

Public Notices

Business Observer

PAGES 17-40

PAGE 17

Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com

DECEMBER 19 - DECEMBER 25, 2025

LEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Erika Kern, desiring to engage in business under the fictitious name of Sanibel Coral and Shells located at 13401 Electron Dr Fort Myers, FL 33908 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.

December 19, 2025 25-05100L

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that (Jeffrey N Kern), desiring to engage in business under the fictitious name of Island Getaway Rentals located at 13401 Electron Dr. Fort Myers, FL 33908) 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.

December 19, 2025 25-05099L

FIRST INSERTION

PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: **12750 Trade Center Dr Bonita Springs, FL 34135. January 6, 2026 at 11:45 AM.**

Maribel Hernandez

Household items

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

December 19, 26, 2025 25-05093L

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 01/12/2026 AT 08:00 AM THE FOLLOWING VEHICLE(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: NELSON'S AUTO REPAIR LLC 1FADP3F27HL247507 2017 FORD 1172.78 TEL:813-697-1791 MV#: MV104538 LOCATION: 930 SE 9TH LN UNIT 1, CAPE CORAL, FL 33990/ NAME: ALPHA & OMEGA MOBILE REPAIR LLC 2TIBURRHE4FC438438 2015 TOYT 5844.47 TEL:813-697-1791 MV#: MV115582 LOCATION: 920 WELLS AVE, LEHIGH ACRES, FL 33972/

December 19, 2025 25-05144L

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 GATOR MIKES FAMILY FUN PARK/ DINO SCOOPS located at 35 NE PINE ISLAND ROAD in the City of CAPE CORAL, Lee, FL 33909 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of December, 2025

CJS CES CAPE VENTURES LLC

December 19, 2025 25-05162L

FIRST INSERTION

AMENDED NOTICE OF ACTION FOR PUBLICATION

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

Case No: 25-DR-5786

IN RE: THE MATTER OF

ERICK FLORES,

Petition/Father,

and

MADISON SAEMAN,

Respondent/Mother.

TO: Madison Saeman

Last known Address

4331 Glenwood Ave, Apt 7

Fort Myers, FL 33905

YOU ARE NOTIFIED that an action for Paternity and for related relief has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Men's Rights Law Firm, 2799 Del Prado Blvd. S., Cape Coral, Florida 33904, on or before January 21, 2026, 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 Petitioner's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the petition.

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 12th day of December, 2025.

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

Dec. 19, 26, 2025; Jan. 2, 9, 2026

25-05145L

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 PRESTIGIOUS POOLS located at 1500 ROYAL PALM SQUARE BLVD, STE 101 in the City of FORT MYERS, Lee, FL 33919 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of December, 2025

100820080424008 ONTARIO, LLC

TONY DINARDO

December 19, 2025 25-05097L

FIRST INSERTION

NOTICE OF SALE

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

CASE NO. 25CA002445

SOUTH BROADMOOR

CONDOMINIUM, INC.,

a Florida Not-for-profit Corporation,

Plaintiff, v.

AUGUSTINE DE MARTINO a/k/a

AUGUSTINE DEMARTINO, et al.,

Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered in this cause in the Circuit Court of Lee County, Florida on December 12, 2025, I will sell the property situated in Lee County, Florida, described as:

Unit 3 of South Broadmoor

Manor, a Condominium according

to the Declaration of Con-

dominium thereof recorded in

Official Records Book 556, Page

56, of the Public Records of Lee

County, Florida, and all amend-

ments thereto, together with its

undivided share in the common

elements. Parcel ID #34-44-27-

24-00000.0030

at public sale, to the highest and best

bidder, for cash, on January 15, 2026,

beginning at 9:00 a.m. at, www.lee.reaforeclose.com, in accordance with

Chapter 45, Florida Statutes on Janu-

ary 15, 2026, the following described

property set forth in the order of Final

Judgment:

Lot 7, Block B of TIMBER

RIDGE COURT & CIRCLE, ac-

cording to the map or plat there-

of as recorded in Plat Book 81, at

Page 77, in the public records of

Lee County, Florida;

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

Lis Pendens must file a claim in accordance

with Florida Statutes, Section

45.031.

Dated: 12/12/2025

Kevin C. Karnes,

As Clerk of Circuit Court

(SEAL) By: N Wright-Angad

As Deputy Clerk

Kristie P. Mace, Esq.,

Goede, DeBoest & Cross, PLLC,

Attorneys for Plaintiff,

kmace@gadclaw.com

kgermanis@gadclaw.com

December 19, 26, 2025 25-05160L

FIRST INSERTION

NOTICE OF SALE PURSUANT TO FLORIDA STATUTES CHAPTER

45

IN THE COUNTY COURT OF THE

TWENTIETH JUDICIAL CIRCUIT

IN AND FOR LEE COUNTY,

FLORIDA CIVIL ACTION

Case No.: 25 - CC - 001589 - LSG

TIMBER RIDGE

NEIGHBORHOOD

ASSOCIATION, INC.,

Plaintiff vs.

VENSON J. WALKER, et al.,

Defendants.

Notice Is Given that pursuant to a Final

Judgment of Foreclosure filed Decem-

ber 11, 2025 in Case No. 25-CC-001645

of the County Court of the Twentieth

Judicial Circuit in and for Lee County,

Florida, in which TIMBER RIDGE

NEIGHBORHOOD ASSOCIATION, INC.,

is the Plaintiff, and VENSON R.

WALKER is the Defendant, I will sell

to the highest and best bidder for cash

beginning at 9:00 a.m. at www.lee.reaforeclose.com,

in accordance with Chapter 45, Florida

Statutes on January 15, 2026, the following described

property set forth in the order of Final

Judgment:

Lot 10, Block C of TIMBER

RIDGE, according to the map or

plat thereof as recorded in Plat

Book 66, at Page 98, in the public

records of Lee County, Florida.

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

Lis Pendens must file a claim in accordance

with Florida Statutes, Section

45.031.

Dated: 12/12/2025

KEVIN C. KARNES,

As Clerk of Circuit Court

(SEAL) By: N Wright-Angad

As Deputy Clerk

James Michael Costello, Esq.,

Law Offices of James M. Costello, PL,

--- TAX DEEDS ---

--- TAX DEEDS ---

--- TAX DEEDS ---

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002186 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: 23-15515 Year of Issuance 2023 Description of Property LOT 8, BLOCK 3, UNIT 1, SECTION 13, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS Strap Number 13-44-27-01-00003.0080 Names in which assessed: TARPON IV, 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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05060L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002187 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: 23-15516 Year of Issuance 2023 Description of Property LOT 14 BLOCK 3 UNIT 1 SECTION 13, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 15, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS Strap Number 13-44-27-01-00003.0140 Names in which assessed: TARPON IV 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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05061L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002147 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: 18-576 Year of Issuance 2022 Description of Property LOT 8, BLOCK 67, UNIT 12, SECTION 1, 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 15, PAGE 181, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 01-45-27-12-00067.0080 Names in which assessed: TARPON IV, 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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05013L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002146 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: 21-015817 Year of Issuance 2021 Description of Property LOT 3, BLOCK 37, UNIT 7, SECTION 14, 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 15, PAGE 137, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 14-45-27-07-00037.0030 Names in which assessed: ALFONSO COMPEAN, VERO- NICA COMPEAN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05026L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002176 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: 23-13587 Year of Issuance 2023 Description of Property LOT 4, BLOCK 1, UNIT 1, LEHIGH PARK, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 64, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-44-26-08-00001.0240 Names in which assessed: DAVID CHUANG All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05042L
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002231 NOTICE IS HEREBY GIVEN that Buffalo Bill 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: 23-18258 Year of Issuance 2023 Description of Property LOT 14, BLOCK 47, UNIT 11 TWIN LAKE ESTATES, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 27 EAST, A SUBDIVISION OF LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 217, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA4 Strap Number 03-45-27-11-00047.0140 Names in which assessed: ALIX ANTOINE TORCHON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05083L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002218 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: 23-17581 Year of Issuance 2023 Description of Property WEST HALF OF LOT 1, BLOCK 22 UNIT 6 SECTION 35 LEHIGH ACRES ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 9, PAGE 55, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 07-44-22-03-00000.3220 Names in which assessed: MD ENAYET H GAZI, MOST TAHAMINA BEGUM All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05089L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002226 NOTICE IS HEREBY GIVEN that FLAVORED NEUTRINOS 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: 23-22415 Year of Issuance 2023 Description of Property THE WEST 1/2 OF LOT 13, BLOCK 15, LEHIGH ACRES, UNIT 6, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA Strap Number 13-44-27-06-00015.013A Names in which assessed: MD ENAYET H GAZI, MOST TAHAMINA BEGUM All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05066L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002194 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: 23-15571 Year of Issuance 2023 Description of Property LOT 6, BLOCK 20, UNIT NO. 5, LEHIGH ACRES, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 58, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 01-44-26-01-00011.0120 Names in which assessed: MATHEW WATSON All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05010L	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002152 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: 22-204 Year of Issuance 2022 Description of Property LOT 7, BLOCK 72, UNIT 14, SECTION 27, 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 18 PAGE 137, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 27-45-27-14-00072.0070 Names in which assessed: ARTHUR F. CLARKE, ESTATE OF CATHERINE H. CLARKE, FRANK L. CLARKE JR., JAMES J. CLARKE, JOHN C. CLARKE, JOSEPH E. CLARKE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05083L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002164 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: 23-11987 Year of Issuance 2023 Description of Property LOT 19, BLOCK 32, UNIT 5, SECTION 36, TOWNSHIP 44 SOUTH, RANGE 26 EAST OF LEHIGH ACRES ACCORDING TO THE PLAT THEREOF ON FILE RECORDED IN PLAT BOOK 15, PAGE 92, PUBLIC RECORDS, LEE COUNTY, FLORIDA. LESS SUBSURFACE RIGHTS ASSESSED UNDER 36-44-26-99-05032.0190 AS DESC IN OR 4516 PG 2118 Strap Number 36-44-26-05-00032.0190 Names in which assessed: CHARLES FREDRICK MARS-DEN, MATT MATTINGLY, MATTHEW MATTINGLY, NORMA MARSDEN All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05080L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002212 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: 23-16530 Year of Issuance 2023 Description of Property EAST 1/2 OF LOT 13, BLOCK 28, UNIT 7, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 30, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 21-44-27-L2-09035.013B Names in which assessed: JOHN L. EICHSTADT SR., THOMAS A. EICHSTADT, THOMAS A. EICHSTADT ES- TATE All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05066L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002198 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: 23-16702 Year of Issuance 2023 Description of Property EAST 1/2 OF LOT 1, BLOCK 28, UNIT 7, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 34, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 23-44-27-07-00028.001B Names in which assessed: ANN HAYES-MORRISON REVOCABLE LIVING TRUST AGREEMENT DTD JANUARY 28, 2003 All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05065L	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Tax Deed #:2025002196 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: 23-22298 Year of Issuance 2023 Description of Property CONDOMINIUM UNIT 509, SANIBEL HARBOUR YACHT CLUB, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN INSTRUMENT NO 2006000142556, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 09-46-23-07-00000.0509 Names in which assessed: ANGELA MCGILVREY, JOSEPH MCGILVREY All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptrol-ler. Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05092L

--- TAX DEEDS ---

--- TAX DEEDS ---

FIRST INSERTION

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

Tax Deed #:2025002171

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: 23-12838

Year of Issuance 2023 Description of Property LOT 5, BLOCK 51 UNIT 4, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 26 EAST, OF THAT CERTAIN SUBDIVISION KNOWN AS 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 44, PUBLIC RECORDS, LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 29-44-27-L4-06022.0190

Names in which assessed: PATRICIA V MONTAUDON, PATRICIA VALERO MONTAUDON

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05045L

FIRST INSERTION

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

Tax Deed #:2025002191

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: 23-17310
Year of Issuance 2023 Description of Property LOT 19, BLOCK 22, UNIT 6, SECTION 29, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 44, PUBLIC RECORDS, LEE COUNTY, FLORIDA, LESS SUBSURFACE RIGHTS. Strap Number 29-44-27-L4-06022.0190

Names in which assessed: ELEANOR HAMRICK, ESTATE OF ELEANOR EPPERSON HAMRICK, OSSIE DANIEL HAMRICK JR, SARAH E HARRIS, SARAH EPPERSON TREADWELL

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05079L

FIRST INSERTION

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

Tax Deed #:2025002145

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: 21-008231
Year of Issuance 2021 Description of Property EAST ONE-HALF OF LOT 13, BLOCK 17, UNIT 5, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 15, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-00017.013B

Names in which assessed: AGATHA LAMBRO, ANNA SHIRLEY, DEVI MANIS, GREG WITTER, JAN MANIS, JOHN DULAVERIS, KAREN WITTER, NATALIE BERNASCONI, VASILIKI WITTER, VASO MILLER

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05024L

FIRST INSERTION

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

Tax Deed #:2025002139

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: 21-008235
Year of Issuance 2021 Description of Property EAST 1/2 OF LOT 1, BLOCK 18, UNIT 5, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 15, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 13-44-27-L1-05018.001B

Names in which assessed: TIMIOS LIMITED: REFERENCE 24 26 27 28 29 30 31 32 33 35, TIMIOS LIMITED: REFERENCE 24, 26, 27, 28, 29, 30, 32, 34, AND 35

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05025L

FIRST INSERTION

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

Tax Deed #:2025002174

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: 23-10085
Year of Issuance 2023 Description of Property LOT 17, BLOCK 56, REPLAT OF TRACT A, UNITS 6 AND 7, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 27 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 18, PAGE 46, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 15-45-27-10-00066.0160

Names in which assessed: ONE RDDS DEVELOPERS 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 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05087L

FIRST INSERTION

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

Tax Deed #:2025000889

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: 23-20137
Year of Issuance 2023 Description of Property LOT 16, BLOCK 66, UNIT 10, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 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 18, PAGE 46, PUBLIC RECORDS, LEE COUNTY, FLORIDA. Strap Number 15-45-27-10-00066.0160

Names in which assessed: JOSUE CARIAS MIDENCE GROSSBBIN

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05087L

FIRST INSERTION

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

Tax Deed #:2025002229

NOTICE IS HEREBY GIVEN that Buffalo Bill 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: 23-13858

Year of Issuance 2023 Description of Property FROM THE SOUTHWESTERLY CORNER OF UNIT 1, SUNNY PALMS ESTATES, AS RECORDED IN PLAT BOOK 14, PAGE 82, OFFICE OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, RUNNING S 89-0-16' 53" WEST ALONG THE SOUTHERLY LINE OF NORTH 1/2 A DISTANCE OF 2006.92 FEET, THENCE NORTH 0-0-36' 39" WEST 1063.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0-0-36' 39" WEST 75 FEET, THENCE NORTH 0-0-36' 39" WEST 120 FEET, THENCE NORTH 0-0-36' 39" WEST 75 FEET, THENCE NORTH 0-0-36' 39" WEST 120 FEET TO THE POINT OF BEGINNING. Strap Number 03-44-27-00-00002.0440

Names in which assessed:

ETC, ETC CUSTODIAN FBO ROTH IRA, HORIZON TRUST COMPANY CUSTODIAN CA-MILA BOGARD IRA

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05018L

FIRST INSERTION

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

Tax Deed #:2025002134

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: 23-2025002154

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:

Names in which assessed:

CAMILLE A SMALL LENNARD, CAMILLE SMALL-LENNARD, JOHN EVREL LENNARD

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05030L

FIRST INSERTION

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

Tax Deed #:2025002154

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:

Names in which assessed:

ARTHUR F CLARKE, ESTATE OF CATHERINE H CLARKE, FRANK L CLARKE JR, JAMES J CLARKE, JOHN C CLARKE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05016L

FIRST INSERTION

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

Tax Deed #:2025002222

NOTICE IS HEREBY GIVEN that FLAVORED NEUTRINOS 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:

Names in which assessed:

JOSEPH E CLARKE

All of said property being in the County of Lee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at www.lee.realtaxdeed.com on 02/10/2026 at 10:00 am, by Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroler.

Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05016L

FIRST INSERTION

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

Tax Deed #:2025002223

NOTICE IS HEREBY GIVEN that FLAVORED NEUTRINOS 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:

Names in which assessed:

CERTE NUMBER: 23-22580

Year of Issuance 2023 Description of Property LOT 6, BLOCK H, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF LOT 13, BLOCK B, UNIT 1, SUNNY PALM ESTATES, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 14, PAGE 82, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUN NORTH 0 DEGREES 33' 35" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR 132.80 FEET; THENCE RUN SOUTH 89 DEGREES 10' 38" WEST FOR 105.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 22' 30" WEST FOR 73.10 FEET; THENCE NORTH 40-00-36'39" WEST 347.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 40-00-36'39" WEST 31.50 FEET; THENCE NORTH 49-00-23'21" WEST 117.93 FEET; THENCE SOUTHEASTERLY BY A CURVE TO THE LEFT WITH A RADIUS OF 292.55 FEET, AN ARC DISTANCE OF 48.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 40-00-36'39" EAST 31.50 FEET; THENCE SOUTH 49-00-23'21" WEST 120 FEET TO THE POINT OF BEGINNING. Strap Number 03-44-27-00-00002.0560

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 02/10/2026 at 10:00 am, by Kevin C. Karn

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3667
Division Probate
IN RE: ESTATE OF
DONALD NELS STORGAARD
A/K/A DONALD N. STORGAARD
Decceased.

The administration of the estate of Donald Nels Storgaard a/k/a Donald N. Storgaard, deceased, whose date of death was October 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is December 19, 2025.

Personal Representative:

Cris Storgaard
3943 South Joplin Way
Aurora, Colorado 80013
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126439
DORCEY LAW FIRM PLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
December 19, 26, 2025 25-05124L

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-2941
IN RE: ESTATE OF
ANDREW JOSEPH SULLIVAN,
Decceased.

The administration of the estate of Andrew Joseph Sullivan, deceased, whose date of death was June 18, 2024, 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 Representatives and the Personal Representatives' attorney are set forth below.

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

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

The Personal Representatives have 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 December 19th, 2025.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003553
Division Probate
IN RE: ESTATE OF
ONELIA MARIA CALERO GARCIA
Decceased.

The administration of the estate of Onelia Maria Calero Garcia, deceased, whose date of death was August 30, 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.

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

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

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

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

The date of first publication of this notice is December 19, 2025.

Personal Representative:

Saily Rodriguez
c/o Lopez Padron Law, P.A.
2121 Ponce de Leon Blvd, Ste. 740
Coral Gables, FL 33134
Attorney for Personal Representative:
Patricia Lopez Padron
(FL Bar #1025541)
Lopez Padron Law, P.A.
2121 Ponce de Leon Blvd, Ste. 740
Coral Gables, FL 33134
E-Mail: patricia@lopezpadronlaw.com
Secondary E-Mail:
admin@lopezpadronlaw.com
December 19, 26, 2025 25-05161L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003558
IN RE: ESTATE OF
SALVATORE PUSATERI,
Decceased.

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

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

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

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

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

The date of first publication of this notice is December 19, 2025.

Personal Representative:

FELICIA PUSATERI
AKA FELICIA ANN PUSATERI
2717 SW 18th Place
Cape Coral, FL 33914
Attorney for Personal Representative:
Gregory J Nussbickel
E-Mail Addresses:
greg@will.estate
christine@will.estate
Florida Bar No. 0580643
The Nussbickel Law Firm P.A.
32487 Brantley Commons Court
Fort Myers, FL 33907
Telephone: (239)900-9455
E-Mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
December 19, 26, 2025 25-05119L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003600
Division Probate
IN RE: ESTATE OF
EDMOND FREDERICK FOLWELL
a/k/a EDMOND F. FOLWELL
Decceased.

The administration of the estate of Edmond Frederick Folwell a/k/a Edmond F. Folwell, deceased, whose date of death was April 20, 2023, File no. 25-CP-001043 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 19, 2025.

Personal Representative:

Sharon J. Kuchinskas
5311 Benton St.
Lehigh Acres, FL 33971
Attorney for Personal Representative:
Tina M. Mays, Esq.
Florida Bar No. 0726044
Mizell & Mays Law Firm, P.A.
331 Sullivan St.
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-Mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
December 19, 26, 2025 25-05133L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001043
IN RE: ESTATE OF
KEHL, TYLER
Decceased.

The administration of the estate of Tyler Kehl, deceased, whose date of death was April 20, 2023, File no. 25-CP-001043 is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 19, 2025.

Curator:

Taniquea C. Reid Wolliston, Esq.
505 Royal Palm Beach Blvd.
Royal Palm Beach, Florida 33411
Attorney for Personal Representative:
Taniquea C. Reid Wolliston
Attorney
Florida Bar Number: 92988
505 Royal Palm Beach Blvd
Royal Palm Beach, FL 33411
Telephone: (561) 316-6241
Fax: (561) 318-4484
E-Mail: treid@treidlaw.com
Alt. E-Mail:
assistant@peeplawfirm.com
December 19, 26, 2025 25-05123L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3740
Division Probate
IN RE: ESTATE OF
FREDDIE J. HORNE
A/K/A FRED J. HORNE
Decceased.

The administration of the estate of Fred J. Horne, deceased, whose date of death was October 7, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

NOTWITHSTANDING THE TIME 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 19, 2025.

Personal Representative:

Gail C. Horne
1952 Valencia Drive
North Fort Myers, Florida 33917
Attorney for Personal Representative:
Amanda M. Dorio, Attorney
Florida Bar Number: 77411
Henderson, Franklin, Starnes & Holt, P.A.
8889 Pelican Bay Blvd., Suite 400
Naples, Florida 34108
Telephone: (239) 344-1100
Fax: (239) 344-1200
E-Mail:
amanda.dorio@henlaw.com
Secondary E-Mail:
barbra.asselta@henlaw.com
December 19, 26, 2025 25-05120L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3726
Division Probate
IN RE: ESTATE OF
CHRISTINE M. CURLEY
Decceased.

The administration of the estate of Christine M. Curley, deceased, whose date of death was June 15, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003300
Division: Probate
IN RE: ESTATE OF
MICHAEL B. HOYMAN,
Decceased.

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 Michael B. Hoyman, deceased, File Number 25-CP-003300, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346; that the decedent's date of death was June 1, 2025; that the total value of the estate is \$9,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Michael D. Hoyman
11835 Town and River Dr.
Fort Myers, FL 33919
Deborah Hoyman
14271 Old Olga Road
Fort Myers, FL 33905
ALL INTERESTED PERSONS ARE
NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3841
Division Probate
IN RE: ESTATE OF
JOSEPH P. CATANZARITI JR. AKA
JOSEPH P. CATANZARITI
Decceased.

The administration of the estate of Joseph P. Catanzariti Jr. aka Joseph P. Catanzariti, deceased, whose date of death was May 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, Florida 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3745
Division PROBATE
IN RE: ESTATE OF
JASON MATTHEW TOLLAS
Decceased.

The administration of the estate of Jason Matthew Tollas, deceased, whose date of death was October 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King Blvd. 1st and 2nd Floors, Fort Myers, FL 33901. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL IN AND FOR LEE
COUNTY, FLORIDA
File No. 25-CP-3828
Probate Division
IN RE: ESTATE OF
JAMES A. MANLEY,
Decceased.

The administration of the estate of James A. Manley, deceased, whose date of death was November 20, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St., Ft. Myers, FL 33917. 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT 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 19, 2025.

Person Giving Notice:

Michael D. Hoyman
11835 Town and River Dr.
Fort Myers, FL 33919

Attorney for Person Giving Notice:
/s/ Courtney V. Lovejoy
Bar No. 1010542

for Beth A. Prather, Attorney

Florida Bar Number: 974692

SCHOENFELD KYLE &

ASSOCIATES LLP

1380 Royal Palm Square Boulevard

Fort Myers, Florida 33919

Telephone: (239) 936-7200

Fax: (239) 936-7997

E-Mail: laureng@trustska.com

0101024.DOC/1

4938-0018-5699, v. 1

December 19, 26, 2025 25-05166L

John Thomas Cardillo, Esq.
Florida Bar #: 0649457

CARDILLO LAW, PLLC

PO Box 808

Naples, FL 34106

Phone: (239) 774-2229

Fax: (239) 774-2494

JT@CardilloLawNaples.com

SJ@CardilloLawNaples.com

Attorney for Personal Representative

December 19, 26, 2025 25-05154L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003822
IN RE: ESTATE OF
ROBERT A. ROMP
Decceased.

The administration of the Estate of Robert A. Romp, 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 P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The name and address of the Personal Representative is:

Anthony Jacobazzi
c/o Oscar E. Soto, Esq.
Soto Law Group, P.A.

1430 N. Federal Hwy, Suite 200

Ft. Lauderdale, FL 33304

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 required to be served, are required

WITHIN 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 either before service on the Personal Representative or immediately thereafter.

ALL CLAIMS NOT SO FILED
WILL BE FOREVER BARRED.

Dated this 11th day of December,

2025.

/s/ Anthony Jacobazzi

ANTHONY JACOBAZZI

Personal Representative

By: /s/ Oscar E. Soto

Oscar E. Soto

Florida Bar No. 766038

SOTO LAW GROUP, P.A.

Attorneys for Petitioner

1430 N. Federal Hwy, Suite 200

Fort Lauderdale, Florida 33304

Tel: (954) 567-1776

Fax: (954) 567-1778

Primary: oscar@sotolawgroup.com

Secondary:

rebecca@sotolawgroup.com

E-service only:

eservice@sotolawgroup.com

December 19, 26, 2025 25-05158L

John Thomas Cardillo, Esq.
Florida Bar #: 0649457

CARDILLO LAW, PLLC

PO Box 808

Naples, FL 34106

Phone: (239) 774-2229

Fax: (239) 774-2494

JT@CardilloLawNaples.com

SJ@CardilloLawNaples.com

Attorney for Personal Representative

December 19, 26, 2025 25-05158L

John Thomas Cardillo, Esq.
Florida Bar #: 0649457

CARDILLO LAW, PLLC

PO Box 808

Naples, FL 34106

Phone: (239) 774-2229

Fax: (239) 774-2494

JT@CardilloLawNaples.com

SJ@CardilloLawNaples.com

Attorney for Personal Representative

December 19, 26, 2025 25-05158L

John Thomas Cardillo, Esq.
Florida Bar #: 0649457

CARDILLO LAW, PLLC

PO Box 808

Naples, FL 34106

Phone: (239) 774-2229

Fax: (239) 774-2494

JT@CardilloLawNaples.com

SJ@CardilloLawNaples.com

Attorney for Personal Representative

December 19, 26, 2025 25-05158L

John Thomas Cardillo, Esq.
Florida Bar #: 0649457

CARDILLO LAW, PLLC

PO Box 808

Naples, FL 34106

Phone: (239) 774-2229

Fax: (239) 774-2494

JT@CardilloLawNaples.com

SJ@CardilloLawNaples.com

Attorney for Personal Representative

December 19, 26, 2025 25-05158L

John Thomas Cardillo, Esq.
Florida Bar #: 0649457

CARDILLO LAW, PLLC

PO Box 808

Naples, FL 34106

Phone: (239) 774-2229

Fax: (239) 774-2494

JT@CardilloLawNaples.com

SJ@CardilloLawNaples.com

Attorney for Personal Representative

December 1

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 24-CA-006569
LOAN FUNDER LLC, SERIES 50108, Plaintiff, vs.

COCO HAMMOCK ASSETS LLC, a Florida Limited Liability Company; JOHN PATRICK SCIASCIA; COCO BAY COMMUNITY ASSOCIATION, INC., Defendants.

NOTICE IF HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on November 26, 2025 in the Civil Case No. 24-CA-006569 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein the Clerk of the Court, Kevin C. Karnes, will on MARCH 19, 2026 at 9:00 a.m. (EST), offer for sale and sell at public outcry to the highest and best bidder for cash at <http://www.lee.realforeclose.com/> in accordance with Chapter 45, Florida Statutes for the following described property situated in Lee County, Florida:

Lots 17, COCO BAY, according to the Plat thereof as recorded in Plat Book 78, Page(s) 44 through 48, inclusive, of the Public Records of Lee County, Florida. Property address known as: 16181 Coco Hammock Way, Fort Myers, FL 33908

Parcel Identification Number: 06-46-42-32-00000.0170

Folio Number: 10221500

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 12/10/2025

Kevin C. Karnes
Deputy Clerk

CLERK OF THE CIRCUIT COURT
As Clerk of the Court

(SEAL) By: N Wright-Angad

Tiffani N Brown Law, PLLC
Attn: Sale Department
12574 Flagler Center Blvd
Jacksonville, FL 32258
Phone: (850) 312-1323
Fax: (850) 213-6504
tbrown@tnbrownlaw.com
December 19, 26, 2025 25-05111L

FIRST INSERTION

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

Case No. 25-CC-006130

THE COURTYARDS OF CAPE CORAL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation

Plaintiff, vs.

CELESTE S. ZELL, UNKNOWN SPOUSE OF CELESTE S. ZELL, AND ALL OTHER OCCUPANTS OF 1208 SE 6TH TER., #89 CAPE CORAL, FL 33990 LANE, ALVA, FL 33920

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 89'A, Building 1022, Phase III, THE COURTYARDS OF CAPE CORAL, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1394, Pages 905 thru 1038, inclusive, as amended in Official Records Book 1414, Page 288, Official Records Book 1460, Page 588, Official Records Book 1462, Page 2033, and Official Records Book 1644, Page 1527, Public Records of Lee County, Florida.

Parcel ID #: 18-44-24-C-00722.0890

Property Address: 1208 SE 6th Ter., 89 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 8, 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: 12/11/2025

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

December 19, 26, 2025 25-05114L

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-005150

PLANTATION BAY VILLAS OWNERS ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

ANNE MINNEKER, Defendant.

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.realforeclose.com/, in accordance with Section 45.031, Florida Statutes, offer for sale and sell to the highest bidder for cash, the following described property situated in Lee County, Florida:

UNIT 976, DURING UNIT WEEK(S) 40 TOGETHER WITH AN UNDIVIDED INTEREST IN COMMON WITH OTHER OWNERS IN THE RESORT FACILITY, PLANTATION BAY VILLAS, TIME SHARE INTEREST(S), ACCORDING TO THE TIME SHARE PLAN THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2168 AT PAGES 1706 THROUGH 1734, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED.

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 12/03/2025

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
49249 / 4-74109
December 19, 26, 2025 25-05116L

FIRST INSERTION

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

Case No: 25-CA-001847

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.

ARTHUR E. SOULIS; et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated December 11, 2025 and entered in Case No. 25-CA-001847 of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and ARTHUR E. SOULIS; UNKNOWN SPOUSE OF ARTHUR E. SOULIS; NEVA D. SOULIS and LEE COUNTY, FLORIDA, are Defendants, I, Kevin C. Karnes, the Lee County Clerk of Courts, will sell to the highest and best bidder for cash online at www.lee.realforeclose.com/ at 9:00 A.M. on January 15, 2026 the following described property set forth in said Final Judgment, to wit:

LOT 11, BLOCK 23, A RE-PLAT OF PART OF LEHIGH ACRES SECTION 13, TOWNSHIP 45 S., RANGE 27 E., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 56, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Commonly known as: 537/39 Oakfield Ave S, Lehigh Acres, FL 33936

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, 12/15/2025

Kevin C. Karnes
As Clerk of Circuit Court
Lee County, Florida
(SEAL) T Mann

Deputy Clerk

Rashida Willhoit, Esq.,
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
eservice@lenderlegal.com
rwillhoit@lenderlegal.com
Attorney for Plaintiff
LLS14356-Soulis
December 19, 26, 2025 25-05165L

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25CA1469

Division L

SUNCOAST CREDIT UNION, A

FEDERALLY INSURED STATE

CHARTERED CREDIT UNION

Plaintiff, vs.

PATRICK D. TAYLOR, UNKNOWN SPOUSE OF PATRICK D. TAYLOR, AND UNKNOWN TENANTS/ OWNERS, Defendants.

NOTICE is hereby given that Kevin C. Karnes Clerk of the Circuit Court of Lee County, Florida, will on January 22, 2026, at 9:00 a.m. ET, via the online auction site at www.lee.realforeclose.com/, in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Lee County, Florida, to wit:

Lots 28 and 29, Block 2799, CAPE CORAL UNIT 40, according to the plat thereof, as recorded in Plat Book 17, Page(s) 81 to 97, inclusive, in the public records of Lee County, Florida. Property Address: 110 NW 24th Terrace, Cape Coral, FL 33993

pursuant to the Final Judgment of

Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

and commonly known as: 1424 SE 27TH TER, CAPE CORAL, FL 33904; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: www.lee.realforeclose.com/ on January 8, 2026

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 day of 12/11/2025

Clerk of the Circuit Court

Kevin C. Karnes

(SEAL) By: N Wright-Angad

Deputy Clerk

Jennifer M. Scott
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
011150/2529435/CMP

December 19, 26, 2025 25-05115L

FIRST INSERTION

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

CASE NO. 36-2024-CA-005917

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs.

TWILA SEUNDRA JOHNSON, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in 36-2024-CA-005917 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and TWILA SEUNDRA JOHNSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CALOOSA LAKES HOME OWNERS' ASSOCIATION, INC. are the Defendant(s). Kevin C. Karnes as the Clerk of the Circuit Court will sell to the highest and best bidder for cash electronically at www.lee.realforeclose.com/ at 9:00 AM on January 08, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 385, CALOOSA LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2006000358513, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. BEING THAT PARCEL OF LAND CONVEYED TO TWILA SEUNDRA JOHNSON, AN UNMARRIED WOMAN FROM D.R. HORTON, INC., A DELAWARE CORPORATION BY THAT DEED DATED 07/17/2019 AND RECORDED 07/18/2019 IN INSTRUMENT 2019000167993, OF THE LEE COUNTY, FL PUBLIC REGISTRY.

Property Address: 2411 MILLIE AVE S, LEHIGH ACRES, FL 33936

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 12/15/2025

Kevin C. Karnes

As Clerk of the Court

(SEAL) By: T Mann

As Deputy Clerk

Submitted by: Robertson, Anschutz,

Schneid, Crane & Partners, PLLC

Attorneys for Plaintiff

6409 Congress Avenue, Suite 100,

Boca Raton, FL 33487

Telephone: 561-241-6901

Fax: 561-997-6909

25-275807 - MaM

December 19, 26, 2025 25-05158L

Submitted by: De Cubas & Lewis, P.A.

PO Box 5026

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL

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-004741
LOANDEPOT.COM, LLC,
Plaintiff, vs.

JOSE M. RODRIGUEZ
GONZALEZ; FLOR DE MARIA
GRADIZ; UNITED STATES OF
AMERICA, ACTING ON
BEHALF OF THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; BARRIOS EPA
& R C CONSTRUCTION, CORP;
UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)

To the following Defendant(s):
FLOR DE MARIA GRADIZ
(LAST KNOWN ADDRESS)
317 HAMILTON AVENUE
LEHIGH ACRES, FLORIDA 33936

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

LOT 21, BLOCK 42, UNIT 11,
SECTION 35, TOWNSHIP 44
SOUTH, RANGE 27 EAST,
SUBDIVISION OF LEHIGH
ACRES, ACCORDING TO THE
MAP OR PLAT THEREOF
ON FILE IN THE OFFICE OF
THE CLERK OF THE CIRCUIT
COURT, RECORDED IN DEED
BOOK 254, PAGE 30, PUBLIC
RECORDS OF LEE COUNTY,
FLORIDA.
a/k/a 317 HAMILTON AVE-
NU, LEHIGH ACRES, FLOR-
IDA 33936

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

ten 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 hearing or voice impaired, call 711.

WITNESS my hand and the seal of
this Court this day of 12/10/2025.

KEVIN C. KARNES
As Clerk of the Court
(SEAL) By N Wright-Angad
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
25-01313 LND
December 19, 26, 2025 25-05103L

FIRST INSERTION

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

CASE NO.: 25-CA-004268

LAKEVIEW LOAN SERVICING,
LLC,

Plaintiff, vs.

MARIA G. HERNANDEZ
MIRELES; DEERE & COMPANY;
LEE COUNTY, FLORIDA CLERK
OF COURT; STATE OF FLORIDA
DEPARTMENT OF REVENUE;
JOSE ALFREDO BOTELLO A/K/A
JOSE A. BOTELLO; JUAN
MANUEL BOTELLO; UNKNOWN
SPOUSE OF JUAN MANUEL
BOTELLO; UNKNOWN SPOUSE
OF JUAN ALFREDO BOTELLO
A/K/A JUAN A. BOTELLO;
UNKNOWN SPOUSE OF MARIA G.
HERNANDEZ MIRELES; SHAUNA
MICOLE KIRBY; 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 Cir-
cuit Court shall sell to the highest and
best bidder for cash electronically at
www.lee.realeforeclose.com, at 9:00
AM on the 08 day of January, 2026,
the following described property as set
forth in said Final Judgment, to wit:

LOTS 2 AND 3, BLOCK 61,
UNIT 5, SECTION 25, TOWNSHIP
44 SOUTH, RANGE 26
EAST, OF LEHIGH ACRES,

ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 15, PAGE 70, OF
THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA
PROPERTY ADDRESS: 2817
3RD ST WEST, LEHIGH
ACRES, FL 33971

IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS RE-
MAINING 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 12/15/2025
KEVIN C. KARNES
Clerk Of The Circuit Court
(SEAL) By: T Mann
Deputy Clerk

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-02939
December 19, 26, 2025 25-05164L

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO.: 25-CA-001361

NEWREZ LLC D/B/A

SHELLPOINT MORTGAGE
SERVICING,

Plaintiff, vs.

ESTATE OF JANICE PEARSON,
DECEASED; UNKNOWN
HEIRS, DEVISEES, GRANTEES,
ASSEES, CREDITORS,
LIENORS, TRUSTEES OF JANICE
PEARSON, DECEASED; WILLIAM
M. PEARSON, III; NICOLE
ANGELA PEARSON; WILBUR C.
MILHOUSE, III; CORAL LAKES
COMMUNITY ASSOCIATION,
INC.; UNKNOWN TENANT(S) IN
POSSESSION #1 and #2, and ALL
OTHER UNKNOWN PARTIES,
et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to a Final Summary Judgment of
Foreclosure (In Rem) dated num pro tunc
to November 20, 2025, entered in Civil
Case No.: 25-CA-001361 of the Circuit
Court of the Twentieth Judicial Circuit
in and for Lee County, Florida, wherein

CIATION, INC., are Defendants.
I will sell to the highest bidder for
cash, at www.lee.realeforeclose.com,
at 9:00 AM, on the 8th day of January,
2026, the following described real
property as set forth in said Judgment,
to wit:

LOT 23, BLOCK 7045, CORAL
LAKES UNIT 2, A SUBDIVI-
SION, ACCORDING TO THE
PLAT THEREOF, AS RE-
CORDED AT INSTRUMENT
NO. 2005000156700, 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
before the clerk reports the surplus
as unclaimed. If you fail to file a
timely claim you will not be enti-
tled 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.

WITNESS my hand and the seal of
the court on 12/12/2025.

KEVIN C. KARNES
CLERK OF THE COURT
(SEAL) By: N Wright-Angad
Deputy Clerk

Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard,
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-51840
December 19, 26, 2025 25-05136L

NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING, Plaintiff,
and
ESTATE OF JANICE PEARSON,
DECEASED; UNKNOWN
HEIRS, DEVISEES, GRANTEES,
ASSEES, CREDITORS, LIENORS,
TRUSTEES OF JANICE PEARSON,
DECEASED; WILLIAM M. PEAR-
SON, III; NICOLE ANGELA PEAR-
SON; WILBUR C. MILHOUSE, III;
CORAL LAKES COMMUNITY ASSO-

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No: 25-ca-004751

CARRINGTON MORTGAGE
SERVICES, LLC,
Plaintiff, vs.

MARIO MCCALLA; et al.,
Defendants.

TO: MARK STEWART
1623 NE 44th St
Cape Coral, FL 33909
MARK STEWART
5661 PACIFIC BLVD, APT 2609
BOCA RATON, FL 33433-6757
MARK STEWART
2293 GRANBY DRIVE
LEHIGH ACRES, FL 33973
MARK STEWART
2012 SUMMIT VIEW LN., APT 12305
CHARLOTTE, NC 28262
MARK STEWART
775 ED YOUNG RD
BURNSVILLE, NC 28714
MARK STEWART
16120 MYRIAD LANE, APT 116
FORT MYERS, FL 33908
MARK STEWART
4160 UMBRIA LN, APT 826
FORT MYERS, FL 33916-8069
MARK STEWART

2330 KENMORE AVEN, UNIT B
CHARLOTTE, NC 28204-4346
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grant-
ees, creditors and other unknown per-
sons or unknown spouses claiming by,
through and under the above-named
Defendant(s), if deceased or whose last
known addresses are unknown.

YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage covering
the following real and personal
property described as follows, to wit:

LOT 1, BLOCK 5820, CAPE
CORAL UNIT 88, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 24, PAGE(S) 127
THROUGH 143, INCLUSIVE,
OF THE PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on ALDRIDGE
PITE, LLP, Plaintiff's attorney, at 401
W. Linton Blvd. Suite 202-B Delray
Beach, FL 33444, on or before within
30 days of publication, and file the origi-
nal with the clerk of this court either
before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the complaint or
petition.

Dated on 12/12/2025

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1708-046B
Ref# 13631
December 19, 26, 2025 25-05147L

FIRST INSERTION

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

CIVIL ACTION

CASE NO. 25-CA-006174

SANIBEL CAPTIVA COMMUNITY
BANK, a Florida banking
corporation,

Plaintiff, vs.

BRANDON G. PHILLIPS,
SEA OATS IMPROVEMENT
ASSOCIATION, INC., a Florida
not for profit corporation, UNITED
STATES OF AMERICA on behalf of
THE DEPARTMENT OF
THE TREASURY INTERNAL
REVENUE SERVICE, KATJA
KEMPE, UNKNOWN SPOUSE
OF BRANDON G. PHILLIPS
and UNKNOWN TENANTS IN
POSSESSION,
Defendants.

TO: SEA OATS IMPROVEMENT AS-
SOCIATION, INC.
c/o Registered Agent Richard Beston
595 Sea Oats Drive
Sanibel, FL 33957

YOU ARE HEREBY NOTIFIED that
an action has been commenced to fore-
close a mortgage on the following de-
scribed property in Lee County, Florida:

Lot 9, Block A of SEA OATS
VILLAGE, A RESUBDIVISION
OF SEA OATS, NO. 2, according
to the Plat thereof as recorded in
Plat book 36, Page(s) 98, 99 and
100, of the Public Records of Lee
County, Florida.

686 Spartina Court, Sanibel

FIRST INSERTION

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

CASE NO: 25-CC-6341

LAW OFFICE OF JURSINSKI
& MURPHY, PLLC

Plaintiff, vs.

KENNETH BRADFORD
ADOLPHSON,
Defendant.

TO: KENNETH BRADFORD
ADOLPHSON (Matlacha, Lee County,
Florida)

11066 Matlacha Avenue, Matlacha,
Florida 33993

The Plaintiff, LAW OFFICE OF
JURSINSKI & MURPHY PLLC, by
and through its counsel, hereby gives
notice that a civil action to compel
binding arbitration has been instituted
on August 8, 2025, and is now pending
in the Twentieth Judicial County Court
of the State of Florida, County of Lee,
Case No 25-CC-6341.

You are required to serve an Answer
to this action upon: KEVIN C. JUR-
SINSKI, ESQ. of the LAW OFFICE
OF JURSINSKI & MURPHY PLLC,
Plaintiff's counsel, whose address is

15701 S. TAMiami Trail, Fort Myers,
Florida 33908, on or before

January 20, 2026 and file the original
with the Clerk of this Honorable Court
at the Lee County Justice Center, 1700
Monroe Street, Fort Myers, Florida
33901, either before service on Plaintiff's
counsel or immediately thereafter;
otherwise a default will be entered
against you for the relief demanded in
the Petition.

Dated this 10th December 2025.

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

KEVIN F. JURSINSKI, ESQ.
LAW OFFICE OF JURSINSKI &
MURPHY PLLC,
Plaintiff's counsel,
15701 S. TAMiami Trail,
FORT MYERS, FLORIDA 33908,
(heather@jmawlf.com)
Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05101L

You are required to file a copy of your
written defenses, if any, to it on Gary

Gassel, Esquire, of Law Office of Gary
Gassel, P.A. the plaintiff's attorney,
whose address is 2191 Ringling Bou-
levard, Sarasota, Florida 34237 and the
Primary email address for elec-
tronic service of all pleadings in this
case under Rule 2.516 is as follows:
Pleadings@Gasselaw.com, within 30
days from the first date of publication
and file the original with the clerk of
this court at 2075 Dr. Martin Luther
King Jr. Blvd, Fort Myers, FL 33901
either before service on Plaintiff's at-
torney or immediately thereafter; other-
wise a default will be entered against
you for the relief demanded in the Com-
plaint.

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 Monroe
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 hearing
or voice impaired, call 71

--- ACTIONS / SALES ---

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. 36-2025-CA-004347

CMG Mortgage, Inc.

Plaintiff, vs.

Michele Schochet; et al

Defendants.

TO: Michele Schochet and Unknown Spouse of Michele Schochet

Last Known Address: 3240 Southshore Dr, Unit 41-B, Punta Gorda, FL 33955

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

CONDOMINIUM UNIT 41-B, MARINA SOUTH SHORE CONDOMINIUM, PHASE II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECODED IN OFFICIAL RECORDS BOOK 1432, PAGE 278, AS AMENDED FROM TIME TO TIME, AND ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 6, PAGES 160 THROUGH 166,

INCLUSIVE, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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.

DATED on 12/10/2025.

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

Julie York, Esquire,
Brock & Scott, PLLC,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-FO1832
December 19, 26, 2025 25-05104L

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT IN AND FOR LEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 25-CC-002629
Civil Division
Landlord/Tenant Action

MHV II FL JULIA AND SIESTA, LLC,

Plaintiff,

JOHN ALAN BABCOCK; IF DECEASED ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS AND ASSIGNS OF JOHN ALAN BABCOCK AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; and UNKNOWN PARTY IN POSSESSION, Defendants.

TO: Defendant, JOHN ALAN BABCOCK

YOU ARE HEREBY 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:

1964 TAMP singlewide mobile home without land, VIN No. 5010CK2103, Title No. 0006560937, located at 16500 Slater Road, Lot No. 80, North Fort Myers, Lee County, Florida 33917 in Julia Park

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 January 20, 2026 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 December 10, 2025

Kevin C. Karnes
Clerk of the Court, Lee County
(SEAL) BY: K Harris
Deputy Clerk

J. Matt Bobo,
Plaintiff's attorney,
Lutz, Bobo & Telfair, P.A.,
2 North Tamiami Trail, Suite 500,
Sarasota, Florida 34236
Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05106L

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL DIVISION
Case No.: 25-CC-8980

BAYPOINT YACHT & RACQUET CLUB CONDOMINIUM ASSOCIATION, INC.,

Plaintiff, vs.

THE UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST KARLA LINN MERRIFIELD, DECEASED; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF KARLA LINN MERRIFIELD, DECEASED; NICOLAS ECKERSON, AS A BENEFICIARY OF THE ESTATE OF KARLA LINN MERRIFIELD, DECEASED; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, SUCCESSORS, BENEFICIARIES, OR OTHER CLAIMANTS; and THE UNKNOWN TENANT(S)/ OCCUPANT(S) IN POSSESSION, Defendants.

TO: The Unknown Spouse, Heirs, Beneficiaries, Devisees, Granteees, Assignees, Liens, Creditors, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against Karla Linn Merrifield, Deceased, The Unknown Personal Representative of the Estate of Karla Linn Merrifield, Deceased, and Any and All Unknown Parties Claiming By, Through, Under or Against The Herein Named Individual Defendants

Who Are Not Known to Be Dead or Alive, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Granteees, Successors, Beneficiaries, or Other Claimants.

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

Unit E-504, BAYPOINTE YACHT AND RACQUET CLUB CONDOMINIUM, a Condominium according to the Declaration of Condominium of Baypinte Yacht and Racquet Club Condominium as recorded in Official Records Book 1745, Page 2221, and amendments all thereto, of the Public Records of Lee County, Florida; together with an undivided interest in the common elements and limited common elements appurtenant thereto. Strap #25-43-25-01-0000E.5040
a/k/a 16100 Bay Pointe Blvd., #E504, North Fort Myers, Florida 33917

has been filed against you and you are required to serve a copy of your written defenses and answer to the complaint on the Plaintiff's attorney, KEITH H. HAGMAN, ESQ., The Pavese Law Firm, P.O. Box 1507, Fort Myers, FL 33902 and file the original in the offices of the Clerk of the Circuit Court within thirty (30) days after the first publication of the Notice, otherwise, the allegations of the complaint will be taken as confessed.

This notice shall be published once a week for two (2) consecutive weeks in Lee County, Florida.

Dated 12/10/2025
KEVIN C. KARNES, Clerk of Courts
(SEAL) By: K Harris
Deputy Clerk

KEITH H. HAGMAN, ESQ.,
The Pavese Law Firm,
P.O. Box 1507,
Fort Myers, FL 33902
December 19, 26, 2025 25-05108L

FIRST INSERTION

FIRST INSERTION

NOTICE OF CIVIL ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-5085

CHRISTIAN BAUER,
Plaintiff, vs.

CHARLES BAUER,
Defendant.

TO: CHARLES BAUER
COMES NOW, the Plaintiff, CHRISTIAN BAUER, by and through the undersigned attorney, and hereby gives notice that a civil action has been instituted on the above action, and is now pending in the Circuit Court of the State of Florida, County of Lee, on September 17, 2025, Case No: 2025-CA-5085:

this action upon: RICHARD M. RICCIARDI, JR., ESQUIRE OF YOUR ADVOCATES, P.A., Plaintiff's attorney, who address is 2050 McGregor Blvd., Fort Myers, FL 33901, on or before January 26, 2026, and file the original with the clerk of this court at Lee County Justice Center, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on Plaintiff's attorney or immediately thereafter.

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

DATED THIS 15th DAY OF December, 2025.

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K Shoap
Deputy Clerk

/s/ Richard M. Ricciardi Jr., Esq.
Richard M. Ricciardi, Jr., Esq.
Florida Bar No. 90567
Your Advocates, PA
Attorney for Plaintiff
2050 McGregor Blvd.
Fort Myers, FL 33901
(239) 689-1096 (Telephone)
(239) 791-8132 (Facsimile)
astevens@your-advocates.org
Dec. 19, 26, 2025; Jan. 2, 9, 2026
25-05152L

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-6093

IN RE: FORFEITURE OF
\$21,200.00 U.S. CURRENCY

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

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by PETITIONER 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 \$21,200.00 U.S. CURRENCY be forfeited to the Petitioner, SHERIFF CARMINE MARCENO, for the use and benefit of the LEE COUNTY SHERIFF'S OFFICE.

You are further advised that the LEE COUNTY SHERIFF'S OFFICE is presently holding the above described \$21,200.00 U.S. CURRENCY.

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 12/10/2025

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: SG Goodman@SheriffLeeFL.org
Secondary:
E.Service@SheriffLeeFL.org
By: Sarah M. Goodman
Sarah M. Goodman
Florida Bar No.: 1058980
December 19, 26, 2025 25-05109L

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-005696

CROSSCOUNTRY MORTGAGE, LLC,

Plaintiff, vs.

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAUL EDWIN RAHN, DECEASED; PAUL EDWIN RAHN, JR.; BRITTANY LYNNE SPARKS; UNKNOWN SPOUSE OF MARK DOUGLAS HARMEL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAUL EDWIN RAHN, DECEASED

(LAST KNOWN ADDRESS)
3024 LONGVIEW LANE
NORTH FORT MYERS, FLORIDA
33917

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

LOT 68, BLOCK A, LAKE ARROWHEAD MOBILE VILLAGE PHASE I, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 130 AND 131, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN 1979 "HARB" DOUBLE WIDE MOBILE HOME: IDENTIFICATION NUMBER 15942B, TITLE NUMBER

16439325 AND IDENTIFICATION NUMBER 15942A, TITLE NUMBER 16439326 a/k/a 3024 LONGVIEW LANE, NORTH FORT MYERS, FLORIDA 33917

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 hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 10th day of December, 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

25-01245 NML

December 19, 26, 2025 25-05102L

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO. 25-CA-005421

JRRRL INVESTMENTS LLC,

a Florida limited liability company

Plaintiff, v.

THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

CREDITORS, TRUSTEES, OR

OTHER CLAIMANTS CLAIMING

BY AND THROUGH, UNDER, OR

AGAINST, SHAO QUAN XIE, AND

SHAO QUAN XIE, INDIV

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 25-CA-004092

BANK OF AMERICA, N.A., Plaintiff, vs.

ESTATE OF FRANCISCO RODRIGUEZ, DECEASED;

UNKNOWN HEIRS, DEVISEES,

CREDITORS, LIENORS,

TRUSTEES OF FRANCISCO RODRIGUEZ, DECEASED;

ESTATE OF SARA CRUZ DE RODRIGUEZ, DECEASED;

UNKNOWN HEIRS, DEVISEES,

CREDITORS, LIENORS,

TRUSTEES OF SARA CRUZ DE RODRIGUEZ, DECEASED;

ESTATE OF LUIS CRUZ A/K/A LUIS CRUZ TORRES, DECEASED;

UNKNOWN HEIRS, DEVISEES,

CREDITORS, LIENORS,

TRUSTEES OF SARA CRUZ DE RODRIGUEZ, DECEASED;

ESTATE OF LUIS CRUZ A/K/A LUIS CRUZ TORRES, DECEASED;

SARA JUDITH RODRIGUEZ;

JULIA ENID RODRIGUEZ; ANNIE RODRIGUEZ; ANTONIO RODRIGUEZ; FRANCISCO RODRIGUEZ; SUZY RODRIGUEZ; ROBERTO ALEXIS SANTIAGO VALENTIN; ASHLEY MONIQUE SANTIAGO VALENTIN; TREVOR XAVIER SANTIAGO VALENTIN; LESLIE A. CRUZ; ANGELINA ARROYO; ALONDRA CRUZ; FABIOLA CRUZ; MARY CARMEN CRUZ; VICTOR CRUZ, JR.; FRANCISCO CRUZ; DAVID ANTONIO CRUZ; MERARI BORRERO; DEBORAH CARRERO A/K/A DEBORAH CRUZ; IRENE NEGRONI; ANDRES CRUZ, JR.; AIDA LOPEZ; ISAAC CRUZ TORRES; RUBEN CRUZ-TORRES; LUIS ANIBAL CRUZ; MARYLUZ CRUZ; NOEMI CRUZ; AQUA FINANCE, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).

TO: ANNIE RODRIGUEZ
(Current Residence Unknown)
(Last Known Address(es))
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
SUZY RODRIGUEZ
(Current Residence Unknown)
(Last Known Address(es))
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
ROBERTO ALEXIS SANTIAGO VALENTIN
(Current Residence Unknown)
(Last Known Address(es))
200 AVENUE RAFAEL CORDERO CAGUAS, PR 00725
ANGELINA ARROYO
(Current Residence Unknown)
(Last Known Address(es))
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
173 WEST ALLEGHENY AVENUE, #301
PHILADELPHIA, PA 19133
ALONDRA CRUZ
(Current Residence Unknown)
(Last Known Address(es))
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF FRANCISCO RODRIGUEZ, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
ESTATE OF SARA CRUZ DE RODRIGUEZ, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
FABIOLA CRUZ
(Current Residence Unknown)
(Last Known Address(es))
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
D3 CALLE 3
HUMACAO, PR 00791
MARY CARMEN CRUZ
(Current Residence Unknown)
(Last Known Address(es))
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF SARA CRUZ DE RODRIGUEZ, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
ESTATE OF LUIS CRUZ A/K/A LUIS CRUZ TORRES, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF LUIS CRUZ A/K/A LUIS CRUZ TORRES, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 8, BLOCK 66, LEHIGH ACRES, UNIT 12, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS PER PLAT

989 BENTGRASS DRIVE
GREENWOOD, IN 46143
LUIS ANIBAL CRUZ
(Current Residence Unknown)
(Last Known Address(es))
HC 15M BOX 15989
HUMACAO, PR 00791-9745
ESTATE OF FRANCISCO RODRIGUEZ, DECEASED
(Last Known Address)
1911 NW 15TH TER
CAPE CORAL, FL 33993
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF FRANCISCO RODRIGUEZ, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
ESTATE OF SARA CRUZ DE RODRIGUEZ, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
FABIOLA CRUZ
(Current Residence Unknown)
(Last Known Address(es))
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
D3 CALLE 3
HUMACAO, PR 00791
MARY CARMEN CRUZ
(Current Residence Unknown)
(Last Known Address(es))
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF SARA CRUZ DE RODRIGUEZ, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
ESTATE OF LUIS CRUZ A/K/A LUIS CRUZ TORRES, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF LUIS CRUZ A/K/A LUIS CRUZ TORRES, DECEASED
(Last Known Address)
720 LAMAR STREET EAST
LEHIGH ACRES, FL 33974
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 8, BLOCK 66, LEHIGH ACRES, UNIT 12, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, AS PER PLAT

THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 84, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A/K/A: 720 LAMAR STREET EAST, 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 Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish 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 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 12th day of December, 2025.

KEVIN C. KARNES
As Clerk of the Court
and/or Comptroller
(SEAL) K Shoap

Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442
24-51691
December 19, 26, 2025 25-05150L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-3829
IN RE: ESTATE OF
THOMAS BRUCE BIRCH,
DECEASED.

The administration of the estate of THOMAS BRUCE BIRCH, deceased, whose date of death was November 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is PO Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: December 19, 2025.

DANIELA R. BIRCH

Personal Representative
11271 Greensedge Landing Court
Fort Myers, Florida 33908

JUAN D. BENDECK
Attorney for Personal Representative
Florida Bar No. 78298
DENTONS COHEN & GRIGSBY P.C.
9110 Strada Place, Suite 6200
Naples, Florida 34108
Telephone: 239-390-1900
Email: juan.bendeck@dentons.com
Secondary Email:
tami.panzo@dentons.com
December 19, 26, 2025 25-05181L

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-0003524
Division Probate
IN RE: ESTATE OF

SHIRLEY LARSON RODREICK
a/k/a SHIRLEY MAE RODREICK
a/k/a SHIRLEY M. RODREICK
a/k/a SHIRLEY L. RODREICK
a/k/a SHIRLEY RODREICK,
Deceased.

The administration of the estate of SHIRLEY LARSON RODREICK a/k/a SHIRLEY MAE RODREICK a/k/a SHIRLEY M. RODREICK a/k/a SHIRLEY L. RODREICK a/k/a SHIRLEY RODREICK, deceased, whose date of death was June 22, 2025, 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, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is December 19, 2025.

Personal Representative:

Robert Anton Larson
342 7th Avenue
Ouray, CO 81427

Attorney for Personal Representative:
Katharina W. Payne
Florida Bar Number: 0873411
Katharine Payne Law, P.A.
6210 Scott Street, Suite 117
Punta Gorda, FL 33950
Telephone: (941) 655-8970/
Fax: (941) 655-8973
E-Mail: kpainc@kpainc.com
December 19, 26, 2025 25-05179L

FIRST INSERTION

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

CASE NO.: 24-CC-005919
LAZY DAYS PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs.

TIMOTHY JAMES HOSHOR,
LINDA DIANE HOSHOR, SUSAN MICHELLE HOSHOR, and JANET SUE HOSHOR, Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered in this cause, in the County Court of Lee County, Kevin C. Karnes, Lee County Clerk of the Court, will sell the property which is located at 661 Coral Lane, Unit No. 661 North Fort Myers, Florida 33917, in Lee County, Florida, and described more specifically as:

Lot 124, Unit 1, SECTION 26, TOWNSHIP 43 SOUTH, RANGE 24 EAST, of that certain subdivision known as LAZY DAYS MOBILE VILLAGE, UNIT 1, according to the map or plan thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, attached to Official Record book 736, Page 467 through 470, inclusive, in the Public Records of Lee County, Florida, more particularly described as:

From the Northwest corner of the South 1/2 of the Southwest 1/4 of SECTION 26, TOWNSHIP 43 SOUTH, RANGE 24 EAST, run South 89° 30' 05"

East along the North line of said South 1/2 of the Southwest 1/4 1832.40 feet, thence South 0° 06' 50" West 44.00 feet to the Point of Beginning, thence South 89° 30' 05" East 100.00 feet, thence South 0° 06' 50" West 54.98 feet, thence North 89° 36' 10" West 100.00 feet, along the South line of the Southwest 1/4 of Section 26, thence North 0° 06' 50" West 55.11 feet to the Point of Beginning.

at public sale, to the highest and best bidder, for cash, via the internet at www.lee.realforeclose.com at 9:00 A.M. on the 8th day of January 2026.

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

12/10/2025 Kevin C. Karnes
Clerk of Court
(SEAL) N Wright-Angad
Respectfully submitted,

ATLAS LAW, PLLC

/s/ Daniel M. Harzog
Eric W. Bossardt, Esq. -
Fla. Bar No 124614

Patrick M. Boylan, Esq. -
Fla. Bar No. 1049768

Daniel M. Hartzog, Esq. -
Fla. Bar No. 652067

1313 North Howard Avenue
Tampa, Florida 33607

813.241.8269
efiling@atlaslaw.com

Attorneys for Plaintiff
December 19, 26, 2025 25-05128L



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.

12/10/2025

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF INTENT TO ISSUE PERMIT

The Department of Environmental Protection gives notice of its intent to issue a permit to Bridgewater Inn of Matlacha, LLC at Lot 7, Block 1, Pine Island Fill Subdivision, as recorded in Plat Book 8, Page 86, Public Records of Lee County, 4262 Pine Island Rd. NW, STRAP: 24-44-22-01-00001.0070, Matlacha, Florida 33993, in Section 24, Township 44 South, Range 22 East, in Lee County to construct 72 linear feet of concrete seawall along the rear property line, one 100-linear-foot concrete seawalls along the side of the eastern property line and one 14-linear-foot concrete seawall along the side of the western property line, and placement of 1,981 cubic yards of backfill over approximately 2,841 square feet of privately-owned, partially submerged land to level the area landward of the new seawalls. All remaining structures, pilings, and Hurricane Ian-related debris will be removed prior to seawall installation and backfilling.

The Department will issue the environmental resource permit and letter of consent, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the Department's Information Portal at: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERP_292649/facilitysearch using Facility/Site ID: 292649. If you have any questions or are experiencing difficulty viewing the electronic application, please call Jonathan Guinn at 239-344-5650 or email at Jonathan.guinn@floridadep.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each

agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time

period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

The date of first publication of this notice is December 19, 2025.

25-05173L

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-005741

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs.

FANNIE LEE HALL, et. al. Defendant(s),

TO: FANNIE LEE HALL, UNKNOWN SPOUSE OF FANNIE LEE HALL, whose last known residences are: 3767 HIGHLAND AVENUE, FORT MYERS, FL 33916; and 3266 DALE STREET, FORT MYERS, FL 33916

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF LEE AND STATE OF FLORIDA, TO-WIT:

FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, RUNS S 89° 41' 30" W ALONG THE NORTH LINE OF SAID SECTION 30 FOR 688.86 FEET TO A POINT OF CURVATURE; THENCE RUN WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 25 FEET FOR 39.32 FEET TO A POINT OF TANGENCY; THENCE RUN N 89° 38' 00" E ALONG THE NORTH LINE OF SAID ROADWAY EASEMENT 60 FEET WIDE FOR 379.79 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID ROADWAY EASEMENT 60 FEET WIDE FOR 134.30 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG THE NORTHEASTERLY LINE OF SAID ROADWAY EASEMENT 60 FEET WIDE FOR 128.80 FEET TO THE POINT OF BEGINNING. (BEING LOT 22, UNRECORDED HIGHLAND SOUTH, IN NE1/4 OF NE1/4, SECTION 30, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA)

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, 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 PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Lee County, Florida, this 12/10/2025

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-334595

December 19, 2025 25-05167L

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION

CASE NO: 25-CP-003393

Division : PROBATE

IN RE: ESTATE OF

MELVIN JENSEN

Deceased.

The administration of the estate of

MELVIN JENSEN, deceased, whose

date of death was August 30, 2025, is

pending in the Circuit Court for Lee

County, Florida, Probate Division, the

address of which is 1700 Monroe Street,

Fort Myers, FL 33901. The names and

addresses of the personal representative

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

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

ON OR BEFORE THE LATER OF

3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM.

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

WITHIN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

NOTICE.

The personal representative has no duty to discover whether any property held 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 December 19, 2025.

Personal Representative:

Signed by: Susan Caruana
Susan Caruana
3973 Pomodora Cir., Unit 101
Cape Coral, Florida 33909

Attorney for Personal Representative:

/s/ Alvaro C. Sanchez
Alvaro C. Sanchez
Attorney for the Petitioner
1714 Cape Coral Parkway East
Cape Coral, FL 33904

Tel: (239) 542-4733
Fax: (239) 542-9203
FLA BAR NO 105539

Email: alvaro@capecoralattorney.com
Email:
courtfilings@capecoralattorney.com

December 19, 26, 2025 25-05180L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003851

Division Probate

IN RE: ESTATE OF

MICHAEL JON ANDERSON

Deceased.

The administration of the estate of Michael Jon Anderson, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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

ON OR BEFORE THE LATER OF

3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM.

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

WITHIN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

NOTICE.

The personal representative has no duty to discover whether any property held 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 December 19, 2025.

Personal Representative:

Larry Michael Jensen
19292 La Serena Drive
Estero, Florida 33967

Attorney for Personal Representative:

Barbara M. Pizzolato
Attorney for Personal Representative
Florida Bar Number: 571768
8660 College Parkway, Suite 400
Fort Myers, Florida 33919

Telephone: (239) 221-7911
Fax: (239) 221-0279
E-Mail: bmp@pizzolato.com
Secondary E-Mail: rlm@pizzolato.com
10825.03

December 19, 26, 2025 25-05172L

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003734
Division: Probate
IN RE: ESTATE OF
REGINE BOUCHARD KERN
Deceased.

The administration of the estate of Regine Bouchard Kern, deceased, whose date of death was May 18, 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.

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

ALL CLAIMS NOT FILED WITHIN

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

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

The date of first publication of this notice is December 19, 2025.

Personal Representative:

FineMark National Bank & Trust
By: C. Read Sawczyn, Senior VP
8695 College Parkway - Ste. 100
Fort Myers, Florida 33919

Attorney for Personal Representative:

Lowell S. Schoenfeld,
Attorney for Personal Representative
Florida Bar Number: 980099
SCHOENFELD KYLE &
ASSOCIATES LLP
1380 Royal Palm Square
Fort Myers, FL 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: lowells@trustska.com
Secondary E-Mail:
marin@trustska.com
4921-3457-6981, v. 1
December 19, 26, 2025 25-05168L

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-005763
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
CLAUDIA ELIZABETH BIRGY,
et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER,
AND AGAINST ESTATE OF MARK D.
BIRGY A/K/A MARK DAVID BIRGY,
WHETHER SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES OR OTHER CLAIM-
ANTS
ADDRESS: UNKNOWN

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

UNIT 204, CAPTAIN'S COVE
CONDOMINIUM, PHASE
TWO, A CONDOMINIUM, AC-
CORDING TO THE DECLA-
RATION OF CONDOMINIUM
RECORDED IN O.R. BOOK
1416, PAGE 1664, AND ALL EX-
HIBITS AND AMENDMENTS
THEREOF, 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 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 de-
mand in the complaint.

WITNESS my hand and seal of this
Court this 10th day of December, 2025,

Kevin C. Karnes
CLERK OF COURT OF LEE COUNTY
(SEAL) By K Shoap
As Deputy Clerk
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-12899FL
December 19, 26, 2025 25-05126L

SUBSEQUENT INSERTIONS

--- ACTIONS ---

SECOND INSERTION

**AMENDED NOTICE OF ACTION
FOR DISSOLUTION OF
MARRIAGE
(NO CHILD OR FINANCIAL
SUPPORT)**
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR LEE COUNTY,
FLORIDA
CASE NO: 25-DR-008042
IN RE: The Marriage of
Dimitrios Taxiarhis Barlas
Petitioner
and
Paraskevi Papaioannou
Respondent
TO: Paraskevi Papaioannou
10613 Fuller Ridge Circle, Charlotte,
North Carolina 28270-1568

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 Dimitrios
Taxiarhis Barlas whose address is 9236
Lake Chase Island Way, Tampa, Florida
33626 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 en-
tered against you for the relief demand-
ed in the petition.

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

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

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

Dated: 11/17/2025
Kevin C. Karnes
CLERK OF THE CIRCUIT COURT
(SEAL) By: J Collins
Deputy Clerk

Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-04955L

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

LV200006_V37

--- ACTIONS / SALES ---

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-003466

NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

AUSTIN BARELA, et al., Defendant(s).

To: AUSTIN BARELA

Last Known Address:

1508 NW 37th Ave

Cape Coral, FL 33993

Current Address: Unknown

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

LOT 47 AND 48, BLOCK 4242, CAPE CORAL, UNIT 60, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 154 THROUGH 169, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA..

A/K/A 1508 NW 37TH AVE CAPE CORAL FL 33993

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose

address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

This notice shall be published once a week for two consecutive weeks in the Business Observer.

WITNESS my hand and the seal of this court on this 10th day of December, 2025.

Kevin C. Karnes
Clerk of the Circuit Court
(SEAL) By: K Shoap
Deputy ClerkAlbertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 25-007660
December 12, 19, 2025 25-05001L

SECOND INSERTION

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

CASE NO.: CASE NO:

25-CA-002029

SCO FUND I LLC, Plaintiff, vs.

SOLE HOMES BUILDERS CORP., a Florida Corporation; GEORGINA DE LA C VIERA; UNKNOWN SPOUSE OF GEORGINA DE LA C VIERA; M.E. MENDEZ GROUP, LLC, a Wyoming Limited Liability Company; SOLE HOMES LLC, a Florida Limited Liability Company; SACHEM CAPITAL CORP; INLIGHT INVESTMENTS LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated the 8th day of December 2025, and entered in Case No. 25-CA-002029, of the Circuit Court of the 20TH Judicial Circuit in and for LEE County, Florida, wherein SCO FUND I LLC, is the Plaintiff and SOLE HOMES BUILDERS CORP., a Florida Corporation; GEORGINA DE LA C VIERA; UNKNOWN SPOUSE OF GEORGINA DE LA C VIERA; M.E. MENDEZ GROUP, LLC, a Wyoming Limited Liability Company; SOLE HOMES LLC, a Florida Limited Liability Company; SACHEM CAPITAL CORP; INLIGHT INVESTMENTS LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are defendants. Kevin C. Karnes, the Clerk of this Court shall sell to the highest and best bidder for cash elec-

tronically at www.lee.realforeclose.com in accordance with Chapter 45, Florida Statutes at 9:00 AM on the 8th day of January 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 33 AND 34, BLOCK 3873, CAPE CORAL UNIT 53, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 75, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Property Address: 2022 CHIQUITA BLVD NORTH, CAPE CORAL, FL 33993

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

Dated this day of 12/09/2025

KEVIN C. KARNES
Clerk of the Circuit Court
(SEAL) By: 12/09/2025
Deputy ClerkN Wright-Angad
Submitted by:
DELUCA LAW GROUP PLLC.ATTORNEY FOR THE PLAINTIFF
2101 NE 26TH STREET

FORT LAUDERDALE, FL 33305

TELEPHONE: (954) 368-1311 |

FAX: (954) 200-8649

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

R. JUD. ADMIN 2.516

Service@delucalawgroup.com

25-06675-1

December 12, 19, 2025 25-04995L

SECOND INSERTION

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

CASE NO.: 25-CC-006619

CASA YBEL BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.

MARY ANN GORDON, NOREEN PATRICIA GORDON, THERESA LYNN GORDON, ELLEN MARIE GORDON, JOANNE GORDON, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARY ANN GORDON, Defendants.

TO: MARY ANN GORDON, and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MARY ANN GORDON

LAST KNOWN ADDRESS FOR MARY ANN GORDON: 1010 N. 26TH AVE., HOLLYWOOD, FL 33020

LAST KNOWN ADDRESS FOR THE UNKNOWN HEIRS: 538 N CRES

CENT DR., HOLLYWOOD, FL 33021

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. 27, in Condominium Parcel No. 152, of CASA YBEL BEACH AND RACQUET CLUB, PHASE F, 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 1354, Page 1039, in the Public Records of Lee County, Florida.

A/K/A UNIT 152F, WEEK 27

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 10th day of December, 2025.

KEVIN C. KARNES
CLERK OF COURTS

(SEAL) By: K Shoap

Deputy Clerk

Michael J. Belle, Esq., Attorney for Plaintiff

2364 Fruitville Road,

Sarasota, Florida 34237

service@michaelbelle.com

50186

December 12, 19, 2025 25-05003L

SECOND INSERTION

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

CASE NO. 25-CA-005580

ROCKET MORTGAGE, LLC F/K/A

QUICKEN LOANS, LLC,

Plaintiff, vs.

ANY AND ALL UNKNOWN

PARTIES CLAIMING BY,

THROUGH, UNDER, AND

AGAINST 4335 SAINT CLAIR

AVENUE W FLORIDA LAND

TRUST, WHETHER SAID

UNKNOWN PARTIES MAY CLAIM

AN INTEREST AS TRUSTEES,

BENEFICIARIES, OR OTHER

CLAIMANTS, et al.,

Defendant.

To the following Defendant(s): ANY

AND ALL UNKNOWN PARTIES

CLAIMING BY, THROUGH, UNDER,

AND AGAINST 4335 SAINT CLAIR

AVENUE W FLORIDA LAND

TRUST, WHETHER SAID UNKNOWN

PARTIES MAY CLAIM AN

INTEREST AS SPOUSES, HEIRS,

DEVISEES, GRANTEES, OR OTHER

CLAIMANTS

ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the

following described property:

LOT 67, BLOCK 3, UNIT 1,

SECOND INSERTION

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

WATERWAT ESTATES SUB-

DIVISION, AS RECORDED

IN PLAT BOOK 28, PAGE 89,

INCLUSIVE, IN THE PUBLIC

RECORDS OF LEE COUNTY,

FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on 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 demanded in the complaint.

WITNESS my hand and seal of this Court this 10th day of December, 2025,

Kevin C. Karnes

CLERK OF COURT OF LEE COUNTY

(SEAL) BY: K Shoap

Deputy Clerk

MCCALLA RAYMER LEIBERT

PIERCE, LLP

225 East Robinson Street, Suite 155,

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Email: AccountsPayable@mccalla.com

25-13065FL

December 12, 19, 2025 25-05005L

SECOND INSERTION

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

CASE NO.: 2025-CA-005792

ANDREA NICHOLE BARBER,

Plaintiff, v.

ADK SOHO FUND LP, et al.

Defendants.

TO: HELEN TUTTLE

132 BAINBRIDGE ST.

MALDEN, MA 02148

MAX TUTTLE

132 BAINBRIDGE ST.

MALDEN, MA 02148

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

THE FOLLOWING DESCRIBED LAND, SITUATE,

LYING, AND BEING IN LEE

COUNTY, FLORIDA, TO WIT:

LOT 15, BLOCK 16, UNIT 2,

SECTION 1, LEHIGH ACRES,

TOWNSHIP 44, SOUTH,

RANGE 26 EAST, ACCORDING

TO THE MAP OR PLAT

THEREOF ON FILE IN THE

OFFICE OF THE CLERK OF

THE CIRCUIT COURT, RE-

CORDED IN PLAT BOOK 15,

25-05000L

PAGE 58, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, on or before January 12, 2026 of the first publication of this Notice, and file the original with the Clerk of this Court, at 2075 Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida 33901 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 3 day of December, 2025.

Kevin

--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION
File No. 25-CP-3537
Division: Probate
IN RE: ESTATE OF ANNE CRISPIN LIPPINCOTT Deceased.

The administration of the estate of Anne Crispin Lippincott, deceased, whose date of death was August 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:

Richard D. Kirkbride

8713 Brittanica Drive

Fort Myers, Florida 33912

Attorney for Personal Representative:
Michael B. Hill
Attorney
Florida Bar Number: 547824
Sheppard Law Firm
9100 College Pointe Court
Fort Myers, FL 33919
Telephone: (239) 334-1141
Fax: (239) 334-3965
E-Mail: hill@sbshlaw.com
Secondary E-Mail:
bmerhige@sbshlaw.com
December 12, 19, 2025 25-04998L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION
File Number:
362025CP003428A001CH
Division: Judge J. Frank Porter
IN RE: ESTATE OF MICHELE MELFI Deceased.

The administration of the estate of MICHELE MELFI, deceased, File Number: 25-CP-003428, 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 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 decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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 732.221.

The date of first publication of this notice is: December 12, 2025.

Personal Representative:

Annette McCheyne

70 Pemberton Place

Sharpsburg, Georgia 30277

Attorney for Personal Representative:
Lockley A. Rhoden
Florida Bar No. 727571
Lockley A. Rhoden, PL
401 E. Las Olas Blvd., Suite 1400
Fort Lauderdale, FL 33301
tel. (954) 332-2342
email: lrhoden@wealthprotection.us
December 12, 19, 2025 25-04998L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION
File No.: 25-CP-003413
Division: Probate
IN RE: ESTATE OF DARIONNA M. WILLIAMS, Deceased.

The administration of the Estate of Darionna M. Williams, deceased, whose date of death was May 15, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.221.

The date of first publication of this notice is December 12, 2025.

Personal Representative:

Tkyia White

3732 Central Ave. #139

Fort Myers, FL 33901

Attorney for Personal Representative:
Kevin A. Kyle
Attorney for Personal Representative
Florida Bar Number: 980099
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
4936-3459-7743, v. 1
December 12, 19, 2025 25-04997L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE COUNTY FLORIDA PROBATE DIVISION
File No.: 25-CP-3513
Division: Probate
IN RE: ESTATE OF ROSE M. SKELLY, Deceased.

The administration of the Estate of Rose M. Skelly, deceased, whose date of death was October 12, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 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.

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 732.221.

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

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

NOTWITHSTANDING THE TIME 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 12, 2025.

Personal Representative:

Terry Strutz

9161 Old Hickory Circle

Fort Myers, FL 33912

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: kevink@trustska.com
4936-3459-7743, v. 1
December 12, 19, 2025 25-04991L

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 23-CA-012644

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PRI TRUST, Plaintiff, vs. RUTH A. FORTIN; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed November 14, 2025 and entered in Case No. 23-CA-012644, of the Circuit Court of the 20th Judicial Circuit in and for LEE County, Florida, wherein WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PRI TRUST is Plaintiff and RUTH A. FORTIN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BEAU RIVAGE CONDOMINIUM ASSOCIATION, INC., are defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M., on January 8, 2026, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT NO. 402, IN BEAU RIVAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED OCTOBER 18, 2004 IN OFFICIAL RECORDS BOOK 4468, AT PAGE 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME.

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 day of 12/09/2025.

KEVIN C. KARNES
As Clerk of said Court
(SEAL) By N Wright-Angad
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.: 22-00811 SPS
V6.20190626
December 12, 19, 2025 25-04996L

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003410

IN RE: ESTATE OF JACOB X. WELZMULLER

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 Jacob X. Welzmuller, deceased, File Number 25-CP-003410, by the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902; that the decedent's date of death was September 25, 2025; that the total value of the estate is \$237,064.00, of which \$208,000.00 is exempt homestead property, and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Martin B. Welzmuller
25 Woodcrest Ave
Budd Lake, NJ 07828
Tammy Eng
3 Avalon Rd.
Pennington, NJ 08534
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is December 12, 2025.

Persons Giving Notice:

Martin B. Welzmuller

25 Woodcrest Ave

Budd Lake, NJ 07828

Tammy Eng

3 Avalon Rd.

Pennington, NJ 08534

Attorney for Persons Giving Notice

Carol R. Sellers

Florida Bar Number: 893528

3525 Bonita Beach Rd., Suite 103

Bonita Springs, FL 34134

Telephone: (239) 992-2031

Fax: (239) 992-0723

E-Mail:

csellers@richardsonssellers.com

December 12, 19, 2025 25-04986L

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT

LEE COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-3532

IN RE: THE ESTATE OF

ANDREW GREGORY HEILBROUN

Deceased.

The Estate of ANDREW GREGORY HEILBROUN, deceased, whose date of death was September 2, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, File No. 25-CP-3532, which address is: Lee County Justice Center, 1st Floor

SECOND INSERTION

TRUSTEE'S NOTICE OF SALE. Date of Sale: 01/12/2026 at 1:00 PM Place of Sale: On sidewalk near main entrance awning at 2501 Thompson Street, Fort Myers, FL 33901. This Notice is regarding that certain timeshare interest owned by Obligor in Shell Island Beach Club, a Condominium, located in Lee County, Florida, as more specifically described in the Lien(s) referred to on Schedule "I". The Obligor has failed to pay when due the Assessments, Fees, and Taxes as assessed or advanced and is thereby in default of the obligation to pay such amounts as and when due Pursuant to that certain Declaration for Shell Island Beach Club, a Condominium. Accordingly, the Shell Island Beach Club Association, Inc., a Florida non-profit corporation (Association) did cause a Claim of Lien ("Lien") to be recorded in the Public Records of Lee, Florida, as described on Schedule "I", thereby perfecting the lien of Assessments, Fees, and Taxes pursuant to the Declaration and sections 721.16 and 192.037 Florida Statutes. The Obligor and any junior lienholders have the right to cure the default and to redeem its respective interest, up to the date the trustee issues the certificate of sale, by paying in full the amounts owed as set forth on Schedule "I" attached hereto, which include the amount secured by each lien, per diem up to and including the day of sale, plus the estimated foreclosure costs in the amount of \$600.00, by delivering cash or certified funds to the Trustee. See Schedule "I" attached hereto for (1) the name and address of each Obligor, (2) the lien(s) reflecting the legal description of the timeshare interest, (3) the recording information for each Lien, (4) the amount secured by each Lien, and (5) the per diem amount to account for the further accrual of the amounts secured by each Lien. See Exhibit "A" attached hereto for the name and address of each Junior Interest holder, if applicable. The Association has appointed the following Trustee to conduct the trustee's sale: First American Title Insurance Company, a Nebraska corporation duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. Foreclosure HOA 155416-SIB1-HOA. SCHEDULE 'I': Obligors, Notice Address, Default Amount; Heirs and/or Devisees of the Estate of KAI HEKKER, C/O STEPHEN HEKKER 1556 PALMERS BRIDGE RD MC CLELLANVILLE, SC 29458 UNITED STATES, \$1,673.49; ROSS GOSNELL, 3812 SW 27th Court Cape Coral, FL 33914 UNITED STATES, \$1,673.49; DEBBIE A. HOWARD and MILLARD E. HOWARD III, 4538 Cagney Lane Middletown, DE 19709 UNITED STATES, \$1,673.49; JEANETTE I. MARUSAK and CHARLES S. MARUSAK, 47199 MISSION VLY E MACOMB, MI 48042 UNITED STATES, \$1,673.49. EXHIBIT 'A': Junior Interest Holder Name, Junior Interest Holder Address; None, N/A. December 12, 19, 2025

25-04963L

FOURTH INSERTION

NOTICE OF ACTION:
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA
CASE NO: 24-CA-006306
JIMMY LEE DAVIS, JR., Plaintiff, v.
THE ESTATE OF WILL DAVIS, UNKNOWN HEIRS OF WILL DAVIS, AND ALL PARTIES CLAIMING BY OR THROUGH SAID DEFENDANT, Defendants.

TO: UNKNOWN HEIRS OF WILL DAVIS AND ALL PARTIES CLAIMING BY AND THROUGH SAID DEFENDANT
Last Known Address: 5313 Banning Street, Lehigh Acres, Florida 33971
Current Address: Unknown

YOU ARE NOTIFIED that an action to quiet title on the following property in LEE County, Florida:
2156 Davis Ct., Fort Myers, FL 33916, with a legal description of:

LOT 19, OF BLOCK 5, OF THAT SUBDIVISION KNOWN AS HARLEM LAKE UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 12 AT PAGE 38,

has been filed against you and you are required to serve a copy of your written defenses, if any, on or before December 29, 2025 after the date of publication, on Dylan R. Shea, Plaintiff's attorney,

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

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

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

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

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

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

25-04761L

FOURTH 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 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 County, 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, 2025; otherwise the allegations of the 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
KEVIN C. KARNES
Clerk of Circuit Court
(SEAL) By: N Wright-Angad
Deputy Clerk

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

25-04762L

--- ACTIONS / PUBLIC SALES ---

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

CASE NO: 25-DR-008209

IN RE: The Marriage of
Erica Tate Lawson
Petitioner
and
Joshua Ray Lawson
Respondent
TO: Joshua Ray Lawson
804 Truman Street, Tallahassee, 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 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 address(es) on record at the clerk's office.

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

Dated: 11/17/2025

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

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

25-04797L

FOURTH INSERTION

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

DOMESTIC RELATIONS

CASE NO: 23-DR-7384

IN RE: THE FORMER MARRIAGE OF
ERIN RANDALL, Former Wife, and

NATHAN RANDALL, Former Husband.
TO: Nathan Randall
3350 Galaxy Way
North Fort Myers, Florida 33903

YOU ARE NOTIFIED that an action for Modification of Parenting Plan and Child Support has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Sarah Fougere, Esquire and Michael Mummert, Esquire, of Mummert Law, PA, attorneys for the Former Wife, whose address is 1375 Jackson Street, Suite 204, Fort Myers, Florida 33901, on or before December 30, 2025, and file the original with the clerk of this Court at Lee County Courthouse, 1700 Monroe Street, Fort Myers, Florida 33901, either before service on the Former Wife's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

Copies of all court documents in this case, including orders, are available at the Clerk of 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 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 this 20th day of November, 2025.

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

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

25-04815L

SECOND INSERTION

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

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

CASE NO: 25-DR-008629

IN RE: The Marriage of
Elda Toussaint
Petitioner
and

Lucane Jean Baptiste
Respondent
TO: Lucane Jean Baptiste
1132 NW 46th Avenue, Lauderhill, Florida 33313

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 Elda Toussaint whose address is 3811 NW 28th Street, Lauderdale Lakes, Florida 33311 on or before January 12, 2026, and file the original with the clerk of this Court at 1700 Monroe Street, Fort Myers, Florida 33901 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated: 11/19/2025

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

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

25-04788L

SECOND INSERTION

Notice of Self Storage Sale

Please take notice 24/7 Store It - Pine Island located at 5111 Doug Taylor Circle St. James FL 33956 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.storagegettreasures.com on 12/30/2025 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Christy Weiss unit #A15; Joseph Dervil unit #B11; Danelle Lantz unit #E11; Jennifer Culp unit #G10. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Unit 2057: Crystal Thomas; Luggage, Ottoman, Vacuum, Mattress, Bedroom Furniture, Tool box, Trunk, Totes, Side tables, Area Rug, Chairs, Stuffed Animals; Unit 2314: Cheryl Pantone; Sofa, Trunk, Patio Chairs, Bedroom Furniture, Totes, Clothing, Boxes, Bags, 32" Hirschense HD RokuTV

December 12, 19, 2025 25-04947L

FOURTH INSERTION

NOTICE OF ACTION FOR

DISSOLUTION OF MARRIAGE

(NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE

TWENTIETH JUDICIAL CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

CASE NO: 25-DR-7062

IN RE: The Marriage Of:

THOMAS KERLIN, Husband, and

DEBBIE SUE KERLIN, Wife.

Petition for Dissolution of Marriage Without Minor Children and for Other Relief

TO: DEBBIE SUE KERLIN

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

YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage Without Minor Children and for Other Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Thomas Kerlin, whose address is 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 petition.

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

Dated: 11/21/2025

KEVIN C. KARNES

Clerk of the Circuit and County Court

(SEAL) By: K Harris

As Deputy Clerk

Brian C. Chase, Esq., Plaintiff's attorney,

1313 North Howard Avenue,

Tampa, Florida 33607

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

25-04815L

SECOND INSERTION

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 25-CP-3756
IN RE: ESTATE OF
JOHN EVAN SCHROEDER
Deceased

The administration of the estate of JOHN EVAN SCHROEDER, deceased, whose date of death was July 17, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 was or shall be: December 12, 2025.

Personal Representative:

Kristen Dunne,
1782 Concordia Lake Circle, Unit 2809,
Cape Coral, FL 33909
Attorney for Personal Representative:
/s/ Alexis A. Sitka, P.A.
Alexis A. Sitka, P.A.
Florida Bar Number: 0004766
PO. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
December 12, 19, 2025 25-04962L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3546
Division Probate
IN RE: ESTATE OF
SANDRA JEAN PATTON
Deceased.

The administration of the estate of SANDRA JEAN PATTON, deceased, File Number: 25-CP-3546, whose date of death was September 6, 2025, 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, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, 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 12, 2025.

Personal Representative:

LORETTA SLOCUM
2811 NW JUANITA PLACE
CAPE CORAL, Florida 33993
Attorney for Personal Representative:
Dana Kirtman
Florida Bar No. 98550
South Florida Planning Firm PLLC
1801 N. Military Trail, Suite 204
Boca Raton, Florida 33431
Telephone: (954) 599-8614
E-mail: dana@sflplanningfirm.com
December 12, 19, 2025 25-04942L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-30765
Division Probate
IN RE: ESTATE OF
RICHARD MARK RITZ
Deceased.

The administration of the estate of Richard Mark Ritz, deceased, whose date of death was July 15, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 12, 2025.

Personal Representative:

Erin Nicole Veltotti
1432 Winkler Avenue
Fort Myers, Florida 33901
Attorney for Personal Representative:
Eviana J. Martin, Attorney
Florida Bar Number: 36198
Martin Law Firm, PL
3701 Del Prado Blvd S.
Cape Coral, Florida 33904
Telephone: (239) 443-1094
Fax: (941) 213-1231
E-Mail:
eviana.martin@martinlawfirm.com
December 12, 19, 2025 25-04961L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003767
Division Probate
IN RE: ESTATE OF
CATHERINE TEMPLE
Deceased.

The administration of the estate of Catherine Temple, deceased, whose date of death was October 16, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 12, 2025.

Personal Representative:

Arthur Frederick Chambers III
207000 Plumwood Loop
North Fort Myers, Florida 33917
Attorney for Personal Representative:
Sabrina L. Casagrande, Esq.
Attorney for Personal Representative
Florida Bar Number: 107163
Martin Law Firm, PL
3701 Del Prado Blvd S.
Cape Coral, Florida 33904
Telephone: (239) 443-1094
Fax: (941) 213-1231
E-Mail:
eviana.martin@martinlawfirm.com
December 12, 19, 2025 25-04960L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003383
Division Probate
IN RE: ESTATE OF
EDDIE J. DANIELS
Deceased.

The administration of the estate of Eddie J. Daniels, 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 1700 Monroe St, Ft. Myers, FL 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 12, 2025.

Personal Representative:

Therese Stafford
17 Sharon Drive
Coventry, RI 02816
Dated this 4th day of December, 2025
Attorney for Personal Representative:
Sabrina L. Casagrande, Esq.
Attorney for Personal Representative
Florida Bar Number: 107163
Stross Law Firm, P.A.
1801 Pepper Tree Drive
Oldsmar, FL 34677
Telephone: (813) 852-6500
Fax: (813) 852-6450
E-Mail: scasagrande@strosslaw.com
Secondary E-Mail:
vadams@strosslaw.com
December 12, 19, 2025 25-04952L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-2431
IN RE: ESTATE OF
DANIEL J. SULLIVAN, JR.
Deceased.

The administration of the estate of DANIEL J. SULLIVAN deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 2075 Dr. Martin Luther King 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 **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Section 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 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 12, 2025.

Personal Representative:

James Coughlan
24383 Baltic Avenue Unit 204
Punta Gorda, FL 33955
Attorney for Personal Representative:
Mary E. Trask, Esq.
Florida Bar Number: 10927
Trask Law
16300 Burnt Store Road, Suite A-104
Punta Gorda, FL 33955
Telephone: (941) 655-8003
Fax: (941) 244-8563
E-mail: metesq@yahoo.com
Secondary Email:
trasklaw@gmail.com
December 12, 19, 2025 25-04951L

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-3655
IN RE: THE ESTATE OF
DONALD FOSQUE MODRALL,
Deceased.

The administration of the estate of DONALD FOSQUE MODRALL, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:

JOHN MODRALL
426 Bent Tree Lane
Indianapolis, IN 46260
HENDERSON, FRANKLIN,
STARNES AND HOLT, P.A.
LISA B. GODDY
Attorneys for Personal Representative
Bonita Bay Executive Center I
3451 Bonita Bay Blvd., Suite 206
Bonita Springs, FL 34134
Telephone: (239) 344-1100
Facsimile: (239) 344-1200
Fla. Bar No.: 0507075
Primary email:
lisa.goddy@henlaw.com
Secondary Email:
lynn.ramirez@henlaw.com
sandee.fields@henlaw.com
December 12, 19, 2025 25-04958L

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR LEE COUNTY, FLORIDA
File No. 25-CP-003242
Division: Probate
IN RE: THE ESTATE OF
PATRICIA A. SWICK,
Deceased.

The administration of the estate of PATRICIA A. SWICK, deceased, whose date of death was August 4, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 2075 Martin Luther King Junior 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE 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 12, 2025.

Personal Representative:
ROBERT A. SWICK
21691 Windham Run
Estero, Florida 33928

Attorney for Personal Representative:
WENDY MORRIS
Attorney for Personal Representative
Florida Bar Number: 890537
MORRIS LAW OFFICES, LLC
23150 Fashion Drive Ste 233
Estero, Florida 33928
Telephone: (239) 908-8033
E-Mail: wendy@wendymorris.com
December 12, 19, 2025 25-04956L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003563
IN RE: ESTATE OF
JOSEPHINE ANN TRUPO,
Deceased.

The administration of the estate of JOSEPHINE ANN TRUPO, deceased, whose date of death was April 1, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is Po Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is filed within the time provided by section 732.221, Florida Statutes.

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

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

The date of first publication of this notice was or shall be: December 12, 2025.

Personal Representative:
Suzanne J. Deringer,
Deceased.

The administration of the estate of SUZANNE J. DERINGER, deceased, whose date of death was AUGUST 11, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, File Number 2025-CP-003468, the address of which is Lee County Clerk of Court, Attention: Probate, P.O. Box 9346 Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 12, 2025.

Personal Representative:
LAWRENCE TIHEN
Personal Representative

12620 Panasofkee Drive
North Fort Myers, FL 33903
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hn-hlaw.com
Secondary Email:
jrivera@hn-hlaw.com
December 12, 19, 2025 25-04969L

LEE COUNTY

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR LEE
COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002624
Division: Probate
IN RE: ESTATE OF
JOHN P. MORANHA, JR.,
Deceased.

The administration of the estate of JOHN P. MORANHA, JR., deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902-9346. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE 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 12, 2025.

Personal Representative:
Sharon L. Lapkin
3100 Scarlet Oak Place
North Fort Myers, FL 33903

Attorney for Personal Representative:
Bruce D. Green
Attorney for Personal Representative
Florida Bar Number: 260533
Bruce Green Law Firm
12800 University Drive, Suite 320
Fort Myers, Florida 33907
Telephone: (239) 448-9555
Fax: (239) 448-9560
E-Mail: bruce@brucegreenlaw.com
December 12, 19, 2025 25-04953L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
25-CP-3780
IN RE: ESTATE OF:
DAVID GOSSLOR TAGGART
Deceased.

The administration of the estate of DAVID GOSSLOR TAGGART, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE 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 12, 2025.

Personal Representative:
Jill Affsa,
319 Cassano Dr.,
Nokomis FL, 34275

Attorney for Personal Representative:
/s/ Alexis A. Sitka, P.A.
Alexis A. Sitka, P.A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
December 12, 19, 2025 25-04974L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
25-CP-3790
IN RE: ESTATE OF:
ANN ELIZABETH KANE,
Deceased.

The administration of the estate of ANN ELIZABETH KANE, deceased, whose date of death was August 28, 2025, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is 1700 Monroe Street, Fort Myers, Florida 33901. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE 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 12, 2025.

Personal Representative:
Jo Ellen Kane,
10676 Colonial Blvd Ste 30-520,
Fort Myers, FL 33913

Attorney for Personal Representative:
/s/ Alexis A. Sitka, P.A.
Alexis A. Sitka, P.A.
Florida Bar Number: 0004766
P.O. Box 150171
Cape Coral, Florida 33915
Telephone: (239) 997-0078
Alexis@sitkalaw.com
December 12, 19, 2025 25-04973L

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH CIRCUIT
COURT IN AND FOR LEE COUNTY,
FLORIDA
PROBATE DIVISION
25-CP-3649
IN RE: ESTATE OF:
DAVID ERCELL FIKES
Deceased.

The administration of the estate of DAVID ERCELL FIKES, deceased, whose date of death was April 9, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address of which is P.O. Box 9346, Fort Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE 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 12, 2025.

Personal Representative:
David K. Fikes
9128 Mockingbird Drive
Sanibel, Florida 33957

Attorney for Personal Representative:
Janet M. Strickland, FL Bar No. 137472
Neva K. Torres, FL Bar No. 1049725
Law Office of Janet M. Strickland, P.A.
2340 Periwinkle Way, Suite J-1
Sanibel, FL 33957
Telephone: (239) 472-3322
E-Mail: jms@sanibellaw.net
Secondary E-Mail:
neva@sanibellaw.net
December 12, 19, 2025 25-04968L

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-005268
HURRICANE HOUSE
CONDOMINIUM ASSOCIATION,
INC., a Florida non-profit
corporation,
Plaintiff, vs.
FERNANDO GOMES AND
ANDREA GOMES,
Defendants.

The administration of the estate of FERNANDO GOMES AND ANDREA GOMES, deceased, whose date of death was August 11, 2025, is pending in the County Court of Lee County, Florida, Civil Division, File Number 2025-CC-005268, the address of which is Lee County Clerk of Court, Attention: Probate, P.O. Box 9346 Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE 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 12, 2025.

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

Attorney for Personal Representative:
Michael J. Belle, Esquire
Attorney for Plaintiff
2364 Fruitville Road
Sarasota, FL 34237
Email address:
fullerlawfirm@mac.com
Telephone: 941.955.6446
Facsimile: 941.296.8900
December 12, 19, 2025 25-04944L

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: 2024CA006059A
SOUTHERN TRUST MORTGAGE,
LLC,
Plaintiff, vs.
KERRY SEAL, CHARLES SEAL;
et al.,
Defendant(s).

The administration of the estate of KERRY SEAL, CHARLES SEAL; et al., deceased, whose date of death was August 20, 2025, is pending in the Circuit Court for Lee County, Florida, General Jurisdiction Division, File Number 2024CA006059A, the address of which is Southern Trust Mortgage, LLC, 255 South Orange Avenue, Suite 900, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

--- ACTIONS / SALES ---

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
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
Deceased; The Unknown Devisees

of the Estate of Constance Stout Wallace, Deceased, by and through Andrew D. Voeltz, as Successor Personal Representative of the Estate of Constance Stout Wallace; Chad Wallace; Michael Wallace; Trinity Biller; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Nikki Jones, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Donald Jones, Deceased; Darrick Wallace; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lloyd Wallace, Deceased; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Bobby Glenn Wallace, Deceased; Lora Allen; The Known and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Marlie Wallace, Deceased; 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 Councill.
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
25-045804L

FOURTH INSERTION

Bryon Councill.
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 ½ of the SW ¼ of Section 10, Township 45 South, Range 26 East, Lee County, Florida. Subject to a 25' drainage easement on the East side and a 30' road easement on the West side.
Address: 11521 Shawnee Road, Fort Myers, Florida 33913
Parcel ID:
10-45-26-00-00001.0310
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MELTON LAW FIRM, Plaintiff's attorney, whose address is P.O. Box 320, Winter Park, Florida 32790, and file the original with the clerk of the above styled court on or before December 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

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,
Deesees, 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, Deesees, 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, Deesees,
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, Deesees,
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, Deesees,
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,
Deesees, 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; Brydon Councill.

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 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 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

25-045803L

FOURTH INSERTION

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.

petition.

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

Business Observer.

Florida, on this 11/21/2023.
KEVIN C. KARNES, LEE COUNTY
CLERK OF THE CIRCUIT COURT &
COMPTROLLER
(SEAL) By: K Harris
Deputy Clerk
MELTON LAW FIRM,
Plaintiff's attorney,
PO. Box 320

P.O. Box 320,
Winter Park, Florida 32790
Nov. 28; Dec. 5, 12, 19, 2025
25-045801L



SAVE TIME

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA CIVIL DIVISION Case#: 25-CA-002424

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, -vs-
EDWARD JAMES MURPHY A/K/A EDWARD F MURPHY, et.al., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on November 26, 2025, in the above-styled cause, KEVIN C KARNES, Lee County Clerk of Court, shall sell to the highest and best bidder for cash on February 19, 2026, at 9:00 A.M., at www.lee.realestateclose.com, the following described property:

DESCRIPTION OF A PARCEL OF LAND IN SOUTH POINTE SOUTH, SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA (RESIDENCE TRACT #78) TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND BEING PART OF TRACT NO. 4 OF SOUTH POINT SUBDIVISION AS RECORDED IN PLAT BOOK 33, AT PAGE 30, OF THE PUBLIC RECORDS OF SAID LEE COUNTY AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHEAST CORNER OF SAID TRACT NO. 4; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH POINTE BOULEVARD (100.0 FEET WIDE) FOR 220.246 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W FOR 1041.14 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS FOR 95.246 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG THE NORTHERLY LINE OF A ROADWAY AND DRAINAGE EASEMENT (20.0 FEET WIDE) FOR 8.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID LINE AND THE EDGE OF CONCRETE DRIVEWAY FOR 24.00 FEET; THENCE N 41 DEGREES 46 MINUTES

23 SECONDS E ALONG SAID DRIVEWAY FOR 5.98 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG SAID DRIVEWAY FOR 22.10 FEET TO AN INTERSECTION WITH A C.B.S. WALL; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 2.10 FEET; THENCE N 00 DEGREES 10 MINUTES 43 SECONDS W ALONG SAID WALL FOR 25.35 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 2.00 FEET; THENCE CONTINUE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG THE EDGE OF A CONCRETE SLAB FOR 6.50 FEET; THENCE CONTINUE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 2.70 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG THE AFORESAID DRIVEWAY FOR 22.00 FEET; THENCE S 41 DEGREES 29 MINUTES 53 SECONDS E ALONG SAID DRIVEWAY FOR 6.06 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EXCLUSIVE EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: EXHIBIT "B" A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING A PART OF TRACT NO. 4 OF SOUTH POINTE SUBDIVISION AS RECORDED IN PLAT BOOK 33, AT PAGE 30, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHEAST CORNER OF SAID TRACT NO. 4 THENCE N 00 DEGREES 10 MINUTES 43 SECONDS E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH POINTE BOULEVARD (100.00 FEET WIDE) A DISTANCE OF 220.246 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W A DISTANCE OF 1041.14 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S 89 DEGREES 49 MINUTES 17 SECONDS W DISTANCE OF 80.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG SAID SLAB FOR 4.00 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG THE EASTERLY LINE

ALONG SAID SLAB FOR 3.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG THE AFORESAID WALL FOR 18.85 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS E ALONG THE EDGE OF A CONCRETE SLAB FOR 3.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG SAID SLAB FOR 4.00 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 3.00 FEET; THENCE S 00 DEGREES 10 MINUTES 43 SECONDS E ALONG SAID SLAB FOR 4.00 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 13.60 FEET; THENCE S 89 DEGREES 49 MINUTES 17 SECONDS W ALONG SAID WALL FOR 95.246 FEET TO THE PRINCIPAL PLACE OF BEGINNING SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S) UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR(S) NOR ANY MEMBERS OF THE HOUSEHOLD OF GRANTOR(S) RESIDE THEREON OR CONTIGUOUS THERETO. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF RECORD, IF ANY. TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BE LONGING OR IN ANYWISE APPERTAINING.

Property Address: 9966 Vanilla-leaf St, Fort Myers FL 33919

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: 12/8/2025
12/08/2025

Kevin C. Karnes
Clerk of Court
(SEAL) N Wright-Angad

/s/ Michelle DeLeon
Michelle DeLeon, Esq.
Hill Wallack, LLP
Attorneys for Plaintiff
300 S Orange Ave., Suite 1000
Orlando, FL 32801
Telephone: (561) 858-2662
Fax: (609) 452-1888
Email: mdeleon@hillwallack.com
FL Bar #68587
4910-9163-0207, v. 2
December 12, 19, 2025 25-04976L

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA
CASE NO.: 25-CA-005293

PHH MORTGAGE CORPORATION,
Plaintiff, vs.
THELMA HUNTER; et.al.,
Defendant(s).
TO: Thelma Hunter
Last Known Residence: 3751 Highland Ave Fort Myers, FL 33916
TO: Unknown Spouse of Thelma Hunter
Last Known Residence: 3751 Highland Ave Fort Myers, FL 33916

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in LEE County, Florida:
FROM THE NE CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, RUN S. 89°41'30" W. ALONG THE N. LINE OF SAID SECTION 30 FOR 688.86' TO A POINT OF CURVATURE; THENCE RUN WLY, SWLY AND SLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 25' FOR 39.25' (CHORD BEARING S. 44°42'50" CHORD DISTANCE 35.34') TO A POINT OF TANGENCY ON THE E. LINE OF A ROADWAY EASEMENT 60' WIDE; THENCE RUN S. 0°15'40" E. ALONG SAID LINE OF SAID ROADWAY EASEMENT 60' WIDE ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 85' FOR 133.67' TO A POINT OF TANGENCY; THENCE RUN S. 0°15'40" E. ALONG THE E. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 21.61' TO THE P.O.B. OF THE LANDS HEREIN DESCRIBED; FROM SAID P.O.B. CONTINUE S. 0°15'40" E. ALONG SAID E. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 70'; THENCE RUN N. 89°44'20" E. FOR 120'; THENCE RUN N. 0°15'40" W. ALONG THE E. LINE OF A DRAINAGE AND PUBLIC UTILITY EASEMENT 10' WIDE FOR 70'; THENCE RUN S. 89°44'20" W. FOR 120' TO THE P.O.B. (BEING LOT 19, IN HIGHLANDS SOUTH, UNRECORDED NE 1/4 OF NE 1/4 SECTION 30, TOWNSHIP 44

AND SLY ALONG THE SE'LY LINE OF SAID ROADWAY EASEMENT 60' WIDE, ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 25.21' FOR 39.55' TO A POINT OF TANGENCY; THENCE RUN S. 0°15'40" E. ALONG THE E. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 134.30' TO A POINT OF CURVATURE; THENCE RUN SLY, SE'LY AND E'LY ALONG THE NE'LY LINE OF SAID ROADWAY EASEMENT 60' WIDE, ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 25' FOR 39.32' TO A POINT OF CURVATURE; THENCE RUN SLY, SE'LY AND E'LY ALONG THE NE'LY LINE OF SAID ROADWAY EASEMENT 60' WIDE ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 85' FOR 133.67' TO A POINT OF TANGENCY; THENCE RUN S. 0°15'40" E. ALONG THE E. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 379.79' TO A POINT OF CURVATURE; THENCE RUN SLY, SE'LY AND E'LY ALONG THE NE'LY LINE OF SAID ROADWAY EASEMENT 60' WIDE ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 85' FOR 133.67' TO A POINT OF TANGENCY; THENCE RUN S. 0°15'40" E. ALONG THE E. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 21.61' TO THE P.O.B. OF THE LANDS HEREIN DESCRIBED; FROM SAID P.O.B. CONTINUE S. 0°15'40" E. ALONG SAID E. LINE OF SAID ROADWAY EASEMENT 60' WIDE FOR 70'; THENCE RUN N. 89°44'20" E. FOR 120'; THENCE RUN N. 0°15'40" W. ALONG THE E. LINE OF A DRAINAGE AND PUBLIC UTILITY EASEMENT 10' WIDE FOR 70'; THENCE RUN S. 89°44'20" W. FOR 120' TO THE P.O.B. (BEING LOT 19, IN HIGHLANDS SOUTH, UNRECORDED NE 1/4 OF NE 1/4 SECTION 30, TOWNSHIP 44

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, within 30 days 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.

Dated on 12/03/2025.

Kevin C. Karnes
As Clerk of the Court

(SEAL) By: N Wright-Angad
As Deputy Clerk

ALDRIDGE PITE, LLP,

Plaintiff's attorney,

401 W. Linton Blvd. Suite 202-B

Delray Beach, FL 33444

1395-1477B

Ref# 13464

December 12, 19, 2025 25-04940L

All other 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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

administration of the estate of Brian Jay Sweeney, deceased, whose date of death was October 8, 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 personal representative's and the personal representative's attorney names and addresses are set forth below.

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 ON OR BEFORE THE LATER OF 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

administration of the estate of Brian Jay Sweeney, deceased, whose date of death was October 8, 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 personal representative's and the personal representative's attorney names and addresses are set forth below.

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 ON OR BEFORE THE LATER OF 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

administration of the estate of Brian Jay Sweeney, deceased, whose date of death was October 8, 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 personal representative's and the personal representative's attorney names and addresses are set forth below.

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 ON OR BEFORE THE LATER OF 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

administration of the estate of Brian Jay Sweeney, deceased, whose date of death was October 8, 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 personal representative's and the personal representative's attorney names and addresses are set forth below.

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 ON OR BEFORE THE LATER OF 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

administration of the estate of Brian Jay Sweeney, deceased, whose date of death was October 8, 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 personal representative's and the personal representative's attorney names and addresses are set forth below.

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 ON OR BEFORE THE LATER OF 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

administration of the estate of Brian Jay Sweeney, deceased, whose date of death was October 8, 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 personal representative's and the personal representative's attorney names and addresses are set forth below.

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 ON OR BEFORE THE LATER OF 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

administration of the estate of Brian Jay Sweeney, deceased, whose date of death was October 8, 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 personal representative's and the personal representative's attorney names and addresses are set forth below.

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 ON OR BEFORE THE LATER OF 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

administration of the estate of Brian Jay Sweeney, deceased, whose date of death was October 8, 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 personal representative's and the personal representative's attorney names and addresses are set forth below.

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 ON OR BEFORE THE LATER OF 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

administration of the estate of Brian Jay Sweeney, deceased, whose date of death was October 8, 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 personal representative's and the personal representative's attorney names and addresses are set forth below.

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 ON OR BEFORE THE LATER OF 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

administration of the estate of Brian Jay Sweeney, deceased, whose date of death was October 8, 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 personal representative's and the personal representative's attorney names and addresses are set forth below.

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 ON OR BEFORE THE LATER OF 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

administration of the estate of Brian Jay Sweeney, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Lee

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 25-CA-003442

NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

VJG HOLDINGS II, LLC, AS TRUSTEE OF THE MARTINEZ FAMILY LAND TRUST, et al. Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE MARTINEZ FAMILY LAND TRUST, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN VJG HOLDINGS II LLC AS TRUSTEE OF THE MARTINEZ FAMILY LAND TRUST 1275 US1 STE 2-120, VERO BEACH, FL 32960

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 12, BLOCK 2, LAURELWOOD, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA, ACCORDING TO THE MAP OR PLAT ON FILE IN

THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 33, PAGES 59 THROUGH 62, 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 McCalla Raymer Leibert Pierce, LLP, Jacqueline T. Levine, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

WITNESS my hand and seal of this Court this day of 12/04/2025

Kevin C. Karnes
CLERK OF COURT OF LEE COUNTY
(SEAL) BY: N Wright-Angad
Deputy ClerkMCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-12293FL
December 12, 19, 2025 25-04977L

SECOND INSERTION

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

CASE NO. 2025-CA-004606

SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs.

CHRISTOPHER JOHN BLAUVELT, SR., DENA MARIE GALYEAH-BLAUVELT, DAWN MARIE BLAUVELT, a/k/a DAWN MARIE BARBOUR, THE MOODY RIVER ESTATES COMMUNITY ASSOCIATION, INC., a Florida Not For Profit Corporation, THE UNITED STATES OF AMERICA on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, UNKNOWN SPOUSE OF CHRISTOPHER JOHN BLAUVELT, SR., and UNKNOWN TENANTS IN POSSESSION, Defendants.

NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 8th day of December, 2025, in Civil Action No. 2025-CA-004606, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which CHRISTOPHER JOHN BLAUVELT, SR., DENA MARIA GALYEAH-BLAUVELT, DAWN MARIE BLAUVELT a/k/a DAWN MARIE BARBOUR, THE MOODY RIVER ESTATES COMMUNITY ASSOCIATION, INC., a Florida Not For Profit Corporation, THE UNITED STATES OF AMERI-

CAN on behalf of THE DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE, UNKNOWN SPOUSE OF CHRISTOPHER JOHN BLAUVELT, SR., and UNKNOWN TENANTS IN POSSESSION, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 22nd day of January, 2026 at 9:00 a.m. by electronic sale at www.lee.realforeclose.com, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

Lot A and the Westerly 10 feet of Lot B, Palmer's Subdivision, according to the plat hereof, recorded in Plat Book 9, Page(s) 114, of the Public Records of Lee County, Florida.
1209 Coconut Drive, Fort Myers, FL 33901
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 8th day of December, 2025.

KEVIN C. KARNES,
CLERK OF COURT(SEAL) BY: N Wright-Angad
Deputy ClerkM. Brian Cheffer,
Attorney for Plaintiff,
Cheffer & Hagan, P.A.,
2120 McGregor Boulevard,
Fort Myers, FL 33901,
239-334-1381
December 12, 19, 2025 25-04971L

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR LEE COUNTY, FLORIDA

25-CA-003444

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-2, Plaintiff, vs.

LAMONICA L. HUGHES; UNKNOWN SPOUSE OF LAMONICA L. HUGHES; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 26, 2025 in Civil Case No. 25-CA-003444, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Lee County, Florida, wherein, HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-2 is the Plaintiff, and LAMONICA L. HUGHES; is the Defendant.

The Clerk of the Court, Kevin C. Karnes will sell to the highest bidder for cash at www.lee.realforeclose.com on January 8, 2026 at 09:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 34, UNIT 5, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF ON

FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 18, PAGE 41, 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.

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 the court on 12/03/2025

CLERK OF THE COURT

Kevin C. Karnes
(SEAL) T Mann
Deputy ClerkALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
Primary E-Mail:
ServiceMail@alridgepite.com
1221-17190B
December 12, 19, 2025 25-04943L

SECOND INSERTION

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

CASE NO. 25-CA-003765

SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs.

JOSEPH ORLANDINI, SHANNON ORLANDINI, MERSCHMAN MANAGEMENT, LLC, an Illinois limited liability company, WHITE SAND PROPERTIES OF FORT MYERS BEACH, LLC, a Florida limited liability company, 1209 COCONUT DRIVE, LLC, a Florida limited liability company and UNKNOWN TENANTS IN POSSESSION,

Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, and against the above named Defendant(s).

Plaintiff, vs.

JOSEPH ORLANDINI, SHANNON ORLANDINI, MERSCHMAN MANAGEMENT, LLC, an Illinois limited liability company, WHITE SAND PROPERTIES OF FORT MYERS BEACH, LLC, a Florida limited liability company, 1209 COCONUT DRIVE, LLC, a Florida limited liability company and UNKNOWN TENANTS IN POSSESSION,

Defendants.

NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 8th day of December, 2025, in Civil Action No. 2025-CA-003765, of the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida, in which JOSEPH ORLANDINI, SHANNON ORLANDINI, MERSCHMAN MANAGEMENT, LLC, an Illinois limited liability company, WHITE SAND PROPERTIES OF FORT MYERS BEACH, LLC, a Florida limited liability company, 1209 COCONUT DRIVE, LLC, a Florida limited liability company and UNKNOWN TENANTS IN POSSESSION, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Kevin C. Karnes, Clerk of Court, Lee County will sell to the highest and best bidder for cash on the 5th day of February, 2026 at 9:00 a.m. by electronic sale at www.lee.realforeclose.com, the following described real property set forth in the Summary Final Judgment of Foreclosure in Lee County, Florida:

Lot A and the Westerly 10 feet of Lot B, Palmer's Subdivision, according to the plat hereof, recorded in Plat Book 9, Page(s) 114, of the Public Records of Lee County, Florida.

1209 Coconut Drive, Fort Myers, FL 33901

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 8 day of December, 2025.

KEVIN C. KARNES,
CLERK OF COURT(SEAL) BY: N Wright-Angad
Deputy ClerkM. Brian Cheffer,
Attorney for Plaintiff,
Cheffer & Hagan, P.A.,
2120 McGregor Boulevard,
Fort Myers, FL 33901,
239-334-1381
December 12, 19, 2025 25-04970LKEVIN C. KARNES,
CLERK OF THE CIRCUIT COURT

Lee County, Florida

(SEAL) N Wright-Angad
DEPUTY CLERK OF COURT

Submitted By:

ATTORNEY FOR PLAINTIFF:

LOGS LEGAL GROUP LLP

750 Park of Commerce Blvd., Suite 130

Boca Raton, Florida 33487

(561) 998-6700

(561) 998-6707

24-331686 FC01 RFT

December 12, 19, 2025 25-04972L

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT

Lee County, Florida

(SEAL) N Wright-Angad
DEPUTY CLERK OF COURT

Submitted By:

ATTORNEY FOR PLAINTIFF:

LOGS LEGAL GROUP LLP

750 Park of Commerce Blvd., Suite 130

Boca Raton, Florida 33487

(561) 998-6700

(561) 998-6707

24-331686 FC01 RFT

December 12, 19, 2025 25-04981L

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT

Lee County, Florida

(SEAL) N Wright-Angad
DEPUTY CLERK OF COURT

Submitted by:

Kahane & Associates, P.A.

1619 NW 136th Avenue, Suite D-220

Sunrise, Florida 33323

Telephone: (954) 382-3486

Telefacsimile: (954) 382-5380

Designated service email:

notice@kahaneandassociates.com

File No.: 25-01186 SM, LLC

V6.20190626

December 12, 19, 2025 25-04989L

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-004245

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BARCLAYS MORTGAGE LOAN TRUST 2024-NQM3, Plaintiff, vs.

KIMBERLEE LANKFORD MEDICI; RIVERWALK COVE CONDOMINIUM ASSOCIATION, INC.; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed November 26, 2025 and entered in Case No. 25-CA-004245, of the Circuit Court of the 20th Judicial Circuit in and for Lee County, Florida, wherein, CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS

OWNER TRUSTEE OF BARCLAYS MORTGAGE LOAN TRUST 2024-NQM3 is Plaintiff and KIMBERLEE LANKFORD MEDICI; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; RIVERWALK COVE CONDOMINIUM ASSOCIATION, INC.; are Defendants. KEVIN C. KARNES, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.LEE.REALFORECLOSE.COM, at 9:00 A.M. on January 8, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT 242, RIVERWALK COVE CONDOMINIUM, F/K/A HARBOUR CAY CONDOMINIUM, A CONDOMINIUM, ACCORDING

TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 956, PAGE

63, AND AMENDED AND RE-STATEMENT DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 3060, PAGE

3002, AS MAY BE FURTHER AMENDED AND CONDOMINIUM PLAT BOOK 3, PAGE

137, ALL IN 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 day of 12/09/2025.

KEVIN C. KARNES
CLERK OF THE CIRCUIT COURT

Lee County, Florida

(SEAL) By N Wright-Angad
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.: 25-01186 SM, LLC

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

THIRD 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

25-04859L

THIRD INSERTION

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

Tax Deed #:2025002106

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC FOR SECURED 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, WILLIAM DANIEL ROCHA, WILLIAM 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

THIRD 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, PUBLIC RECORDS OF LEE COUNTY, 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

25-04854L

THIRD 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 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, PUBLIC RECORDS, THENCE NORTH 00-∞ 36° 39' WEST, 85 FEET; 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

THIRD INSERTION

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

Tax Deed #:2025002104

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 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-∞ 36° 39' WEST, 913.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00-∞ 36° 39' WEST, 75 FEET; THENCE NORTH 89-∞ 23° 21' EAST, 120 FEET; THENCE SOUTH 00-∞ 36° 39' EAST, 75 FEET; THENCE SOUTH 89-∞ 23° 21' WEST, 120 FEET TO THE POINT OF BEGINNING. 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 03-44-27-00-00002.0040

Names in which assessed:
CHERY A DIEUNFERT

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

25-04852L

THIRD 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, LEHIGH ACRES, TOWNSHIP 44 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 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

25-04848L

THIRD 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 it was assessed are as follows:

Certificate Number: 23-01579
Year of Issuance 2023 Description of Property LOT 31, BLOCK 2714A, UNIT 39, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 142 THROUGH 154, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. Strap Number 35-43-23-C4-02714A.310

Names in which assessed:
G R A A PROPERTIES LLC, 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 according to 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

25-04842L

FOURTH 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

DEERE & COMPANY, 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: DEFENDANT, AMYER A. FERNANDEZ, whose last known address is: 20570 CHARLES ST, ALVA, FL 33920. 15 LANGSBERRIES AVE NORTH, PROVIDENCE, RI 02911 3 BIRCHWOOD DR, MANVILLE, RI 02838

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 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 before January 05, 2026, 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. A copy of this Notice of Action will be published in The Business Observer for four consecutive weeks.

Dated 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,
the Plaintiff's attorney,
200 S. Biscayne Blvd., Suite 1650,
Miami, Florida 33131
Nov. 28; Dec. 5, 12, 19, 2025

25-04853L

THIRD INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE BY
PUBLICATION

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 attorney 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

25-04845L

THIRD INSERTION

NOTICE OF PUBLIC SALE:
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
33908

OWNER(S): BRYAN SCOTT
BELOPOTOSKY AND EMERALD BETH BELOPOTOSKY
TENANT: BRYAN SCOTT
BELOPOTOSKY AND EMERALD BETH BELOPOTOSKY

HIN: SCV26016L920 2020
SCV 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,

INC dba TWIN SCREWS MARINE SERVICES RESERVES
THE RIGHT TO BID/REJECT
ANY BID.

--- TAX DEEDS ---

THIRD 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 follows:

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. FORSYTHE

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

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

THIRD 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 SECURED 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 SUBDIVISION, 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 REVOCABLE TRUST DATED SEPTEMBER 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 & Comptroller.

December 5, 12, 19, 26, 2025
25-04863L

THIRD 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, SECTIONS 5,6,7 AND 8, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, INCLUSIVE, 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 & Comptroller.

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

THIRD INSERTION

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

Tax Deed #:2025002129

NOTICE IS HEREBY GIVEN that CHRISTOPHER O. STEWART QUIET 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 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 & Comptroller.

December 5, 12, 19, 26, 2025
25-04843L

THIRD 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: 23-01578
Year of Issuance 2023 Description of Property LOTS 29 AND 30, BLOCK 2714A, UNIT 39, CAPE CORAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 142-154, OF THE PUBLIC RECORDS 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 & Comptroller.

December 5, 12, 19, 26, 2025
25-04841L

THIRD INSERTION

NOTICE OF APPLICATION
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:

Certificate Number: 15-693
Year of Issuance 2022 Description of Property LOT 4, BLOCK 270, UNIT 43, GREENBRIAR, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING 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 06-44-27-08-00270.0040

Names in which assessed:
BERTHA M JAMES, WILLIAM T JAMES

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

December 5, 12, 19, 26, 2025
25-04836L

THIRD INSERTION

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

Tax Deed #:2025002122

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, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 59, PUBLIC RECORDS, 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 & Comptroller.

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

THIRD 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 follows:

Certificate Number: 23-22832
Year of Issuance 2023 Description 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 RECORDS 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-C1-01408.0320

Names in which assessed:
BETTY A CRAWFORD, DAWN BENGSTON, DAWN BENGSTON, MICHAEL BENGSTON, MICHAEL BENGSTON

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

December 5, 12, 19, 26, 2025
25-04856L

THIRD INSERTION

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

Tax Deed #:2025002025

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: 23-07851
Year of Issuance 2023 Description of Property UNIT 202, BUILDING 28, VILLAS AT VENEZIA CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1551, PAGE 1255, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, 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 & Comptroller.

December 5, 12, 19, 26, 2025
25-04860L

THIRD INSERTION

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

Tax Deed #:2025002121

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

Certificate Number: 23-00269
Year of Issuance 2023 Description of Property LOTS 1, 2 AND 3, BLOCK 527A, 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 25-43-22-C2-05279.0010

Names in which assessed:
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 & Comptroller.

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

THIRD 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), year(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, TOWNSHIP 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 PUCKETT

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

December 5, 12, 19, 26, 2025
25-04850L

THIRD INSERTION

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

Tax Deed #:2025002121

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, TOWNSHIP 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 34-∞16'59" EAST FOR 224.00 FEET; THENCE NORTH 55-∞