

COLLIER COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 3697 Kramer Dr Naples, FL 34109 on Thursday, July 24, 2025 at 11:15 AM

Lisa Nieves

Table, Refrigerators, Bags, Boxes, Clothes, Shoes, Tool box, Tool Chest

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

July 4, 11, 2025 25-00949C

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 Makosi Strategy & Solutions located at 9294 Chiasso Cove Court in the City of Naples, Collier County, FL 34114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of June, 2025.

WTHK Assurance Advisory and Solutions, LLC

William Tomazin Jr.

July 4, 2025 25-00951C

FIRST INSERTION

FRONTERRA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Fronterra Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 14, 2025

TIME: 6:00 P.M.

LOCATION: Staybridge Suites Naples-Marco Island 9401 Triangle Blvd Naples, FL 34133

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Government Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, FL 33619, (813) 344-4844 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <https://www.fronterracdd.com>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

4925-2360-4007.1

July 4, 2025 25-00948C

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 571 Airport Pulling Rd N Naples, FL 34104 Auction Date: 07/24/2025 Time: 10:15 AM

Brandon Mahunik Household Items

eduar silva Tools, (Car not for sale)

John Palone Household Items

Lillyana Sanchez Household Items

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

July 4, 11, 2025 25-00957C

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property belonging to those individuals listed below at the location 11201 Tamiami Trail E, Naples Fl 34113. Phone 239-303-8458. Auction date 7/24/2025 at 10:15am.

FOMBA SIRLEAF - LUGGAGE, SHOES, CLOTHES

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

July 4, 11, 2025 25-00950C

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 14600 Old US 41 Naples, FL 34110 July 24th 2025, at 10:00am

Sean Reardon

Boxes, tools & supplies, TV, and old electronics

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

July 4, 11, 2025 25-00953C

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 8471 Davis Blvd. Naples, FL34104 on: 07/24/2025 at 10:45am.

Tenant Name: Yvonne Puente

General Description of Property:

Misc. Personal Items

Personal Items

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

July 4, 11, 2025 25-00958C

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5304 Useppa Way Naples, FL 34109 July 24th, 2025 at 12:45pm

Edgard Sainvius

Household Items, Electronics

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

July 4, 11, 2025 25-00961C

FIRST INSERTION

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

File No. 2025-CP-001481

IN RE: ESTATE OF GARY WILLIAM ROZENGARD, Deceased.

The administration of the estate of Gary William Rozengard, deceased, whose date of death was 7/27/2022, is pending in the Circuit Court for Collier County, Florida, Probate Division, File No. 2025-CP-001481, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, FL 34112-5324. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS July 4, 2025.

Personal Representative

Dr. Mary Ann Rozengard

4020 Fox Hills Drive

Louisville, TN 37777

Attorney for Personal Representative

Kathlyn M. White (FBN: 13763)

Attorney for Personal Representative

Coastal Probate Trust & Elder Law

905 E. Hatton St., Ste. B

Pensacola, FL 32503

(850) 202-8535

kmwhite@cptelegal.com

knbarry@cptelegal.com

July 4, 11, 2025 25-00952C

FIRST INSERTION

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

CASE NO: 11-2025-CP-001590

IN RE: ESTATE OF CAROLE M. FUOCO-POKONSKI, Deceased.

The administration of the estate of CAROLE M. FUOCO-POKONSKI, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court, for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida, 34112. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

If you have been served with a copy of this notice and you have any claim or demand against the Decedent's estate, even if that claim is unmaturred, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the Decedent and other persons who have claims or demands against Decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER

THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED 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 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 §732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §732.2211.

The date of first publication of this Notice is July 4, 2025.

Personal Representative:

ROBERT A. POKONSKI

11586 Coronado Way

Naples, FL 34120

Attorney for Personal Representative:

CHRISTOPHER M. BAUER

Florida Bar Number: 1012136

Fisher, Tousey, Leas & Ball

818 North A1A, Suite 104

Ponte Vedra Beach, FL 32082

Telephone: (904) 356-2600

Fax: (904) 355-0233

E-Mail: cmb@fishertousey.com

July 4, 11, 2025 25-00963C

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-1572

Division Probate

IN RE: ESTATE OF IRENE CHRISTINE JEFFERIES 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 Irene Christine Jefferies, deceased, File Number 25-CP-1572, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112; that the decedent's date of death was March 22, 2025; that the total value of the estate is approximately \$20,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS

Ernest C. Jefferies, Trustee of the Irene Jefferies Revocable Trust Agreement dated August 17, 2000

100 Wyndemere Way, #A-205

Naples, FL 34105

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is July 4, 2025.

Person Giving Notice:

Ernest C. Jefferies

100 Wyndemere Way, #A-205

Naples, FL 34105

Attorney for Person Giving Notice:

Kent A. Skrivan, Esq.

E-mail Addresses:

kent@sgnapleslaw.com

Florida Bar No. 0893552

Skrivan & Gibbs, PLLC

1110 Pine Ridge Road, Suite 300

Naples, FL 34108

July 4, 11, 2025 25-00954C

FIRST INSERTION

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

File No. 25-CP-1637

Division Probate

IN RE: ESTATE OF NANCY C. GIBBONS Deceased.

The administration of the estate of Nancy C. Gibbons, deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E., Suite 101, Naples, Florida 34112. 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 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 July 4, 2025.

Personal Representatives:

Mary Lourdes Gibbons

2003 St. Andrews Drive

Berwyn, Pennsylvania 19312

Ann Marie Gibbons Davis

1992 Glendower Drive

Lancaster, Pennsylvania 17601

Attorney for Personal Representatives:

/s/ Philip R. Maiorca

Philip R. Maiorca, Attorney

Florida Bar Number: 0848573

3301 Bonita Beach Road, Suite 202

Bonita Springs, FL 34134

Telephone: (239) 216-5296

Fax: (239) 785-2436

E-Mail: philip@maiorcalaw.com

Secondary E-Mail: pmaiorca@prmllegalservices.com

July 4, 11, 2025 25-00960C

FIRST INSERTION

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

PROBATE DIVISION

Case No.: 25-CP-001494

IN RE: ESTATE OF ELEANOR LOMNICKY, Deceased.

The administration of the estate of Eleanor Lomnicky, deceased, whose date of death was October 3, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative 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 de-

mands 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 July 4, 2025.

Lori Lomnicky

Petitioner

/s/ Ehren J. Frey

Ehren J. Frey, Esq.

Attorney for Petitioner

Florida Bar Number: 1005571

Zacharia Brown PC

26811 South Bay Drive,

Unit 270

Bonita Springs, Florida 34134

Telephone: (239) 345-4545

Fax: (724) 942-6202

E-Mail: efrey@zacbrownlaw.com

Secondary E-Mail: hayley@zacbrownlaw.com

July 4, 11, 2025 25-00955C

FIRST INSERTION

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

File No. 25-CP-1765

Division Probate

IN RE: ESTATE OF ANNE MARIE HORVATH, A.K.A. ANNE M. HORVATH, A.K.A. ANNE HORVATH Deceased.

The administration of the estate of ANNE MARIE HORVATH, a.k.a. ANNE M. HORVATH, a.k.a. ANNE HORVATH, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. 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. 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 July 4, 2025.

Personal Representative:

Gizella Babcock

2125 Bryant St., Apt. #111

San Francisco, California 94110

Attorney for Personal Representative:

Brandon R. Bytnar, Esq., Attorney

Florida Bar Number: 66365

The Law Office of

Brandon R. Bytnar, P.L.

9120 Galleria Court, Suite B

Naples, Florida 34109

Telephone: (239) 592-9211

Fax: (239) 963-1479

E-Mail: brandon@bytnarlaw.com

Secondary E-Mail: sasha@bytnarlaw.com

July 4, 11, 2025 25-00956C

--- PUBLIC SALES / ESTATE ---

Q&A

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.

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email:
legal@businessobserverfl.com

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001713 Division Probate IN RE: ESTATE OF PHILLIP T. HAGER Deceased.		
The administration of the estate of Phillip T. Hager, deceased, whose date of death was October 17, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E., Ste. 102, Naples, Florida 34112. 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. 732.2211, 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 July 4, 2025.		
Personal Representative: Jeffrey A. Hager 22085 East Bailey Pl. Aurora, Colorado 80016 Attorney for Personal Representative: Blake W. Kirkpatrick, Esq. Florida Bar No. 94625 Wilson and Johnson, P.A 2425 Tamiami Trail North, Ste. 211 Naples, Florida 34103 Telephone: (239)436-1500 E-mail Addresses: bwkirkpatrick@naplesestatelaw.com, rgproctor@naplesestatelaw.com 4936-3265-6972, v. 1		
July 4, 11, 2025	25-00976C	

Business Observer

HOW TO PUBLISH YOUR LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR E-MAIL:
legal@businessobserverfl.com

Business Observer

FIRST INSERTION		
PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 1597 Pine Ridge Road, Naples, FL, 34109 Brian Bosley-Household goods, Coats, misc items . All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. July 4, 11, 2025		
25-00971C		

FIRST INSERTION		
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Sonia Redio Rondon will engage in business under the fictitious name Redio and Associates, with a physical address 2205 Arbour Walk Cir apt. 922 NAPLES, FL 34109, with a mailing address 2205 Arbour Walk Cir apt. 922 NAPLES, FL 34109, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. July 4, 2025		
25-00973C		

OFFICIAL COURTHOUSE WEBSITES		
MANATEE COUNTY <i>manateeclerk.com</i>		
SARASOTA COUNTY <i>sarasotaclerk.com</i>		
CHARLOTTE COUNTY <i>charlotteclerk.com</i>		
LEE COUNTY <i>leeclerk.org</i>		
COLLIER COUNTY <i>collierclerk.com</i>		
HILLSBOROUGH COUNTY <i>hillsclerk.com</i>		
PASCO COUNTY <i>pascoclerk.com</i>		
PINELLAS COUNTY <i>mypinellasclerk.gov</i>		
POLK COUNTY <i>polkcountyclerk.net</i>		
ORANGE COUNTY <i>myorangeclerk.com</i>		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA File No. 2025-CP-1485 Division: Probate IN RE: ESTATE OF CRAIG A. BENEDICT Deceased.		
The administration of the estate of CRAIG A. BENEDICT, deceased, whose date of death was May 3, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, FL 34112. The names and addresses of the personal representatives 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: July 4, 2025 VIVIAN B. AIELLO Personal Representative ADAM M. GROSS Florida Bar No. 114922 E-mail: agross@crewlawfl.com Attorney for Personal Representative CREW LAW, P.A. 1333 3rd Ave. S., Suite 505 Naples, FL 34102 Telephone: 239-790-8133 Facsimile: 239-230-2078 July 4, 11, 2025		
		25-00964C

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION CASE NO: 25-CP-1657 IN RE: THE ESTATE OF ROBIN LYNN SCHERER, Deceased.		
PLEASE TAKE NOTICE that pursuant to the requirements of §733.2121(2), Florida Statutes: 1. The administration of the estate of Robin Lynn Scherer, deceased, file number 25-CP-1657, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E., Suite 102, Naples, FL 34112. 2. The personal representative is Angela Barabara Morales, 1185 Pompei Lane Naples, FL 34103. The attorney for the personal representative is me, Raymond L. Bass, Jr., Esquire, 2335 Tamiami Trail North, Suite 409, Naples, FL 34103, Tel: 239-262-4555, E-mail: service.basslawoffice@comcast.net.		
4. The date of first publication of this notice is July 4, 2025. 5. All creditors of the decedent having claims against the decedent's estate must file their claims with this court within the later of three (3) months after the time of the first publication of this notice or 30 days after the date of service of a copy of this notice on them. All claims not filed within the time periods set forth herein will be forever barred. 6. Any claim filed two (2) years or more after the decedent's date of death is barred by law. /s/ Raymond L. Bass, Jr. Raymond L. Bass, Jr., Esq. Florida Bar No. 370851 Attorney and Personal Representative BASS LAW OFFICE, P.A. 2335 Tamiami Trail North, Suite 409 Naples, FL 34103-4459 Telephone: (239) 262-4555 service.basslawoffice@comcast.net dalia.basslawoffice@comcast.net July 4, 11, 2025		
		25-00969C

FIRST INSERTION		
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 112025CP001700000101 Division Probate IN RE: ESTATE OF JACK H. MILLER 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 Jack H. Miller, deceased, File Number 112025CP001700000101, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E #102, Naples, Florida 34112; that the decedent's date of death was April 2, 2025; that the total value of the estate is \$10,000.00 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Howard J. Miller, Trustee of the Jack H. Miller Trust dated February 28, 1989, as amended 860 E. Main Avenue Zeeland, Michigan 49464 ALL INTERESTED PERSONS ARE		
NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 4, 2025. Person Giving Notice: Howard J. Miller 860 E. Main Avenue Zeeland, Michigan 49464 Attorney for Person Giving Notice: Karen L. Kayes E-mail Addresses: kkayes@wnj.com Florida Bar No. 0039993 Warner Norcross + Judd LLP 700 Terrace Point Road, Suite 350 Muskegon, Michigan 49440 32642955-1 July 4, 11, 2025		
		25-00974C

FIRST INSERTION		
PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 3836 Tollgate Boulevard, Naples, FL, 34114 Collier County Rita Estimable 528 Bike and chairs. Tyler Mills 1057 Portable AC, tool box, large yard sprayers. KATHERINE BRAN-		
CIFORTE 646 Generator, AC, Microwave, Tires, Table Saw. Bill Manning 773 Tools, rocks, rock polishers. Matthew Clark 215 Mower, dinning table chairs, washer. David Varon 228 Tool boxes, ladder, gold fishing items, Parts only four wheeler. Diana Atherton 292 Clothe, bins boxes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. July 4, 11, 2025		
		25-00970C

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 Naples Thrive Business Directory located at PO BOX 167 in the City of MARCO ISLAND, Collier County, FL 34146 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of July, 2025. Stephanie Smith July 4, 2025		
25-00975C		

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 Cunnane located at 60 Seagate Drive in the City of Naples, Collier County, FL 34103 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 1st day of July, 2025. Cade Cunnane July 4, 2025		
		25-00972C

lv8237_v21

lv8237_v21

PUBLIC SALES / ESTATE/ SALES ---

FIRST INSERTION		
AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 11-2023-CA-002061-0001-XX FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ALAN L. PRUTTON; ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 25TH day of June, 2025, and entered in Case No. 11-2023-CA-002061-0001-XX, of the Circuit Court of the Twentieth Judicial Circuit in and for Collier County, Florida, wherein US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the Plaintiff and CESAR ORLANDO MELENDEZ A/K/A CESAR MALENDEZ, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALAN L. PRUTTON, UNKNOWN SPOUSE OF ALAN L. PRUTTON, ALAN L. PRUTTON, MY REALTY PBC, LLC and GOLF VIEW MANOR CONDOMINIUM ASSOCIATION, INC. are Defendants. Crystal K. Kinzel as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at the courthouse located at the Collier County Government Complex, 1st Floor located at 3315 Tamiami Trail East, Naples FL 34112 at 11:00 A.M. on the 2nd day of October, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT NO. 103, GOLF VIEW MANOR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, OF RECORD IN	OFFICIAL RECORD BOOK 832, PAGES 49 THROUGH 112, AS AMENDED, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. 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 the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 1st day of July, 2025. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM July 4, 11, 202525-00967C	

FIRST INSERTION		
NOTICE TO CREDITORS CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 11-2025-CP-001479-0001-01 IN RE: ESTATE OF JOHN F. MARSHALL, Deceased. The administration of the estate of JOHN F. MARSHALL, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for COLLIER County, Florida, Probate Division, the address of which is 315 Tamiami Trail East, Naples, FL 34112-5324. 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. 732.221, 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 July 4, 2025. PERSONAL REPRESENTATIVE CHRISTINE C. GIRARD 6045 Chardonnay Lane #304 Naples, FL 34119 GUNSTER, YOAKLEY & STEWART, P.A. Attorney for Personal Representative WILLIAM M. PEARSON, ESQ. Florida Bar Number: 0521949 5551 Ridgewood Drive, Suite 501 Naples, Florida 34108 Telephone: (239) 514-1000 Fax: (239) 594-7313 E-Mail: wpearson@gunster.com Secondary E-Mail: eservice@gunster.com July 4, 11, 202525-00968C	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1553 Division Probate IN RE: ESTATE OF DAN ALAN LIMING Deceased. The administration of the estate of Dan Alan Liming, deceased, whose date of death was May 16, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, FL 34112-5324. 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. 732.221, 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 July 4, 2025. Personal Representative: Betty Jean Liming 3190 West Crown Point Blvd. Naples, Florida 34112 Attorney for Personal Representative: Alyssa Keogh, Attorney Florida Bar Number: 0461547 Holmes Fraser, P.A. 711 5th Avenue South, Suite 200 Naples, Florida 34102 Telephone: (239) 228-7273 E-Mail: akeogh@holmesfraser.com July 4, 11, 202525-00965C	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1487 IN RE: ESTATE OF BRIAN R. BODAGER, Deceased. The administration of the estate of BRIAN R. BODAGER, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112-5324. 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. 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 July 4, 2025. Personal Representative: DEBORAH H. BODAGER 3141 Livorno Lane Naples, Florida 34114 Attorney for Personal Representative: /s/ Mark R. Klym MARK R. KLYM Florida Bar Number: 49003 Hahn Loeser & Parks, LLP 5811 Pelican Bay Blvd, Suite 650 Naples, Florida 34108 Telephone: (239) 254-2955 Fax: (239) 451-4044 E-Mail: mklym@hahnlaw.com Secondary E-Mail: dlegan@hahnlaw.com 18603677 July 4, 11, 202525-00966C	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1676 Division Probate IN RE: ESTATE OF STEVE ANDREW TYLISZCZAK Deceased. The administration of the estate of Steve Andrew Tyliszczak, deceased, whose date of death was May 27, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. 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 writ-	ten 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 July 4, 2025. Personal Representative: Linda Hawker 65 Trailridge Lane Springfield, Illinois 62704 Attorney for Personal Representative: Christina B. Davidow, Esq., Attorney Florida Bar Number: 66356 Willis & Davidow, Attorneys at Law, LLC 9015 Strada Stell Ct., Suite 106 Naples, FL 34109 Telephone: (239) 465-0531 Fax: (888) 435-0911 E-Mail: cdavidow@willisdavidow.com Secondary E-Mail: crinaldi@willisdavidow.com July 4, 11, 202525-00959C	

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA CASE NO. 2024-CA-1160 LEE CRAIG SCHOCH, Plaintiff, vs. ALAN DIERKING, DEBORAH DIERKING, THE UNKNOWN HEIRS, BENEFICIARIES AND/OR DEVISEES OF ALAN DIERKING OR ANYONE CLAIMING THROUGH HIM, and THE UNKNOWN HEIRS, BENEFICIARIES AND/OR DEVISEES OF DEBORAH DIERKING OR ANYONE CLAIMING THROUGH HER; SUNCOAST CREDIT UNION, and SNIDER ROOFING, INC., a Florida corporation, Defendants. NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on the 24th day of June, 2025, in Civil Action No. 2024-CA-1160, of the Circuit Court of the Twentieth Judicial Circuit in and for Collier County, Florida, in which ALAN DIERKING, DEBORAH DIERKING, THE UNKNOWN HEIRS, BENEFICIARIES AND/OR DEVISEES OF ALAN DIERKING OR ANYONE CLAIMING THROUGH HIM, and THE UNKNOWN HEIRS, BENEFICIARIES AND/OR DEVISEES OF DEBORAH DIERKING OR ANYONE CLAIMING THROUGH HER; SUNCOAST CREDIT UNION, and SNIDER ROOFING, INC., a Florida corporation, are the Defendants, and LEE CRAIG SCHOCH is the Plaintiff, CRYSTAL K. KINZEL, CLERK OF THE CIRCUIT COURT of Collier County, Florida, will sell to the highest and best bidder for cash at the 1st floor of the Courthouse Annex in the	Multipurpose Room in Customer Service, 3315 Tamiami Trail East, Naples, Florida 34112, at 11:00 a.m. on July 17, 2025, the following described real property set forth in the Final Judgment of Foreclosure in Collier County, Florida, to-wit: The West ½ of the West ½ of the Southeast ¼ of the Southeast ¼ of the Northwest ¼, Section 16, Township 50 South, Range 26 East, Collier County, Florida, LESS the North 30 feet thereof for road right of way. (Property Address: 6167 Adkins Avenue, Naples, Florida 34112) 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 within 60 days after the sale. 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 the Court Operations Manager whose office is located in Collier County Courthouse, 3315 E. Tamiami Trail, Building L, Naples, Florida 34112, and whose telephone number is (239) 252-8800, within two working days of your receipt of this notice of sale; if you are hearing or voice impaired, call 1-800-955-8771. Dated: June 25, 2025 /s/ Peter Jacob Huy PETER JACOB HUY Florida Bar No. 44224 HUY JACOB P.A. 6050 Collier Boulevard, Suite 132 Naples, Florida 34114 Telephone: (239) 790-0123 E-Mail: phuy@huyjacob.com; spalumbo@huyjacob.com Attorney For Plaintiff July 4, 11, 202525-00947C	

FIRST INSERTION		
FICTITIOUS NAME NOTICE Notice is hereby given that CENTER NAIL SPA LLC, OWNER, desiring to engage in business under the fictitious name of CENTER NAIL BAR located at 4005 SANTA BARBARA BLVD, NA-	PLES, FLORIDA 34104 intends to register the said name in COLLIER county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. July 4, 202525-00962C	

SUBSEQUENT INSERTIONS

ACTIONS / ESTATE / PUBLIC SALES ---

SECOND INSERTION		
Notice of Self Storage Sale Please take notice Midgard Self Storage - Naples 1 located at 6810 Collier Blvd Naples FL 34114 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.storageauctions.com on 7/18/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Meghan Fadden unit #B087; Jenean Fabin unit #C124A; Carina Sierra unit #D019; HAZEL CONSTRUCTION LLC/Yvette Hazel unit #D035. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. June 27, July 4, 202525-00931C	NOTICE OF PUBLIC SALE Notice is hereby given that on 7/11/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to FS. 715.109. 1980 FRAN HS 10598 . Last Tenants: RALPH MICHAEL BORRELLI, LINDA D. COLLINS-BORRELLI, AND VICTOR A. VALDEZ SUAREZ and all unknown parties beneficiaries heirs . Sale to be at NHC-FL 141, LLC DBA MARCO NAPLES RV RESORT, 100 BAREFOOT WILLIAMS ROAD, NAPLES, FL 34113. 813-241-8269. June 27; July 4, 202525-00938C	

SECOND INSERTION		
Notice of Self Storage Sale Please take notice Midgard Self Storage - Naples Two located at 15600 Old US 41 N Naples FL 34110 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.storageauctions.com on 7/18/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Alexeis Barbier unit #P138; Guadalupe Resale Shop/Greethel Leone unit #S03D10; Jose Pavon unit #S03K04; April Brewer unit #S04I2D; John Serraino unit #S04A06. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. June 27; July 4, 202525-00932C	IN Re: Estate of Charles Errol Exley, Jr., deceased Charles Errol Exley, Jr. died April 17, 2005; there is no pending estate administration in the Clerk of Courts - Probate the address of which is 3315 Tamiami Trail East, Naples, Florida 34112. The names and addresses of the proposed Personal Representative and of the proposed 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. The date of first publication of this Notice is July 2, 2025. Evelyn E. Guernsey, Proposed Personal Representative c/o Christopher J. Rambus, Esq., Attorney for Proposed Personal Representative, Michigan Bar #: P81973, BODMAN PLC, 1901 St. Antoine Street, 6th Floor at Ford Field, Detroit, MI 48226 (313) 259-7777; fax (313) 393-7579; crambus@bodmanlaw.com 4925-5355-0158_1 June 27; July 4, 202525-00933C	

SECOND INSERTION		
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE VIA PUBLICATION (WITH NO CHILDREN, FINANCIAL SUPPORT OR PROPERTY) IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA Case No: 25-DR-987 Division: Family Relations IN RE: THE MARRIAGE OF: ANN LOURNNARATH, Petitioner/Wife, and EDGAR GIOVANNI LOPEZ GARDINEZ, Respondent/Husband. TO: EDGAR GIOVANNI LOPEZ GARDINEZ, Respondent Last known address: 655 94th Ave., Apt. 10, Naples, FL 34108 and whose current residence is unknown YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and you are required to serve a copy of your written Answer to the Petition for Dissolution of Marriage, to Diane M. Miller, Esq., whose address is 365 Fifth Ave. S, 2nd floor, Naples, FL 34102, Email: dianemiller@lawfirmddmm.com, Attorney for Petitioner, ANN LOURNNARATH, and to file the original copy of your Answer to the Petition for Dissolution of Marriage with the Clerk of the Circuit Court, located at 3315 Tamiami Trail East, Suite 102, Naples, FL 34112 on or before the 25th Day of July, 2025. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing Address 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 art the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure off documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated this 06/25/2025 CLERK OF THE CIRCUIT COURT (SEAL) By: Rozio Moran 11-2025-DR-009087-FM01-01 6/25/2025 Deputy Clerk Diane M. Miller, Esq., 365 Fifth Ave. S, 2nd floor, Naples, FL 34102, Email: dianemiller@lawfirmddmm.com, Attorney for Petitioner June 27; July 4, 11, 18, 202525-00946C		

HOW TO PUBLISH YOUR

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Business Observer

LV10161

ACTIONS / SALES / ESTATE / PUBLIC SALES---

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 7/11/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1982 FRAN HS 13317 . Last Tenants: THOMAS GLYNN, SHEILA FINCHAM AND UNKNOWN PARTY

OR PARTIES IN POSSESSION and all unknown parties beneficiaries heirs . Sale to be at NHC-FL 141, LLC DBA MARCO NAPLES RV RESORT, 100 BAREFOOT WILLIAMS ROAD, NAPLES, FL 34113. 813-241-8269.
June 27; July 4, 2025 25-00937C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1545
IN RE: ESTATE OF JAMES A. PATTERSON a/k/a JAMES ARMSTRONG PATTERSON, Deceased.

The administration of the Estate of JAMES A. PATTERSON, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Probate Dept., Naples, FL 34112-5324. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court 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 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 June 27, 2025.
The Personal Representative 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 Right at Death Act (Sections 732.216-732.228 of the Florida Probate Code) applies or may apply, unless a written demand is made by a creditor as specified in Section 732.2211 of the Florida Probate Code.
Personal Representative:
DANIEL H. PATTERSON c/o Cummings & Lockwood, LLC
Attorney for the
Personal Representative:
HOWARD M. HUIJSA, ESQ.
Florida Bar No. 0979480
Cummings & Lockwood LLC
8000 Health Center Boulevard, Suite 300
Bonita Springs, FL 34135
8930033.1.docx 6/24/2025
June 27; July 4, 2025 25-00943C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1389
IN RE: ESTATE OF ALLEN LAGOR, Deceased.

The administration of the estate of ALLEN LAGOR, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. 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. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 27, 2025.
Personal Representative:
/s/ Leanne Searles LEANNE SEARLES
21 Plymouth Ave.
Trumbull, CT 06611
Attorney for Personal Representative:
/s/ Enita Kushi Enita Kushi, Esq.
Florida Bar Number: 76534
Kushi Law Firm, P.A.
5687 Naples Blvd.
Naples, Florida 34109
Telephone: (239) 529-8731
Email: enita@kushilawfirm.com
Secondary: yenifer@kushilawfirm.com
June 27; July 4, 2025 25-00934C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 11-2025-CP-001551-0001-01
IN RE: ESTATE OF HOLLY A. PATRICK Deceased.

The administration of the estate of Holly A. Patrick, deceased, whose date of death was March 26, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102. Naples, FL 34112-5324. 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

der 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 June 27, 2025.
Personal Representative:
Adrian P. Thomas
515 East Las Olas Boulevard, Suite 1050
Fort Lauderdale, FL 33301
Attorney for Personal Representative: Michele M. Thomas, Attorney
Florida Bar Number: 981567
ADRIAN PHILIP THOMAS, P.A.
515 East Las Olas Boulevard
Suite 1050
Fort Lauderdale, FL 33301
Telephone: (954) 764-7273
Fax: (954) 764-7274
E-Mail: legal-service@aptpa.com
Secondary E-Mail: athomas@aptpa.com; vnieto@aptpa.com
June 27; July 4, 2025 25-00935C

SECOND INSERTION

NOTICE OF PUBLIC SALE:
THE LOCK UP SELF STORAGE at 2295 Tamiami Trail E, Naples, FL 34112 will sell the contents of the following units to satisfy a lien to the highest bidder on July 23, 2025 by 10:00 AM at WWW.STORAGETREASURES.COM. All goods must be re-

moved from the unit within 48 hours. Unit availability subject to prior settlement of account.
Unit 2728 ~ Miguel Elizondo ~ bags, totes, toys
Unit 3503 ~ Matt Kowalski ~ Boxes, television, golf clubs
June 27; July 4, 2025 25-00944C

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA
Case No.: 25-DR-376
Leonardo Cepero Jimenez, Petitioner, and Nidia Cusa Martinez, Respondent,
TO: Nidia Cusa Martinez {Respondent's last known address}
Address unknown, Unknown
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 {name of Petitioner} Leonardo Cepero Jimenez, whose address is 2030 Rookery Bay Dr Apt 1607, Naples, FL 34114 on or before {date} 4/7/2025 and file the original with the clerk of this Court at {clerk's address} 3301 Tamiami Trl, Naples, FL 34112 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific de-

scription of personal property, and the name of the county in Florida where the property is located}
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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: 3/3/2025
CLERK OF THE CIRCUIT COURT (SEAL) By: Jonathan Caesar 11-2025-DR-000376-FM01-01 3/3/2025 Deputy Clerk

Livia Liste
LL Naples Multiservices Corp
5278 Golden Gate Pkwy Ste 1
Naples, FL 34116
239-438-0349
June 20, 27; July 4, 11, 2025 25-00912C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 11-2025-CP-1525
Division Probate
IN RE: ESTATE OF FRANCIS E. CISCO Deceased.

The administration of the estate of Francis E. Cisco, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste 102, Naples, FL 34112. 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. 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 June 27, 2025.
Personal Representative:
George Dean Cisco
8442 N. Donnelly Ct
Kansas City, Missouri 64157
Attorney for Personal Representative: /s/Wess M. Jacobs
Wess M. Jacobs
Attorney for George Dean Cisco
Florida Bar Number: 932655
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: wessj@omplaw.com
Secondary E-Mail: elizabethw@omplaw.com
June 27; July 4, 2025 25-00945C

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
CIVIL DIVISION
Case No. 22-CA-1922
Chateaumere Condominium Association, Inc., Plaintiff, v. Shirley J Johnson, As Trustee Of The Shirley J. Johnson Trust Dated October 11, 2006; et. al. Defendants.
NOTICE IS HEREBY GIVEN that pursuant to the Amended Final Judgement of Foreclosure dated 06/04/2025, and entered in case number 22-CA-1922 of the Circuit Court of the Twentieth Judicial Circuit in and for Collier County, Florida, wherein Chateaumere Condominium Association, Inc. is the Plaintiff and Shirley J. Johnson, as Trustee of the Shirley J. Johnson Trust dated October 11, 2006, Unknown Party in Possession 1, and Unknown Party in Possession 2 are Defendants, Crystal K. Kinzel, Clerk of Court, will sell to the highest bidder for cash, in the multipurpose room on the first floor of the Courthouse Annex in the Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112, beginning at 11:00 am on July 10, 2025, the following described real property as set forth in the Amended Final Judgment, to wit:
UNIT NO. 904, BUILDING C, PHASE THREE OF CHATEAUMERE, A CONDOMINIUM, AS RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGES 27, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, TOGETHER WITH THE PRO-

RATA INTEREST IN THE COMMON ELEMENTS AND COMMON PROPERTY OF THE CONDOMINIUM AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, MORE PARTICULARLY DELINEATED AND IDENTIFIED IN THE DECLARATION OF CONDOMINIUM OF CHATEAUMERE, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 895, PAGE 409 THROUGH 501, AS AMENDED, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
Any person or entity 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 no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.
If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have on other recourse against the Plaintiff, the Defendants, or the Plaintiff's counsel.
Dated June 23, 2025
Submitted By: /s/ Joseph A. Bare
Joseph A. Bare, ESQ.
Attorney for Plaintiff VARNUM, LLP
4501 Tamiami Trail North, Ste 350
Naples, FL 34103
jabare@varnumlaw.com
Telephone (239) 373-8022
Fax (239) 241-7385
June 27; July 4, 2025 25-00940C

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
CIVIL ACTION
Case No. 2025-CA- 269
JOSE LEON, JR. Plaintiff, v. THE ESTATE OF MAXIMO MELENDEZ, et al Defendants.

TO: UNKNOWN HEIRS, DEVISEES AND NEXT OF KIN OF JULIAN BENITEZ RODRIGUEZ AND ANY AND ALL PERSONS OR ENTITIES CLAIMING ANY INTEREST IN THE ESTATE OF JULIAN BENITEZ RODRIGUEZ, whose residence is unknown if he/she/they be living, the unknown defendants may be spouses, heirs, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by or through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the property set forth below.
Last Known Address: 613 Palmetto Avenue, Unit A Immokalee, FL 34142
YOU ARE NOTIFIED that an action

has been filed against you for Plaintiff's quiet title for the following premises located in Collier County, Florida:
PINECREST BLK A LOT 8 OR 484 PG 901
Property Address: 318 S 6th Street, Immokalee, FL 34142.
You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Amanda Broadwell, Esq., Goede, DeBoest & Cross, PLLC, 6609 Willow Park Drive, Second Floor, Naples, FL 34109, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
DATED on this 23rd day of June, 2025.

Crystal Kinzel,
Clerk of the Court
(SEAL) By Esmerelda Santiago As Deputy Clerk

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-946
Division Probate
IN RE: ESTATE OF SUE CAROL MARKS a/k/a CAROLYN SUE MARKS Deceased.

The administration of the estate of Sue Carol Marks, deceased, whose date of death was January 29, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. 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. 732.2211, 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 June 27, 2025.
Personal Representatives:
Stephen E. Marks
103 Garden Drive
Jackson, TN 38305
Sandra Sue King n/k/a Sandra M. Fortin
33 Wax Lane SW
Huntsville, AL 35824
Attorney for Personal Representatives: Nancy J. Gibbs
E-mail Addresses: nancy@sgnapleslaw.com
Florida Bar No. 15547
Skriwan & Gibbs, PLLC
1110 Pine Ridge Road, Suite 300
Naples, FL 34108
Telephone: (239) 597-4500
June 27; July 4, 2025 25-00929C

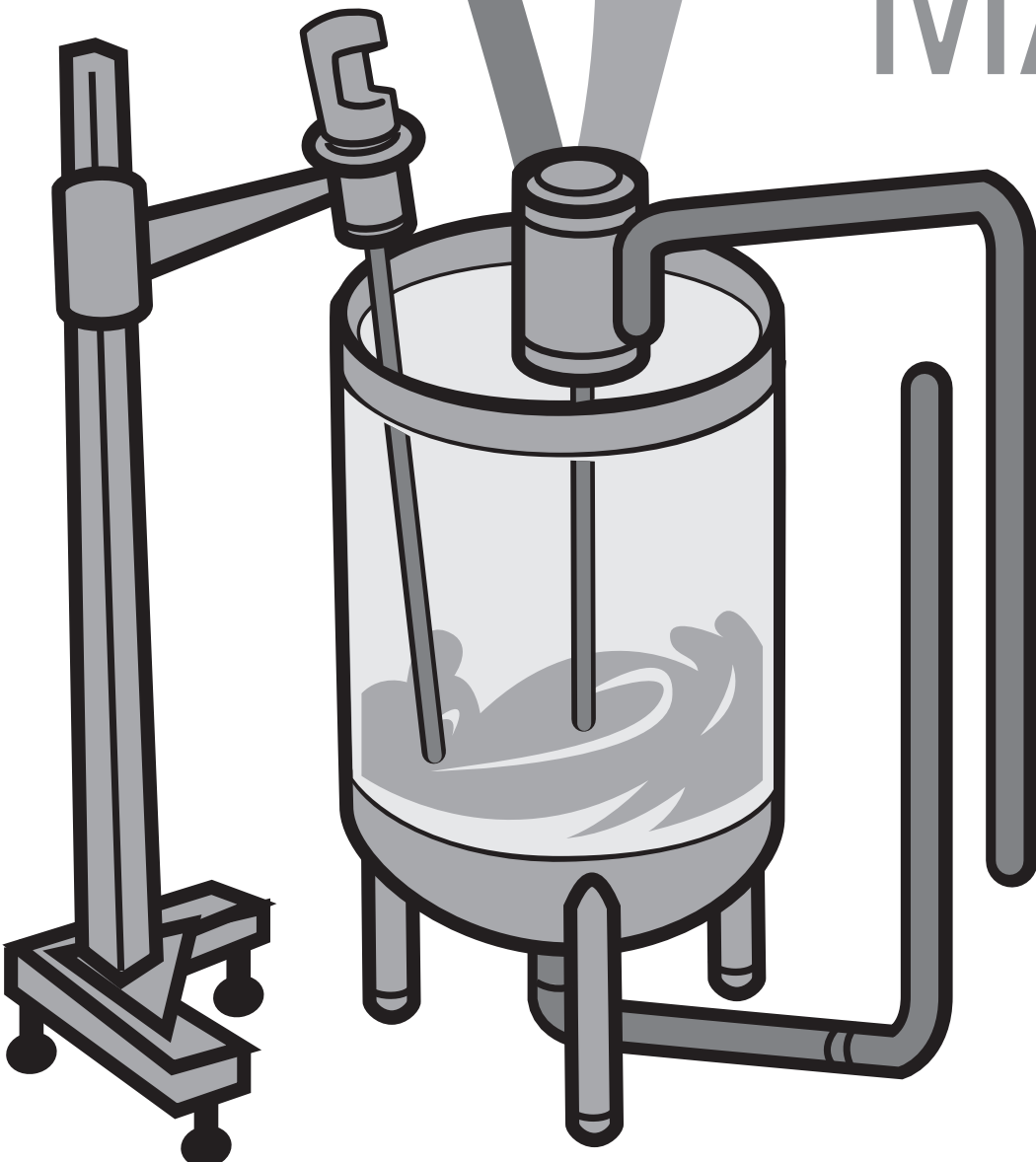
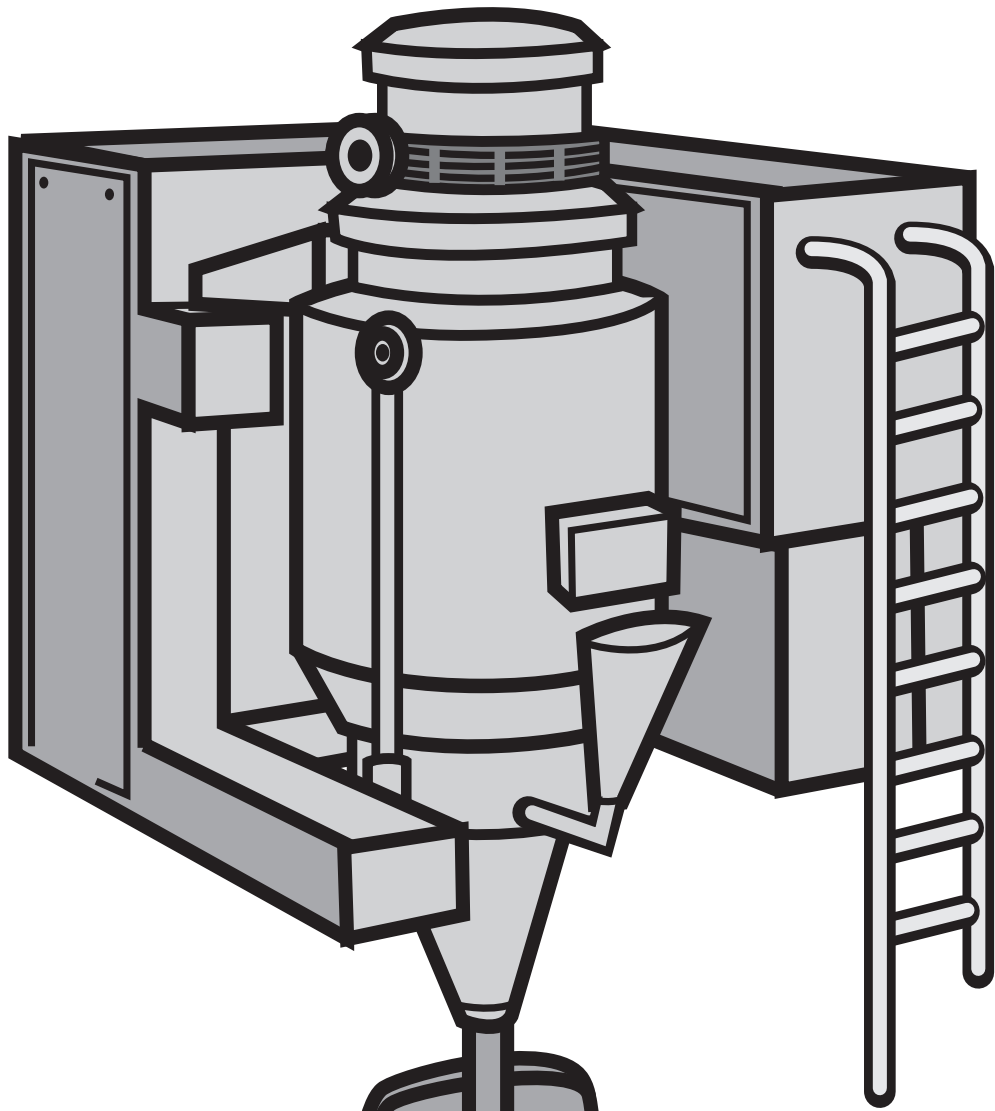
SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 112025CA001068000101
B-MUSED, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ILONA DASBACH, DECEASED, et. al., Defendants.

TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST, THROUGH, UNDER OR AGAINST THE ESTATE OF Ilona Dasbach, DECEASED
Whose last known residence(s) is: 224 Pine Valley Cir, Naples, FL 34113
And ANGELA MARIE HENDRICKS A/K/A ANGELA MARIE DODSON
Whose last known residence(s) is/are: 239 Creamery Way, Apt 207, Sale Creek, TN 37373
194 Integra Vistas Dr #210, Hixson, TN 37343
And ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS
Whose last known residence(s) is/are: Unknown
YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within

thirty (30) days of the first publication of this Notice in Business Observer the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:
LOT 1, BLOCK 16, LELY GOLF ESTATES, ST ANDREWS WEST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 93, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
APN #: 55101000006
A/K/A: 224 PINE VALLEY CIR, NAPLES, FL 34113
If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in Business Observer, 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 Charles Rice, Administrative Services Manager, whose office is located at 3315 East Tamiami Trail, Suite 501, Naples, Florida 34112, and whose telephone number is (239) 252-8800, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED at Collier County this day of 06-18, 2025.

Clerk of the Circuit Court (SEAL) By Esmeralda Santiago Deputy Clerk



A special printing of
a classic story illustrating
the importance of
protecting capitalism.

TOM SMITH AND HIS INCREDIBLE BREAD MACHINE

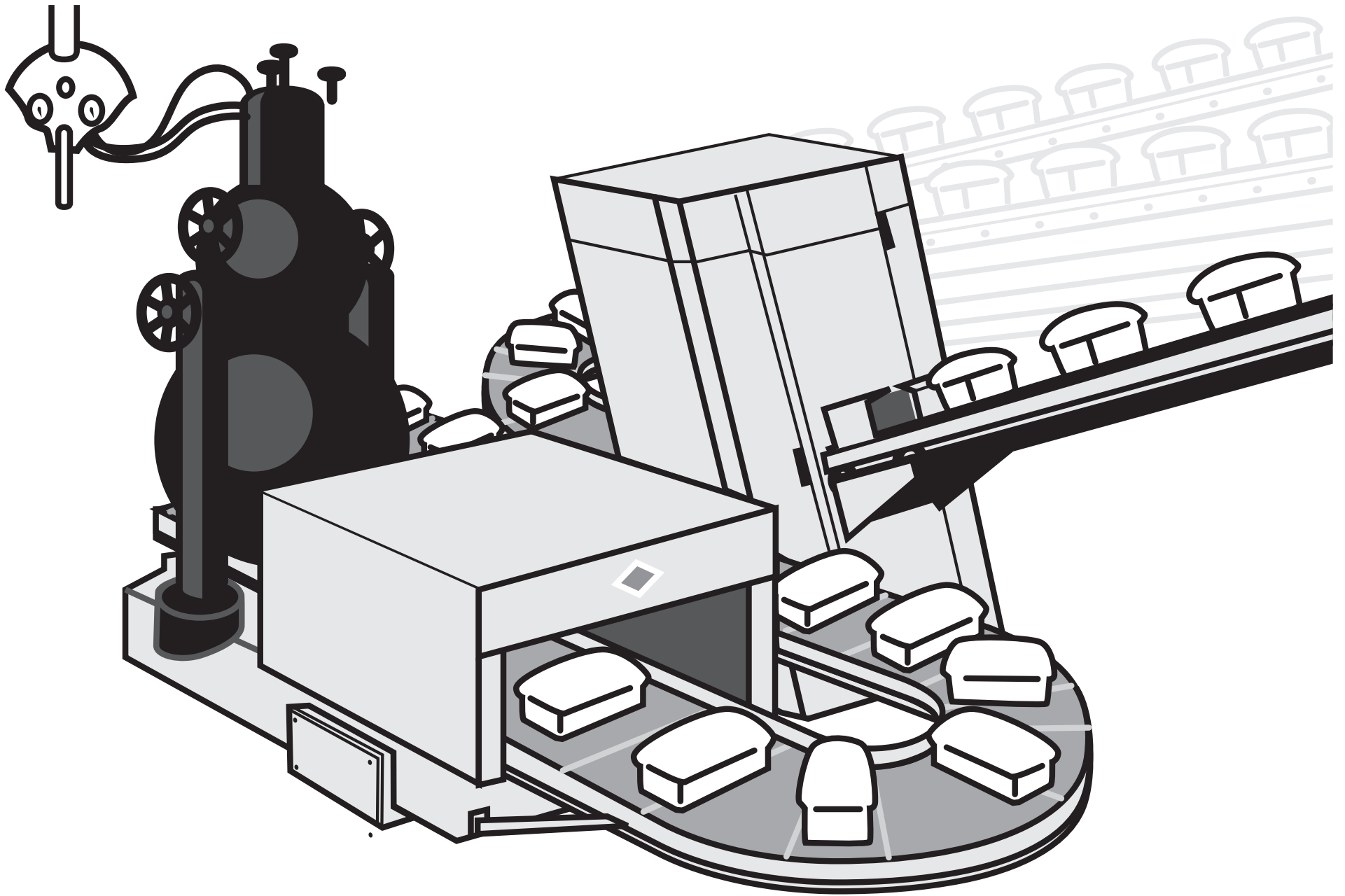
By R.W. Grant

Illustrations by Austin McKinley

This is the legend of a man whose name
Was a household word: a man whose fame
Burst on the world like an atom bomb.
Smith was his last name; first name: Tom.

The argument goes on today.
“He was a villain,” some will say.
“No! A hero!” others declare.
Or was he both? Well, I despair;
The fight will last ‘til kingdom come;
Was Smith a hero? Or was Smith a bum?
So, listen to the story and it’s up to you
To decide for yourself as to which is true!

Now, Smith, an inventor, had specialized
In toys. So people were surprised
When they found that he instead
Of making toys, was baking bread!
The news was flashed by CBS
Of his incredible success.
Then NBC jumped in in force,
Followed by the Times, of course.
The reason for their rapt attention,
The nature of his new invention,
The way to make bread he’d conceived
Cost less than people could believe!
And not just make it! This device
Could in addition wrap and slice!
The price per loaf, one loaf or many:
The miniscule sum of under one penny!



Can you imagine what this meant?
Can you comprehend the consequent?
The first time yet the world well fed!
And all because of Tom Smith's bread!

Not the last to see the repercussions
Were the Red Chinese, and, of course, the
Russians,
For Capitalist bread in such array

Threw the whole red block into black dis-
may!
Nonetheless, the world soon found
That bread was plentiful the world
around.
Thanks to Smith and all that bread,
A grateful world was at last well fed!

But isn't it a wondrous thing
How quickly fame is flown?
Smith, the hero of today
Tomorrow, scarcely known!
Yes, the fickle years passed by.
Smith was a billionaire.

But Smith himself was now forgot,
Though bread was everywhere.
People, asked from where it came,
Would very seldom know.

They would simply eat and ask,
'Was not it always so?'

However, Smith cared not a bit,
For millions ate his bread,
And "Everything is fine," thought he.
"I'm rich and they are fed!"

Everything was fine, he thought?
He reckoned not with fate.
Note the sequence of events
Starting on the date
On which inflation took its toll,
And to a slight extent,
The price on every loaf increased:
It went to one full cent!

A sharp reaction quickly came.
People were concerned.
White House aide expressed dismay.
Then the nation learned
That Russia lodged a sharp protest.
India did the same.
"Exploitation of the Poor!"
Yet, who was there to blame?

And though the clamor ebbed and flowed,
All that Tom would say
Was that it was but foolish talk.
Which soon would die away.
And it appeared that he was right.
Though on and on it ran,
The argument went 'round and 'round
But stopped where it began.

There it stopped, and people cried,
"For heaven's sake, we can't decide!
It's relative! Beyond dispute,
There's no such thing as 'absolute'!
And though we try with all our might,
Since nothing's ever black or white,
All that we can finally say is
'Everything one shade of grey is!'
So people cried out, "Give us light!
We can't tell what's wrong from right!"

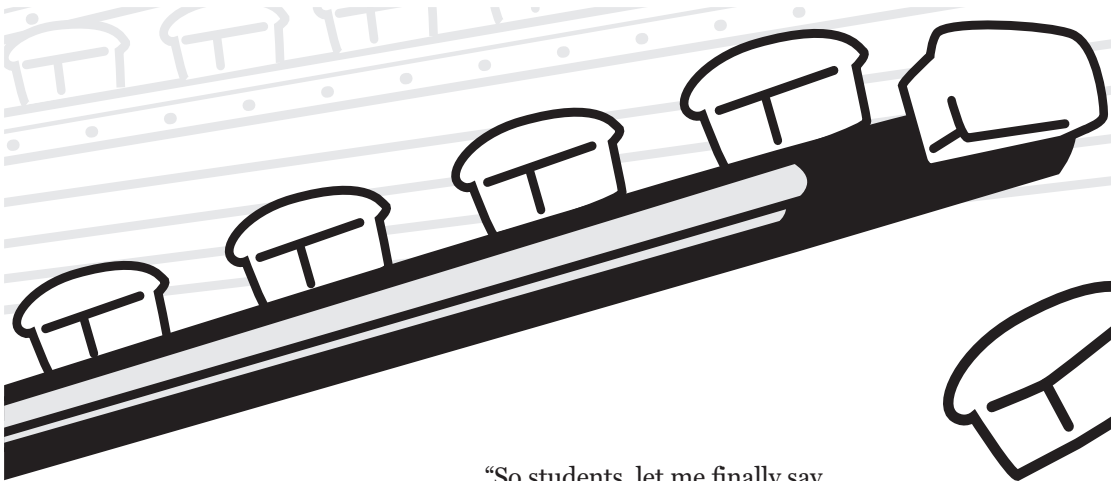
To comprehend confusion,
We seek wisdom at its source.
To whom, then did the people turn?
The Intellectuals, of course!

And what could be a better time
For them to take the lead,
Than at their International Conference
On Inhumanity and Greed.
For at this weighty conference,
Once each year we face
The moral conscience of the world—
Concentrated in one place.

At that mighty conference were
A thousand, more or less,
Of intellectuals and bureaucrats,
And those who write the press.
And from Yale and Harvard
The professors; all aware
The fate of Smith would now be known.
Excitement filled the air!

"The time has come," the chairman said
"To speak of many things:
Of duty, bread and selfishness,
And the evil that it brings.
For, speaking thus we can amend
That irony of fate
That gives to unenlightened minds
The power to create.





“Since reason tells us that it can’t,
Therefore let us start
Not by thinking with the mind,
But only with the heart!
Since we believe in people, then,”
At last the chairman said,
“We must meet our obligation
To see that they are fed!”

And so it went, one by one,
Denouncing private greed;
Denouncing those who’d profit thus
From other people’s need!

Then, suddenly each breath was held,
For there was none more wise
Than the nation’s foremost Pundit
Who now rose to summarize:

“My friends,” he said, (they all
exhaled)
“We see in these events
The flouting of the Higher Law—
And its consequence.
We must again remind ourselves
Just why mankind is cursed:
Because we fail to realize
Society comes first!”

“Smith placed himself above the
group
To profit from his brothers.
He failed to see the Greater Good,
Is Service, friends, to Others!”

With boldness and with vision,
then,
They ratified the motion
To dedicate to all mankind
Smith’s bread-and their devotion!

The conference finally ended.
It had been a huge success.
The intellectuals had spoken.
Now others did the rest.

The professors joined in all the
fuss,
And one was heard to lecture thus:
(For clarity, he spoke in terms
Of Mother Nature, birds and worms):

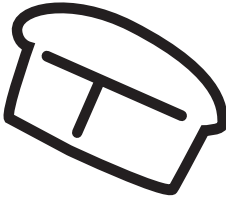
“That early birds should get the worm
Is clearly quite unfair.
Wouldn’t it much nicer be
If all of them would share?
But selfishness and private greed

Seem part of nature’s plan,
Which Mother Nature has decreed
For bird. But also Man?
The system which I question now,
As you are well aware,
(I’m sure you’ve heard the term
before
Is Business, Laissez-Faire!

“So students, let me finally say
That we must find a nobler way.
So, let us fix the race that all
May finish side-by-side;
The playing field forever flat,
The score forever tied.
To achieve this end, of course,
We turn to government-and force.
So, if we have to bring Smith do
As indeed we should,
I’m sure you will agree with me,
It’s for the Greater Good!”

Comments in the nation’s press
Now scorned Smith and his plunder:
“What right had he to get so rich
On other people’s hunger?”
A prize cartoon depicted Smith
With fat and drooping jowls
Snatching bread from hungry babes,
Indifferent to their howls.

One night, a TV star cried out,
“Forgive me if I stumble,
But I don’t think, I kid you not,
That Smith is very humble!”
Growing bolder, he leaped up,



(Silencing the cheers)
“Humility!” he cried to all—
And then collapsed in tears!

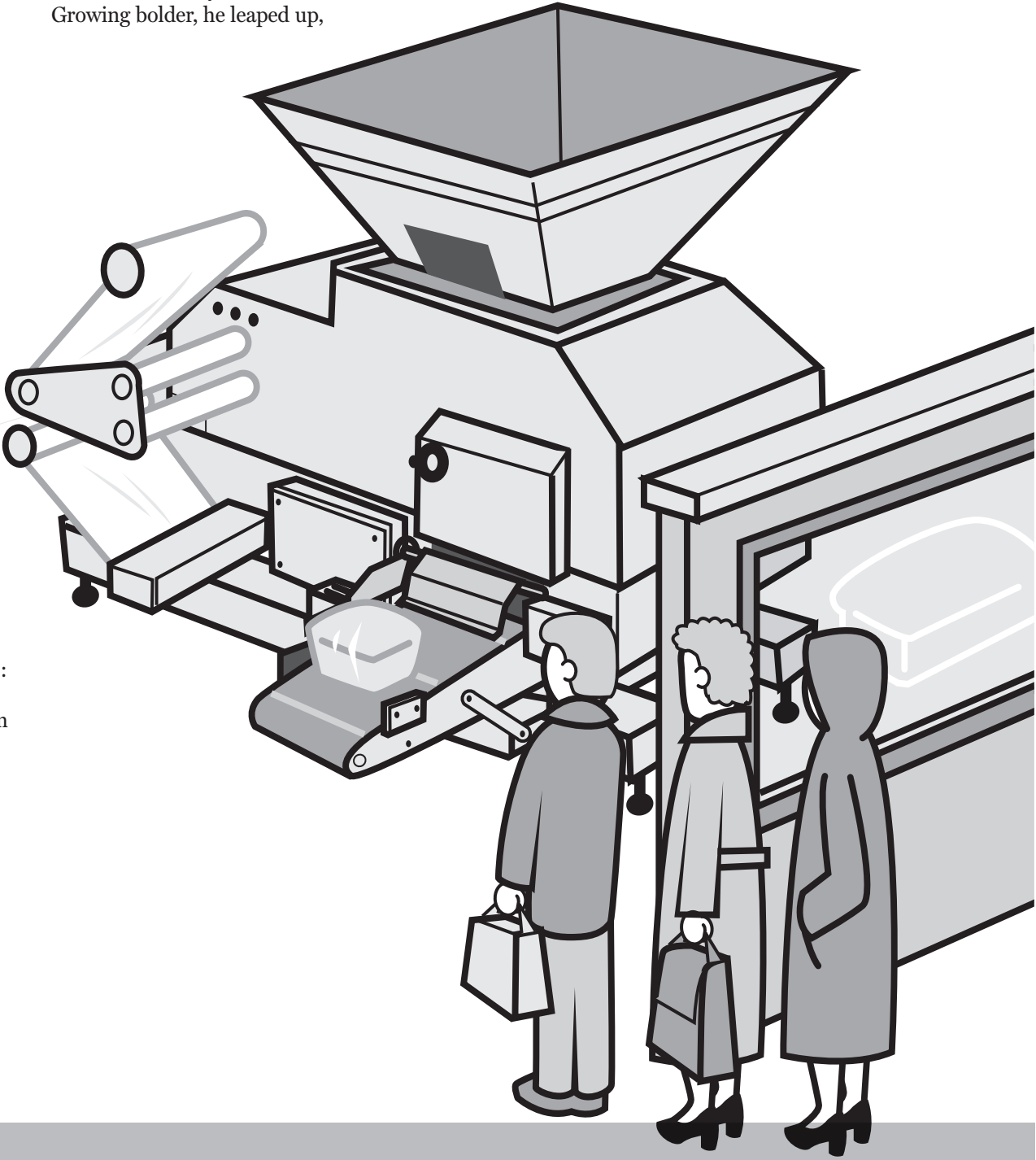
The clamor rises all about;
Now hear the politician shout:
“What’s Smith done, so rich to be?
Why should Smith have more than thee?
So, down with Smith and all his greed;
I’ll protect your right to need!”

Then Tom found to his dismay
That certain businessmen would say,
“The people now should realize
It’s time to cut Smith down to size,
For he’s betrayed his public trust
(And taken all that bread from us!)”

Well, since the Public does come first,
It could not be denied
That in matters such as this,
The public must decide.
So, SEC became concerned,
And told the press what it had learned:
“It’s obvious that he’s guilty
—Of what we’re not aware—
Though actually and factually
We’re sure there’s something there!”

And Antitrust now took a hand.
Of course it was appalled
At what it found was going on.
The “bread trust” it was called.

“Smith has too much crust,”
they said. “A deplorable condition
That Robber Barons profit thus
From cutthroat competition!”



WELL!
This was getting serious!
So Smith felt that he must
Have a friendly interview
With SEC and “Trust.
So, hat in hand, he went to them.
They’d surely been misled;
No rule of law had he defied.
But then their lawyer said:

“The rule of law, in complex times,
Has proved itself deficient.
We much prefer the rule of men.
It’s vastly more efficient.

“So, nutshell-wise, the way it is,
The law is what we say it is!

“So, let me state the present rules,”
The lawyer then went on,
“These very simple guidelines
You can rely upon:
You’re gouging on your prices
If you charge more than the rest.
But it’s unfair competition
If you think you can charge less!
“A second point that we would make,
To help avoid confusion:
Don’t try to charge the same amount,
For that would be collusion!

“You must compete—but not too much.
For if you do, you see,
Then the market would be yours—
And that’s monopoly!
Oh, don’t dare monopolize!
We’d raise an awful fuss,
For that’s the greatest crime of all!
(Unless it’s done by us!)”

“I think I understand,” said Tom.
“And yet, before I go,
How does one get a job like yours?
I’d really like to know!”

The lawyer rose then with a smile;
“I’m glad you asked,” said he.
“I’ll tell you how I got my start
And how it came to be.”

(His secretaries gathered ‘round
As their boss did thus expound.)

*‘When I was a lad going off to school,
I was always guided by this golden rule:
Let others take the lead in things, for
heaven’s sake,
So if things go wrong-why, then it’s their
mistake!’*
(*So if things go wrong-why, then it’s their
mistake!*)

*“Following this precept it came to pass
I became the president of my senior class.
Then on to college where my profs extolled
The very same theory from the very same
mold!”*
(*The very same theory from the very same
mold!*)

*“Let others take the chances, and I would
go along.
Then I would let them know where they all
went wrong!
So successful was my system that then
indeed,
I was voted most likely in my class to suc-
ceed!”*

(*He was voted most likely in his class to
succeed!*)

*“Then out into the world I went, along
with all the rest,
Where I put my golden rule to the ulti-
mate test.
I avoided all of commerce at whatever the
cost—
And because I never ventured, then I also
never lost!”*
(*And because he never ventured, then he
also never lost!*)

*‘With this unblemished record then, I
quickly caught the eye
Of some influential people ‘mongst the
powers on high.*

*And so these many years among the
mighty I have sat,
Having found my niche as a bureaucrat!”*
(*Having found his niche as a bureaucrat’*)

*“To be a merchant prince has never been
my goal,
For I’m qualified to play a more impor-
tant role:
Since I’ve never failed in business, this of
course assures
That I’m qualified beyond dispute to now
run yours!’*
(*That he’s qualified beyond dispute to now
run yours!*)

“Thanks; that clears it up,” said Tom.

The lawyer said, “I’m glad!
We try to serve the public good.
We’re really not so bad!

“Now, in disposing of this case,
If you wish to know just how,
Go up to the seventh floor;
We’re finalizing now!”

So, Tom went to the conference room
Up on the seventh floor.
He raised his hand, about to knock,
He raised it—but no more—
For what he overheard within
Kept him outside the door!
A sentence here, a sentence there—
Every other word—
He couldn’t make it out (he hoped),
For this is what he heard:

“Mumble, mumble, let’s not fumble!
Mumble, mumble, what’s the charge?
Grumble, grumble, he’s not humble?
Private greed? Or good of all?

“Public Interest, Rah! Rah! Rah!
Business, Business, Bah! Bah! Bah!

“Say, now this now we confess
That now this now is a mess!
Well now, what now do we guess?
Discharge? Which charge would be best?

“How ‘bout ‘Greed and Selfishness’?
Oh, wouldn’t that be fun?
It’s vague enough to trip him up
No matter what he’s done!

‘We don’t produce or build a thing!
But before we’re through,
We allow that now we’ll show Smith how
We handle those who do!

‘We serve the public interest;
We make up our own laws;
Oh, golly gee, how selflessly
We serve the public cause!

“For we’re the ones who make the rules
At “Trust and SEC,
So bye and bye we’ll get that guy;
Now, what charge will it be?

“Price too high? Or price too low?
Now, which charge will we make?
Well, we’re not loath to charging both
When public good’s at stake!

“But can we go one better?
How ‘bout monopoly?
No muss, no fuss, oh clever us!
Right-O! Let’s charge all three!

“But why stop here? We have one more!
Insider Trading! Number four!
We’ve not troubled to define
This crime in any way so,
This allows the courts to find
Him guilty ‘cause we say so!”

So, that was the indictment.
Smith’s trial soon began.
It was a cause célèbre
Which was followed’ cross the land.
In his defense Tom only said,
“I’m rich, but all of you are fed!
Is that bargain so unjust
That I should now be punished thus?”

Tom fought it hard all the way.
But it didn’t help him win.
The jury took but half an hour
To bring this verdict in:

“Guilty! Guilty! We agree!
He’s guilty of this plunder!
He had no right to get so rich
On other people’s hunger!”

“Five years in jail!” the judge then said.
“You’re lucky it’s not worse!
Robber Barons must be taught
Society Comes First!
As flies to wanton boys,” he leered,
“Are we to men like these!
They exploit us for their sport!
Exploit us as they please!”

The sentence seemed a bit severe,
But mercy was extended.
In deference to his mother’s pleas,
One year was suspended.
And what about the Bread Machine?
Tom Smith’s little friend?
Broken up and sold for scrap.
Some win. Some lose. The end.

EPILOGUE

Now, bread is baked by government.
And as might be expected,
Everything is well controlled—
The public well protected.

True, loaves cost ten dollars each.
But our leaders do their best.
The selling price is half a cent.
Taxes pay the rest!

