOUR LEGAL NOTICE** IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL:

legal@businessobserverfl.com

### SECOND INSERTION

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; ÚNKNOWN TENANT **#2; UNKNOWN TENANT #3; UNKNOWN TENANT #4,** 

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-RTL3, 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 Cor-

al 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 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.

CLERK OF THE CIRCUIT COURT Lee County, Florida DEPUTY CLERK OF COURT

Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Service Email: ftlreal prop@kelley kronenberg.comFile No.: 3843.000193 25-04784L Nov. 28: Dec. 5, 2025

### SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

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, 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

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

DEPUTY CLERK

Nov. 28; Dec. 5, 2025 25-04806L

# 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-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 98087MONGKIEU 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, appurtenances, 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 November, 2025.

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

### SECOND INSERTION

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,

for Foreclosure of Mortgage on the fol-

FLORIDA. 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 publication of this Notice in the BUSINESS OBSERVER and file the riginal 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

### SECOND INSERTION

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

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

a Connecticut limited liability company, Plaintiff, v. PHILIP RANDALL FETTERS and J. RONALD SKIPPER, as Co-Personal Representatives of the Estate of JACK A. HARKNESS: GWENDOLYN V. CUMMINGS and all unknown parties claiming by, through, under or against the above-named Defendants; LEE

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

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 Contract, And Declaratory Relief

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

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.

ID: 05-44-27-L3-Parcel 27172.0020 More commonly known as: 1934 Montero Avenue, Lehigh Acres,

FL 33972 The last known address for Defendant GWENDOLYN V. CUMMINGS is: 6454 NW Flair St Port Saint Lucie, FL

34986 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 Clerk of Circuit Court (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

25-04817L

SECOND 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,

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

deceased, et al.

Defendants.

BINS 8221 SOUTH KRAMERIA WAY

NICHOLAS ERPELDING, AS POTENTIAL HEIR TO MARY K. DOB-

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 Complaint.

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

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

WITNESS my hand and seal of this Court on the 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

### SECOND INSERTION

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

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

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

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

#### 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 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

### SECOND INSERTION

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

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

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

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/a Brenda 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

### SECOND INSERTION

Simpler, Deceased; Monica Marie

Rodgers Brown; Crystal Rodgers;

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

or against the Estate of Paul Wallace,

Deceased: The Unknown Devisees

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

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

through, under or against the Estate of Nikki Jones, Deceased; Darrick Wallace: The Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased: Lora Allen: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, 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 Wallace, Deceased: Donvale Rucker: 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 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

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, 202525-045803L

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

claiming interest by, through, under

Deceased: The Unknown Devisees

or against the Estate of Paul Wallace,

FLORIDA CASE NO.: 25-CA-001954 FLORIDA SELL NOW LLC, a

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

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;

SECOND INSERTION

of Nikki Jones, Deceased: Darrick

Wallace: The Unknown Heirs.

Devisees, Grantees, Assignees,

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, De-

Lonnie Moore; Willie Allen Moore

Jr.; Monica Marie Rodgers Brown;

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 Section 10, 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

### SECOND 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 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: 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 25-04822L Nov. 28; Dec. 5, 2025

### SECOND 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 NOTICE.

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

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

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

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

### Personal Representative: Mark Alphonsus McNamara

4544 Elysee Cres Hanmer, Ontario, Canada P3P 1B1 Attorney for Personal Representative: Thomas F. LaTorre, Esq.
Attorney for Personal Representative Florida Bar Number: 1044329 SAFE HARBOR LAW FIRM 27821 S. Tamiami Trail, Suite 2 Bonita Springs, Florida 34134 Telephone: (239) 317-3116 E-Mail: tom@safeharborlawfirm.com Nov. 28; Dec. 5, 2025 25-04823L

### SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

CASE NO.: 25-CA-000338 U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST,

Plaintiff, v. TALOR KELLEY, et al,

Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 19, 2025, and entered in Case No. 25-CA-000338 in the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida wherein SARA CARMEN KELLEY AND TALOR KELLEY, et al., are the Defendants. The Clerk of the Court, KEVIN KARNES, will sell to the highest bidder for cash at www.lee.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 "Property").

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

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

### SECOND 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 de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF  $3\,$  MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 Nov. 28; Dec. 5, 2025 25-04828L

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY,

FLORIDA PROBATE DIVISION Case No. 25-CP-3590 IN RE: ESTATE OF PAMELA J. MILLER, Deceased

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

and the personal representative's 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

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 DECEDENT'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

### FOURTH INSERTION

NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR LEE COUNTY, FLORIDA Case No. 25-CC-007916 Civil Division Landlord/Tenant Action

HORIZON VILLAGE CO-OP, INC., Plaintiff, v. JAMES GRIMMETT and KAREN GRIMMETT,

Defendants. TO: Defendants, James Grimmett and Karen Grimmett

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

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

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

DATED on November 06, 2025. Kevin C. Karnes

Clerk of the Court, Lee County (SEAL) By: K Shoap Deputy Clerk J. Matt Bobo.

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

25-04545L

### THIRD INSERTION

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

Tax Deed #:2025001919 NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s)has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-24051 Year of Issuance 2023 Description of Property UNIT W-83, AMERICAN OUTDOORS CAMPER RESORT #1, A 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-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 of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online 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

### THIRD 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, deceased

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 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. 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 attorney 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

### FINAL PUBLIC NOTICE

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

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

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

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

Responsible Entity: FEMA Public Assistance (PA) Program

Applicant: Cypress Cove at HealthPark Florida

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

 $\textbf{Location of Proposed Work: } 10200\ Cypress\ Cove\ Drive, Fort\ Myers\ Florida, 33908$ 

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

25-04821L

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, conmultiple interior components as follows: dry wall, insulation, nooring (vinyl, concrete and tile), interior doors with casings and trim, HVAC components, hydraulic elevator and doors, bathroom fixtures, plumbing, garage doors and electrical components. Additional work for replacement of fixtures and contents includes window treatments, lights, cabinets, safety features, alarm systems, counters, appliances, fitness equipment, and TV's. Wall surfaces were cleaned before repairs, where applicable. Exterior lighting, safety equipment, electrical and paving repairs will also be repaired or replaced.

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

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

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

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

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 25-04819L

Posting: Public Notice will be published in the Florida Business Observer for Lee

SECOND 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 NOTICE.

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 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: 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:

r.page@roberthendersonlaw.com Nov. 28; Dec. 5, 2025 25-04826L

SECOND 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

CASE NO.: 25-CC-005864

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.,

the Plaintiff's attorney

Miami, Florida 33131

200 S. Biscayne Blvd., Suite 1650,

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

(305) 347-5290,

WOOD DR, MANVILLE, RI 02838

DEERE & COMPANY,

BODDEN, an individual,

AMYER A. FERNANDEZ, an

individual, and CAMERON JED

Plaintiff, vs.

Defendants.

SECOND 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

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

Dated this 11/21/2025 Kevin C. Karnes Clerk of The Circuit Court

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

### SECOND 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,

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 at:

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,

lorida. 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

9, 2025 25-04815L SECOND 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 SPOUSE OF LUZ 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 Statutes.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS 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 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 Nov. 28: Dec. 5, 2025 25-04820L SECOND INSERTION

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

CASE NO.: 25-CA-003855 PENNYMAC LOAN SERVICES, LLC,

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

Dated this 11/21/2025
KEVIN C. KARNES
Clerk Of The Circuit Court

(SEAL) By: T Mann Deputy Clerk Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052

Telepione: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-4441-2438
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
esservice@decubaslewis.com
24-02876
Nov. 28; Dec. 5, 2025
25-04812L

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.: 2024-CA-005954 LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. JIMMY ORTA MORALES, et al,

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 Final Judgment of Foreclosure:

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

A/K/A 1215 BISCAYNE DRIVE CAPE CORAL FL 33909

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

Dated in Lee County, Florida this day of 11/25/2025.

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

Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com
IN- 24-002712
Nov. 28; Dec. 5, 2025
25-04831L

SECOND 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,

LAWRENCE VEVANG, et. al. Defendant(s),

Plaintiff, vs.

Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAWRENCE VEVANG, DECEASED,
whose last known residence is: 13601

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. ACCORDING TO THE MAP OR PLAT THEROF, AS RECORDED 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 complaint 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

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

SECOND 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
Plaintiff, vs.
Herbert W. Lord, Jr.: Unknown

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 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 CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION AND AMENDMENTS THERETO RECORDED IN OFFICIAL RECORD BOOK 949, 979, 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; EASEMENTS, 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 PUBLISHED 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,

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

### SECOND 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 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, 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 PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME 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 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 732.2211.

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

# PUBLISH YOUR LEGAL NOTICE

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

 Simply email your notice to legal@businessobserverfl.com

 We offer an online payment portal for easy credit card payment

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



NOTICE OF ACTION

FLORIDA

CASE NO.: 25-CA-001954

FLORIDA SELL NOW LLC, a

Devisees, Grantees, Assignees,

by, through, under or against the

Estate of Mary Sapp, Deceased;

The Unknown Heirs, Devisees,

under or against the Estate of

Assignees, Lienors, Creditors,

Trustees, and all other parties

claiming interest by, through,

Devisees, Grantees, Assignees,

Wayne Wallace; Gary Wallace;

Devisees, Grantees, Assignees,

Rebecca Blackard: The Known

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors

Assignees, Lienors, Creditors,

Trustees, and all other parties

claiming interest by, through, under

or against the Estate of Paul Wallace.

Dorothy Wallace, Deceased; The

Plaintiff, v.

LEE COUNTY

### FOURTH INSERTION of Nikki Jones, Deceased; Darrick

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA **CASE NO.: 25-CA-001954** 

FLORIDA SELL NOW LLC, a Florida Limited Liability Company, Plaintiff, v.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### FOURTH 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.

through, under or against the Estate

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

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

### Brvon 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

### FOURTH INSERTION

Deceased; The Unknown Devisees IN THE CIRCUIT COURT OF THE of the Estate of Constance Stout TWENTIETH JUDICIAL CIRCUIT Wallace, Deceased, by and through IN AND FOR LEE COUNTY, Andrew D. Voeltz, as Successor Personal Representative of the **Estate of Constance Stout Wallace;** Chad Wallace; Michael Wallace; Florida Limited Liability Company, Trinity Biller; The Known and Unknown Heirs, Devisees, Grantees, The Known and Unknown Heirs, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under Lienors, Creditors, Trustees, and all other parties claiming interest or against the Estate of Nikki Jones, Deceased: The Unknown Heirs. Devisees, Grantees, Assignees, 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 Wallace: The Unknown Heirs. Devisees, Grantees, Assignees, Unknown Heirs, Devisees, Grantees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the 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 all other parties claiming interest by, through, under or against the Lienors, Creditors, Trustees, and all other parties claiming interest by, Estate of Bobby Glenn Wallace, through, under or against the Estate of James Troy Wallace, Deceased; Deceased: Lora Allen: The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, The Known and Unknown Heirs. under or against the Estate of Marlie Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Wallace, Deceased; Donyale Rucker; Courtney Wallace; Dereke Wallace; Estate of Ralph 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 Dolly W Teal, Deceased; Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Floyd Conny Jordan; Bonnie Moore; Wallace, Deceased: Linda Parlin: Lonnie Moore; Willie Allen Moore Anthony Wallace; The Known and Jr.; The Known and Unknown Heirs, Unknown Heirs, Devisees, Grantees, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by,

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 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, 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

# FOURTH INSERTION

through, under, or against the Estate

of Brenda Rodgers a/k/a Brenda

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

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

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

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

 $\ \, \text{Legal Description: Timber Trails} \\$ 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 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

### FOURTH 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 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: 00001.0310 10-45-26-00-

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.

notice shall be This 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

### --- PUBLIC SALES (TAX BEEDS / SALES ---

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,

Creditors, Trustees, and all other

parties claiming interest by, through,

under or against the Estate of Floyd

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;

Lienors, Creditors, Trustees, and all

through, under or against the Estate

other parties claiming interest by,

Michael Wallace; Trinity Biller;

The Known and Unknown Heirs.

Devisees, Grantees, Assignees,

Anthony Wallace; The Known

and Unknown Heirs, Devisees,

Grantees, Assignees, Lienors.

Grantees, Assignees, Lienors,

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.

LEE COUNTY

### FOURTH INSERTION

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

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

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

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

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

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 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

### FOURTH 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 Llovd 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

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 Paul Wallace, Deceased. Last Known Residence: Unknown

Jr.; Monica Marie Rodgers Brown;

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

Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West  $\frac{1}{2}$  of the SW 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

### FOURTH INSERTION

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

through, under or against the Estate

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

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

Devisees, Grantees, Assignees,

Lonnie Moore: Willie Allen Moore

Jr.; The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and all

through, under, or against the Estate

other parties claiming interest by,

of Brenda Rodgers a/k/a Brenda

Simpler, Deceased; Monica Marie

Rodgers Brown; Crystal Rodgers;

#### Bryon Councell. Defendants.

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

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

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

Address: 11521 Shawnee Road, Fort Myers, Florida 33913 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, PO. Box 320, Winter Park, Florida 32790 Nov. 14, 21, 28; Dec. 5, 2025

### NOTICE OF ACTION

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

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

### FOURTH INSERTION

other parties claiming interest by,

Lora Allen: The Known and

Assignees, Lienors, Creditors,

Trustees, and all other parties

or against the Estate of Marlie

Devisees, Grantees, Assignees,

through, under or against the Estate of Bobby Glenn Wallace, Deceased;

Unknown Heirs, Devisees, Grantees,

claiming interest by, through, under

Wallace, Deceased; Donyale Rucker;

Courtney Wallace; Dereke Wallace; The Known and Unknown Heirs,

Lienors, Creditors, Trustees, and all

through, under or against the Estate

other parties claiming interest by,

of Dolly W Teal, Deceased; Conny

Moore; Willie Allen Moore Jr.; The

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;

Jordan: Bonnie Moore: Lonnie

Known and Unknown Heirs,

Devisees, Grantees, Assignees,

the Estate of Constance Stout Bryon Councell. Wallace, Deceased, by and through Andrew D. Voeltz, as Successor Defendants. TO: The Unknown Heirs, Devisees, Personal Representative of the Grantees, Assignees, Lienors, Creditors, Estate of Constance Stout Wallace; Chad Wallace; Michael Wallace; Trustees, and all other parties claiming interest by, through, under or against the Estate of Ralph Wallace, Deceased. Trinity Biller; The Known and Last Known Residence: Unknown Unknown Heirs, Devisees, Grantees, YOU ARE HEREBY NOTIFIED that Assignees, Lienors, Creditors, Trustees, and all other parties an action for partition on the following claiming interest by, through, under or against the Estate of Nikki Jones, property in LEE County, Florida: Legal Description: Timber Trails Lot 98: The North 165' of the Deceased; The Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all South 2,640' of the West ½ of the SW ¼ of Section 10, Township other parties claiming interest by, 45 South, Range 26 East, Lee through, under or against the Estate of Donald Jones, Deceased; Darrick County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on Wallace; The Unknown Heirs, Devisees, Grantees, Assignees, the West side. Lienors, Creditors, Trustees, and Address: 11521 Shawnee Road, all other parties claiming interest Fort Myers, Florida 33913 by, through, under or against the Estate of Lloyd Wallace, Deceased; Parcel ID: 10-45-26-00-00001.0310 The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all

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, 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

25-04528L

### FOURTH INSERTION

25-04527L

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

or against the Estate of Paul Wallace,

Deceased; The Unknown Devisees

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

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

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

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

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

or against the Estate of Paul Wallace, Deceased; The Unknown Devisees of

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

YOU ARE HEREBY NOTIFIED that an action for partition on the following property in LEE County, Florida: Legal Description: Timber Trails Lot 98: The North 165' of the South 2,640' of the West 1/2 of the SW 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: 00001.0310 10-45-26-00-

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, 2025.

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

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

25-04523L

Deputy Clerk

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

THIRD 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

Certificate Number: 23-04572

Year of Issuance 2023 Descrip-

tion of Property THE SOUTH 82.5 FEET OF LOT 3, BLOCK

69. SUNCOAST ESTATES (UN-

RECORDED) AS RECORDED

BOOK 32, PAGE 525-528, PUB-

LIC RECORDS OF LEE COUN-

TY, FLORIDA Strap Number

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

certificate(s) shall be redeemed accord-

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

highest bidder online at www.lee.real-

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

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

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

25-43-24-03-00069.003A

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

AS A. VANA JR

OFFICIAL RECORDS

it was assessed are as follows:

Tax Deed #:2025002017

### SECOND INSERTION

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

CIVIL DIVISION CASE NO. 23-CA-011866 DLP LENDING FUND LLC, Plaintiff, v. KX WEALTH FUND I, LLC;

UNKNOWN TENANT IN POSSESSION I; and UNKNOWN TENANT IN POSSESSION II;

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 RE-CORDS 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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. Dated: November 21, 2025

Kevin C. Karnes Clerk of Court (SEAL) T Mann by Deputy Clerk

/s/ Christopher H. Ezell Christopher H. Ezell, Esq. Florida Bar No. 105114 HOLLAND & KNIGHT LLP Attorneys for Plaintiff 701 Brickell Avenue Suite 3300 Miami, Florida 33131 Tel. (305) 789-7592 Fax (305) 789-7799 Designated e-mail:

christopher.ezell@hkaw.com Nov. 28; Dec. 5, 2025 25-04811L

### THIRD INSERTION

### NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL

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

FLORIDA Case No.: 25-DR-003206 SHANNA J. KIMBALL, Petitioner, and CHARLES KIMBALL III.

Respondent, TO: Charles Kimball III 148 Ocean Park Dr., Lehigh Acres, FL

33972 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Morris

THIRD 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

Certificate Number: 23-04535

Year of Issuance 2023 Descrip-

tion of Property THE SOUTH HALF OF THE EAST HALF

OF: FROM THE SOUTH-WEST CORNER OF SECTION

25, TOWNSHIP 43 SOUTH,

RANGE 24 EAST, RUN N. 88° 16' 39" E. ALONG THE SOUTH LINE OF SAID SEC-

TION 25, A DISTANCE OF

1351.13 FEET; THENCE N. 1°

51' 31" W. 4293.20 FEET TO

THE P.O.B., THENCE N. 1° 51

31" W. 280 FEET; N. 88° 29

E. 305.0 FEET; S. 1° 51' 31" E.

280 FEET; S. 88° 03' 29" W 305.00 FEET TO THE P.O.B.

BEING LOT 1 OF BLOCK 57

OF SUNCOAST ESTATES AS

RECORDED IN O.R. BOOK 32, PAGES 524 THROUGH

528, LEE COUNTY RECORDS,

AND LYING IN SECTION 25, TOWNSHIP 43 SOUTH,

RANGE 24 EAST, LEE COUN-

TY, FLORIDA Strap Number

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-

25-04612L

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

25-43-24-03-00057.001B

SAUTERNESVILC

it was assessed are as follows:

Tax Deed #:2025002016

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 petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your cur-

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 Descrip-

tion 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:

rent address. (You may file Designation of Current Mailing and E-Mail Address,

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

Dated: 11/17/2025

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

25-04738L

#### THIRD INSERTION THIRD INSERTION NOTICE OF APPLICATION

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

Tax Deed #:2025002072 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are

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

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

### Florida Supreme Court Approved Famto the address(es) on record at the WARNING: Rule 12.285, Florida

Kevin C. Karnes

ing dismissal or striking of pleadings.

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

### ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed clerk's office.

### THIRD INSERTION

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

Tax Deed #:2025002026 NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-03633 Year of Issuance 2023 Description of Property LOT 25, BLOCK 3307, UNIT 66, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 2 TO 26, INCLUSIVE, IN THE PUBLIC 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

### THIRD 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 & 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 25-04620I

THIRD 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-

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-

Names in which assessed:

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

Tax Deed #:2025002018

as follows:

00021.0100

### THIRD 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 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(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

### THIRD INSERTION

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

Tax Deed #:2025002032 NOTICE IS HEREBY GIVEN that CITY FLORIDA LAND INC. holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 20-033085 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

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

Clerk of the Circuit Court & Comptrol-

25-045961

# FOURTH INSERTION

of Nikki Jones, Deceased; Darrick

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

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

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

Lienors, Creditors, Trustees, and all

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

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

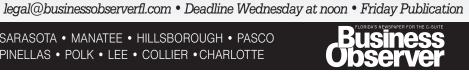
KEVIN C. KARNES, LEE COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER (SEAL) By: K Shoap Deputy Clerk

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

25 - 04518L



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



### THIRD INSERTION

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

NOTICE OF APPLICATION

FOR TAX DEED

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 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 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 21-43-26-10-00000.0110

FOLLOWING PARCEL OF

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

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

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

### THIRD INSERTION

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

DESCRIBED TRACT THE

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 PUB-LIC 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

### THIRD INSERTION

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

Tax Deed #:2025001823 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 5023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-24263 Year of Issuance 2023 Description of Property LOT 39, OF THAT CERTAIN 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 LVING RE-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

### THIRD 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 DESCRIBED. Strap Number 32-47-25-B3-03207.0090

BRIAN HASSEL, JEFFREY HASSEL, SCOTT HASSEL, SWT TRUST, SWT, BENEFICIARY OF THE SWT TRUST, WILLIAM TAYLOR

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

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

25-04688L

### THIRD 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

### THIRD 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

NORTH LINE OF SAID 50' FOOT WIDE ROAD FOR 120 FEET; THENCE NORTH 130

FEET; THENCE EAST 120 FEET TO THE IMPERIAL RIVER ROAD 130 FEET WIDE; THENCE SOUTH ALONG THE WEST LINE OF SAID ROAD TO THE POINT OF BEGIN-NING OF THE LAND HEREIN

Names in which assessed:

All of said property being in the County

### THIRD 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 YEDINAK, LYNN G YEDINAK, LYNN G. YEDINAK

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

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

### THIRD 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, TOGETH-ER 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

### THIRD 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

### THIRD 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

### THIRD 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

### THIRD INSERTION

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

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

FLORIDA CASE NO: 25-DR-008181 IN RE: The Marriage of Stephen Joseph Petitioner

and Avelita Laneau

TO: Avelita Laneau 5413 Pine Chase Drive, Apt. 8, Orlando, Florida 32808

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 Stephen Joseph whose address is 1649 NE 158 Street, North Miami Beach, Florida 33162 on or before December 29, 2025, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on 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 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

### THIRD 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, THUNDERBÎRD 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

THIRD 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:

### THIRD 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

### THIRD INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S.
Tax Deed #:2025001927
NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

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-

### THIRD 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

### THIRD 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

# Certificate Number: 23-23530 Year of Issuance 2023 Description of Property UNIT 805, OF ARIEL CONDOMINIUM

OF THE LANDINGS, A CONDOMINIUM COMMUNITY, ACCORDING TO THE CON DOMINIUM DECLARATION THEREOF ON FILE AND RE-CORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN OFFICIAL RE-CORD BOOK 1644, PAGE 242, AS AMENDED FROM TIME TO TIME, ALL IN THE PUB-LIC RECORDS OF LEE COUN-TY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAIN-ING AND SPECIFIED IN SAID CONDOMINIUM DECLARA-TION Strap Number 20-45-24-

### DAVID HUSEMAN

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

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-

THIRD 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

### THIRD 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

### THIRD INSERTION

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

Tax Deed #:2025002085 NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as

Certificate Number: 23-23543 Year of Issuance 2023 Description of Property MARINA SLIP NO. D-32 OF GULF HARBOUR MARINA, A CONDOMINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3521. PAGE(S) 766. OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDI-VIDED SHARE IN THE COM-MON ELEMENTS. Strap Number 30-45-24-44-0000D.0032

Names in which assessed: MARK DEPREY, MARK W DEPREY, MARY P. DEPREY

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

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

25-04673L

### NOTICE OF APPLICATION FOR TAX DEED

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

### THIRD INSERTION

STREET, AS DESCRIBED IN

DEED RECORDED IN DEED

### TION WITH THE SOUTH-EASTERLY LINE OF MAIN

Section 197.512 F.S. Tax Deed #:2025001893

BOOK 57, AT PAGE 315, OF SAID PUBLIC RECORDS; THENCE RUN SOUTHWEST-ERLY ALONG SAID SOUTH-EASTERLY LINE OF MAIN STREET FOR 201.75 FEET TO A DRILL HOLE FILLED WITH LEAD MARKING THE INTERSECTION WITH THE NORTHEASTERLY LINE OF LOT 1, SAID BLOCK 7; THENCE DEFLECT 87 DE-Certificate Number: 23-23332 GREES 02'30" TO THE LEFT AND RUN SOUTHEASTERLY ALONG SAID NORTHEAST-ERLY LINE OF SAID LOT 1, BLOCK 7 FOR 59.72 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF LANDS CONVEYED BY DEED RECORDED IN DEED BOOK 194 AT PAGE 538 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING OF THE LANDS HEREIN DE-SCRIBED. FROM SAID POINT OF BEGINNING, CONTINUE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SAID LOT 1 ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 145 AT PAGE 502 OF SAID PUBLIC RECORDS FOR 24.73 FEET TO A ONE INCH PIPE SET IN CON-CRETE; THENCE DEFLECT 96 DEGREES 25'30" IN THE LEFT AND RUN NORTH-EASTERLY PARALLEL WITH NORTHWESTERLY SAID LINE OF SECOND STREET FOR 20.13 FEET; THENCE DEFLECT 83 DEGREES 34'30" TO THE LEFT AND RUN NORTHWESTERLY PARAL-LEL WITH AND 20.00 FEET NORTHEASTERLY FROM (AS MEASURED ON A PERPENDICULAR) SAID NORTHEASTERLY LINE OF SAID LOT 1 FOR 23.30 FEET TO AN INTERSECTION WITH A NORTHEASTERLY PROLON-GATION OF SAID SOUTH-EASTERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 194 AT PAGE 538; THENCE DEFLECT 92 DEG Strap Number 13-44-24-P4-01400.0080 Names in which assessed: 1611 HENDRY ST LLC

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

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

### THIRD 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

### THIRD 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

### THIRD INSERTION

### NOTICE OF APPLICATION FOR TAX DEED **Section 197.512 F.S.** Tax Deed #:2025001925

NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-22458 Year of Issuance 2023 Description of Property LOT 43, CALU-SA RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN OF-FICIAL RECORDS INSTRU-MENT NO. 2008000235621, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 17-44-22-04-00000.0430

Names in which assessed: PHUC HONG NGUYEN

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

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

### THIRD 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

### THIRD 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

### THIRD 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

### THIRD 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

### THIRD 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

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

THIRD INSERTION

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

### THIRD 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

### THIRD 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

### THIRD 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

### THIRD 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

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

THIRD INSERTION

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

THIRD INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001936

NOTICE IS HEREBY GIVEN that Ram Tax Lien Fund LP RTLF-FL LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 23-23082 Year of Issuance 2023 Description of Property THE 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

### THIRD INSERTION

THIRD 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

THIRD 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

THIRD INSERTION

### 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

### THIRD 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

#### THIRD 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

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

#### THIRD INSERTION

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

Tax Deed #:2025002002 NOTICE IS HEREBY GIVEN that Ide Technologies Inc the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Year of Issuance 2023 Description of Property LOT 6, OF THAT CERTAIN UNRECORD-ED SUBDIVISION KNOWN AS PEACEFUL PINES MO-BILE VILLAGE, MORE PAR-TICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 00°11'10" WEST ALONG THE WEST-ERLY LINE OF SAID SECTION 9, 2,473.37 FEET; THENCE SOUTH  $89\neg\infty51'50"$  EAST FOR 433.0 FEET TO THE POINT Names in which assessed:

RICHARD HAEBERLIN

### OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE SOUTH 89°51'50" EAST FOR 75.0 FEET; THENCE NORTH 00°08'10" EAST FOR 100.0

FEET TO THE SOUTHERLY RIGHT-OF-WAY OF A 60 FOOT WIDE AVENUE "A"; THENCE NORTH 89°51'50" WEST ALONG SAID SOUTH-ERLY RIGHT-OF-WAY FOR 75.0 FEET; THENCE SOUTH 00°08'10" WEST FOR 100.0 Certificate Number: 23-03821 FEET TO THE POINT OF BE-GINNING Strap Number 09-43-24-02-00000.0060

Names in which assessed: ESTATE OF LIBORIO A SCAF-FIDI, LIBORIO A. SCAFFIDI

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

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

25-04608L

### THIRD 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

### THIRD 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

### THIRD 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

### THIRD 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

### THIRD 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

THIRD 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),

vear(s) of issuance, the description of

the property and the name(s) in which

Certificate Number: 23-07485

Year of Issuance 2023 Descrip-

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

CERTAIN SUBDIVISION KNOWN AS KNIGHT'S EX-

TENSION. ACCORDING TO

THE MAP OR PLAT ON FILE

AND RECORDED IN THE OF-

FICE OF THE CLERK OF THE

CIRCUIT COURT, IN AND

FOR LEE COUNTY, FLORIDA,

IN PLAT BOOK TWO (2), AT

PAGE TWO (2). Strap Number

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

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

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

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04627L

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

18-44-25-P4-00707.0080

Names in which assessed:

HENRY WOODS

it was assessed are as follows:

Tax Deed #:2025002009

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

### THIRD 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

### THIRD 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

### THIRD 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

### THIRD 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

### THIRD 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

### THIRD 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 THIRD 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

25-046501.

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

KEYS FUNDING LLC - 5023 the

holder of the following certificate(s)

has filed said certificate(s) for a

tax deed to be issued thereon. The

certificate number(s), year(s) of issu-

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

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

tion of Property DESCRIPTION

OF A PARCEL OF LAND LY-

ING IN SECTION 28, TOWN-

SHIP 46S, RANGE 22E, SANI-

BEL ISLAND, LEE COUNTY, FLORIDA. A TRACT OR A

PARCEL OF LAND SITUATED

IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF

SANIBEL, BEING A PART OF

THE EAST ONE-HALF (E  $\neg \Omega$ )

OF THE EAST ONE-HALF (É

 $\neg \Omega$ ) OF GOVERNMENT LOT

2. SECTION 28. TOWNSHIP 46

SOUTH, RANGE 22 EAST, AND

FURTHER BOUNDED AND

DESCRIBED AS FOLLOWS: STARTING AT THE NORTH-

WEST CORNER OF THE

NORTHEAST ONE-QUARTER

(NE ¼) OF SAID SECTION 28;

THENCE N89.32.00E ALONG

THE NORTH LINE OF SAID

NORTHEAST ONE-QUARTER

(NE ¼) AND A PROLONGA-

TION THEREOF FOR 987.84

THIRD 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

Year of Issuance 2023 De-

scription 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,

ELAINE T ROYE, ELAINE T.

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-

THIRD 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

Certificate Number: 23-07573 Year of Issuance 2023 De-

scription 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

ERIC CHEESEBOROUGH,

LATOYA CHEESEBOROUGH

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-

25-04630L

Names in which assessed:

it was assessed are as follows:

25-04643L

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

Tay Deed # 2025002006

Strap

ROYE

00047.0080 Names in which assessed:

COUNTY, FLORIDA

Number 03-45-26-06-

it was assessed are as follows: Certificate Number: 23-12502

Tax Deed #:2025001970

Tax Deed #:2025001821

assessed are as follows:

LEE COUNTY

### THIRD 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

THIRD 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:

### THIRD INSERTION

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

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

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

Names in which assessed: ANGELICA GARCIA, FRAN-CISCO JAVIER CARDENAS. MARIANNE ACKER

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

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

### THIRD INSERTION

### 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

of Lee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online 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

### THIRD INSERTION

### 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

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-

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

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

### NOTICE OF APPLICATION

### FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002010

THIRD INSERTION

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

### THIRD 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

### THIRD 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

### 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

Names in which assessed: PETER FOREMAN

All of said property being in the County

25-04640L

# NOTICE OF APPLICATION

Tax Deed #:2025001981

it was assessed are as follows: Certificate Number: 23-12686

00001.0130

Names in which assessed: AMBROSE E. DACOSTA, ILENE I DACOSTA

25-04645L

### THIRD 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

### THIRD 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

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Cape Holdings Enterprises Inc the

holder of the following certificate(s)

has filed said certificate(s) for a tax

deed to be issued thereon. The cer-

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

the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 23-12236

Year of Issuance 2023 Description of Property LOT 14,

BLOCK 97, UNIT 9, SECTION

1, TOWNSHIP 45 SOUTH,

RANGE 26 EAST, A SUBDI-

VISION OF LEHIGH ACRES,

ACCORDING TO THE MAP

OR PLAT THEREOF ON FILE

AND RECORDED IN THE OF-

FICE OF THE CLERK OF THE CIRCUIT COURT, IN PLAT

BOOK 15, PAGE 93, PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA. Strap Number 01-

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

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

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

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

45-26-09-00097.0140

PETER FOREMAN

Names in which assessed:

Tax Deed #:2025001972

follows:

TO RUN WITH THE LAND, THAT CERTAIN STRIP OF LAND ALLOWING INGRESS AND EGRESS TO THE GULF OF MEXICO, SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS: A STRIP OF LAND 5 FEET WIDE LYING IN GOV-ERNMENT LOT 4, SECTION 28, TOWNSHIP 46 SOUTH, RANGE 22 EAST, SANIBEL IS-LAND, LEE COUNTY, FLOR-IDA, THE EAST LINE OF WHICH STRIP IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 4 AND THE SOUTHWEST-ERLY LINE OF GULF DRIVE, RUN SOUTHERLY ALONG SAID EAST LINE TO THE WA-TERS OF THE GULF OF MEX-ICO AND THE END OF THE HEREIN DESCRIBED EAST LINE. Strap Number 28-46-22-T2-00005.1060 Names in which assessed: DIRK SAUER All of said property being in the County of Lee, State of Florida.

Comptroller.

Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online 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

### THIRD INSERTION

### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001975

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

Certificate Number: 23-12984 Year of Issuance 2023 Description of Property LOT 1. BLOCK 80, UNIT 8, SECTION 11, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEHIGH ACRES, FLORIDA ACCORD-ING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, 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

25-046461

### 25-04641L

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

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

Certificate Number: 23-08268 Year of Issuance 2023 Description of Property LOT 14, BLOCK 112, UNIT 12, SAN CARLOS PARK, ACCORDING TO THE PLAT THEREOF AS 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

# THIRD 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



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

### 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.

### THIRD 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

### THIRD 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

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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 Descrip-

tion of Property LOTS 38 AND 39, BLOCK 2546, UNIT 36 OF

CAPE CORAL SUBDIVISION,

ACCORDING TO THE PLAT THEREOF AS RECORDED

IN PLAT BOOK 16, PAGE(S)

112-130, OF THE PUBLIC RECORDS OF LEE COUNTY,

FLORIDA. Strap Number 36-

APPRECIATE REAL ESTATE

LLC, APPRECIATE REAL ESTATE, LLC

All of said property being in the County

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

ing to the law the property described

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

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

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04604L

43-23-C1-02546.0380

Names in which assessed:

Tax Deed #:2025002099

25-04597L

### THIRD 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

### THIRD 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

### THIRD 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

### THIRD INSERTION

**DECEMBER 5 - DECEMBER 11, 2025** 

### 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

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

Ide Technologies Inc the holder of the following certificate(s) has filed

said certificate(s) for a tax deed to

be issued thereon. The certificate number(s), year(s) of issuance, the

description of the property and the

name(s) in which it was assessed are

Certificate Number: 23-00687

Year of Issuance 2023 Description of Property LOT 33,

BLOCK 2298A, UNIT 36, CAPE

CORAL, ACCORDING TO THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 16,

PAGE(S) 112 THROUGH 130, OF THE PUBLIC RECORDS

OF LEE COUNTY, FLORIDA

Strap Number 25-43-23-C4-02298.A330

AMANDA S ARBELAEZ, AMANDA STELLA ARBELAEZ,

DANIEL ALBERTO BRETON

ARBELAEZ, MARIA NATALIA

All of said property being in the County

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

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

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

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

Names in which assessed:

BRETON ARBELAEZ

Tax Deed #:2025002022

as follows:

25-04601L

### THIRD INSERTION

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

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

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

Names in which assessed: ELIZABETH SCHENK, WIL-LIAM SCHENK

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

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

25-04598L

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

NOTICE IS HEREBY GIVEN that

AGTC Investments LLC Ocean Bank

the holder of the following certificate(s)

has filed said certificate(s) for a tax deed to be issued thereon. The cer-

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

the description of the property and the

name(s) in which it was assessed are as

Certificate Number: 23-04357

Year of Issuance 2023 Descrip-

tion of Property THE WEST 110.00 FEET OF THE EAST

220.00 FEET OF THE SOUTH

247.50 FEET OF LOT 5, BLOCK

3. SUNCOAST ESTATES SUB-

DIVISION, AS RECORDED IN

OFFICIAL RECORDS BOOK

32 AT PAGES 524 THROUGH

528 OF THE PUBLIC RE-

CORDS OF LEE COUNTY,

FLORIDA, INCLUDING A 1974

TALO MOBILE HOME ID #

7796 AND FLORIDA TITLE #

11901112. LESS ROAD RIGHT OF WAY AS DESCRIBED IN

2013000113078. Strap Number

LILIANA PEREZ, LUIS EN-

All of said property being in the County

of Lee, State of Florida. Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

highest bidder online at www.lee.real-

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

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04609L

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

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

RIQUE LOPEZ

Tax Deed #:2025001943

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

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

THIRD INSERTION

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

### THIRD 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

### THIRD 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

### THIRD 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

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

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 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: 23-00119

Year of Issuance 2023 Descrip-

tion 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

All of said property being in the County

of Lee, State of Florida, Unless such

certificate(s) shall be redeemed accord-

ing to the law the property described

in such certificate(s) will be sold to the

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

am, by Kevin C. Karnes, Lee County

Clerk of the Circuit Court & Comptrol-

25-04602L

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

GROUP INC.

Tax Deed #:2025002056

follows:

### THIRD 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

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

### THIRD 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 County Clerk of the Circuit Court & Comptroller.

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

### FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025001780

THIRD INSERTION

NOTICE OF APPLICATION

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