Public Notices

Business Observer

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PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** OCTOBER 31 - NOVEMBER 6, 2025

COLLIER COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that ALINA K STANCIU will engage in business under the fictitious name NAPLES EYE & AESTHETICS INSTITUTE, with a physical address 6610 Willow Park Dr, Ste. 104 Naples, FL 34109, with a mailing address 6610 Willow Park Dr, Ste. 104 Naples, FL 34109, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

October 31, 2025 25-01618C

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on November 17, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

COUNTY
Collier
FACILITY
2001 E Tamiami Trail
Naples, FL 34112
NAME UNIT BALANCE
Jose Morales C9 $370.50

Oct. 31; Nov. 7, 2025 25-01610C

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Power UP Handyman & Home Watch, located at 7718 Jewel Lane #204, in the City of Naples, County of Collier, State of FL, 34109, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 23 October, 2025.
David Michael Michaels
7718 Jewel Lane #204
Naples, FL 34109

October 31, 2025 25-01619C

FIRST INSERTION

NOTICE OF 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: 10550 Goodlette-Frank Rd Naples, FL 34109 on 11/20/2025 at 11:30am

Customer Name: Alan Sutherland
Description of items: Boxes, Bags of Stuff, Shelving, Old Wall Art

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.

Oct. 31; Nov. 7, 2025 25-01608C

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 November 20th, 2025 at 12:45pm

Ritania Ramirez
Household Goods

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.

Oct. 31; Nov. 7, 2025 25-01616C

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Naples located at 5725 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 11/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Carlos Castro unit #0110; David Bruno unit #0445; David Bruno unit #P08; Danielle Oconner unit #P42. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Oct. 31; Nov. 7, 2025 25-01612C

FIRST INSERTION

NOTICE OF 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: 7391 Rattlesnake Hammock Rd. Naples, FL 34113 Phone: 239-303-8462 Auction Date:11/20/25 @12:15 PM

Amanda Butler
Household/personal

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 may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Oct. 31; Nov. 7, 2025 25-01609C

FIRST 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 11/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Mark Fernandez unit #1045; Marcos Gonzalez unit #1134; Debra Sciacqua unit #2124; Ronald Lafrance unit #2200; Marcos Aurelio unit #P213; Stephen Richards unit #S00460; Peter Portuese unit #S0270D; Edward de Puye unit #S0277; Andrew Osinski unit #S0329; Dorothy Marshall unit #S03J05; Paul Mourecek unit #S0439; John Serraino unit #S04A06; Jon King unit #S2B04; Paul Mourecek unit #S4C04; Lawrence Tshivule unit #S4I03. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Oct. 31; Nov. 7, 2025 25-01613C

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ELIZABETH ADAM and THOMAS WILLIAM ADAM will, on November 12, 2025, at 10:00 a.m., at 1607 W. Mount Vernon Lane, Lot #G04, Naples, Collier County, Florida 34110; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1986 BARR MOBILE HOME, VIN: FLFL2AF263308478, TITLE NO.: 0042835689, and VIN: FLFL2BF263308478, TITLE NO.: 0042863740

and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#4080-1273)

Oct. 31; Nov. 7, 2025 25-01615C

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: 11/20/2025 Time: 10:15 am

Lemrick Tajah
Tires, compressor.
Gulfshore Plumbing Contractors
Water heater, boxes,
Jonathan Edouard
Shoes.

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.

Oct. 31; Nov. 7, 2025 25-01614C

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, FL 34104 on: 11/20/2025 at 10:45am

Tenant Name: Linda Ruiz
General Description of Property:
Misc. Personal Items
Tenant Name: Patrick Connor
General Description of Property:
Misc. 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.

Oct. 31; Nov. 7, 2025 25-01617C

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 November 20th 2025, at 10:00am

Lee Hoffman
Tools, appliances, shelving, and household items
Nancy Garcia
Totes, tables, household furniture and wood decor

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.

Oct. 31; Nov. 7, 2025 25-01607C

FIRST 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 11/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Salvador Moreno unit #A028; Carina Sierra unit #D019. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Oct. 31; Nov. 7, 2025 25-01611C

FIRST INSERTION

PUBLIC NOTICE PUBLIC NOTICE

NOTICE

NOTICE IS HEREBY GIVEN that the 2025 Collier County Tax Assessment Rolls have been certified by the Property Appraiser and have been delivered to the Tax Collector of Collier County, Florida.

The rolls will be open on Saturday, November 1, 2025 in the office of the Tax Collector of Collier County, Florida at the Collier County Government Complex, 3291 East Tamiami Trail, for the collection of Ad Valorem, Non-Ad Valorem and Tangible Personal Property Taxes of the County, the School Board, the City of Naples, the City of Everglades, the City of Marco Island and the Special Taxing Districts (see brochure enclosed with your statement).

The tax amounts shown on the tax statements have been discounted in accordance with the following payment schedule: 4% in November, 3% in December, 2% in January, 1% in February and you will pay the gross amount if paid in March. When you pay your taxes, please pay the amount shown in the block for the month in which you are making your payment.

The main office of the Tax Collector is open from 8 A.M. to 5 P.M. Monday through Friday and the phone number to call for tax information is (239) 252-8172. For online payments please visit colliertaxcollector.com.

SIGNED this 30th day of October, A.D., 2025 at Naples, Collier County, Florida.

ROB STONEBURNER, TAX COLLECTOR
COLLIER COUNTY, FLORIDA

October 31, 2025 25-01596C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 11-2025-CP-002752-0001-01
IN RE: ESTATE OF MARLENE JUDITH SANTILLI Deceased.

The administration of the estate of Marlene Judith Santilli, deceased, whose date of death was June 13, 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, 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.

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 October 31, 2025.

Personal Representative:
Rene Vazquez
4175 22nd Avenue
Naples, FL 34117
Attorney for Personal Representative:
Renee E. Nesbit
E-mail Address:
RNesbit@Nesbit-Law.com
Florida Bar No. 75374
Renee E. Nesbit, Attorney At Law
8305 Laurel Lakes Way
Naples, Florida 34119
Telephone: (239) 249-1072

Oct. 31; Nov. 7, 2025 25-01599C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002673
Division Probate
IN RE: ESTATE OF EDWARD HUGO THIEME A/K/A EDWARD H. THIEME, Deceased.

The administration of the estate of EDWARD HUGO THIEME a/k/a EDWARD H. THIEME, deceased, whose date of death was August 30, 2025, 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 34112-5324. The names and addresses of the co-Personal Representatives and the co-Personal Representatives' attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this Notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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.

The co-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 Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. 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 October 31, 2025.

Co-Personal Representatives:
MARK E. THIEME and KERRI L. McBRIDE
c/o Alison K. Douglas, Esq.
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail N, Ste. 400
Naples, Florida 34103
Attorney for
co-Personal Representatives:
ALISON K. DOUGLAS, ESQ.
Florida Bar No. 0899003
CUMMINGS & LOCKWOOD LLC
3001 Tamiami Trail N, Ste. 400
Naples, Florida 34103
Telephone: (239) 262-8311
E-mail Addresses:
adouglas@cl-law.com,
msmith@cl-law.com
9295106.1.docx 10/22/2025

Oct. 31; Nov. 7, 2025 25-01597C

--- PUBLIC SALES / SALES ---

FIRST INSERTION

This Instrument Prepared By/Returned to:
Michael J Posner, Esq., HUD Foreclosure Commissioner
Lippes Mathias LLP
4420 Beacon Circle
West Palm Beach, Florida 33407
HECM#095-1084108
PCN:69538501342

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on March 9, 2009, a certain Mortgage was executed by Ruth A. Mullaney, as Mortgagor in favor of First Reverse Financial Services which Mortgage was recorded March 23, 2009, in Official Records Book 4437, Page 2225 in the Office of the Clerk of the Circuit Court for Collier County, Florida, (the "Mortgage"); and

WHEREAS, the Mortgage was assigned to MetLife Home Loans by Assignment recorded March 23, 2009 in Official Records Book 4437, Page 2244 in the Office of the Clerk of the Circuit Court for Collier County, Florida; and

WHEREAS, the Mortgage was assigned to Champion Mortgage Company by Assignment recorded October 5, 2012 in Official Records Book 4842, Page 3733 and rerecorded November 21, 2012 in Official Records Book 4857, Page 1127 in the Office of the Clerk of the Circuit Court for Collier County, Florida; and

WHEREAS, the Mortgage was assigned to and is now owned by the Secretary, by Assignment recorded October 7, 2014 in Official Records Book 5083, Page 649, in the Office of the Clerk of the Circuit Court for Collier County, Florida; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (Scott Turner) (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that Mortgagor has either died, defaulted under the terms of the Mortgage or has abandoned the Property, hereinafter defined and the Mortgage remains wholly unpaid as of the date of this Notice and no payment has been made to restore the loan to current status; and

WHEREAS, the entire amount delinquent as of October 15, 2025 is $791,571.35 plus accrued unpaid interest, if any, late charges, if any, fees and costs; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; and

WHEREAS, the Unknown Spouse of Ruth A. Mullaney, with a last known address of 5506 S Garrison Ct, Littleton, Colorado 80123 may claim some interest in the property hereinafter described, as the surviving spouse in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Unknown Tenant(s), with an address of may claim some interest in the property hereinafter described, as a/the tenant(s) in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Hammock Bay Owners Association, Inc., with a last known address of c/o Resort Management, 2685 Horseshoe Drive S, Suite 215, Naples, Florida 34104 may claim some interest in the property hereinafter described pursuant to that certain Declaration recorded in Official Records Book 888, Page 1805 and all amendments thereto, of the Public Records of Collier County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary;

WHEREAS, Rialto at Hammock Bay Condominium Association, Inc., with a last known address of c/o Resort Management, 2685 Horseshoe Drive S, Suite 215, Naples, Florida 34104 may claim some interest in the property hereinafter described pursuant to that certain Declaration of Condominium recorded in Official Records Book 3290, Page 2402 and all amendments thereto, of the Public Records of Collier County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary;

WHEREAS, 3rd Federal Savings and Loan Association, with a last known address of 7007 Broadway Avenue, Cleveland, Ohio 44105 may claim some interest in the property hereinafter described pursuant to that certain Mortgage recorded in Official Records Book 4437, Page 2552, of the Public Records of Collier County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary;

WHEREAS, the Board of County Commissioners for Collier County with a last known address of 3299 Tamiami Trail East, Suite 303, Naples, Florida 34112 may claim some interest in the property hereinafter described pursuant to that resolution recorded in Official Records Book 4610, Page 2307 and all subsequent resolutions, of the Public Records of Collier County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary;

WHEREAS, the Secretary may have an interest in the property hereinafter described, pursuant to that Adjustable-Rate Home Equity Conversion Second Mortgage recorded March 23, 2009, in Official Records Book 4437, Page 2235 of the Public Records of Collier County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on December 10, 2013 in Official Records Book 4990, Page 3612 of the Public Records of Collier County, Florida, notice is hereby given that on **December 16, 2025 at 9:00 a.m.** local time, all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:

Unit 201, Building 17, RIALTO AT HAMMOCK BAY, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3290, Page 2402, as thereafter amended, of the Public Records of Collier County, Florida

Commonly known as: 1273 Rialto Way, 201, Naples, Florida 34114

The sale will be held at 1273 Rialto Way, 201, Naples, Florida 34114. The Secretary of Housing and Urban Development will bid $791,571.35 together with accrued interest from October 15, 2025 (subject to increases applicable under the Note), plus all costs of this foreclosure and plus costs of an owner's policy of title insurance or other sums which may be due.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her/its pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling ten (10%) percent of the bid amount in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent of the bid amount must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) day increments for a fee equal to Five Hundred and NO/100 Dollars ($500.00) per extension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within, the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is the principal balance set forth above, together with accrued, unpaid interest, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out of pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: October 27, 2025

HUD Foreclosure Commissioner
By: /s/ Michael J Posner, Esquire
Lippes Mathias LLP
4420 Beacon Circle
West Palm Beach, Florida 33407
T:561.842.3000•F:561.842.3626
Direct: 561.594.1452

STATE OF FLORIDA)
) **ss:**
COUNTY OF PALM BEACH)

Sworn to, subscribed and acknowledged before me this 27 day of October 2025, by mean of ☑ physical presence or ☐ online notarization, Michael J Posner, HUD Foreclosure Commissioner who ☑ is personally known to me or ☐ produced _____ as identification.

ROCIO MICHELLE LEIVA
Notary Public, State of Florida

My Commission Expires:
ROCIO MICHELLE LEIVA
Notary Public - State of Florida
Commission # HH 721083
My Comm. Expires Sep 22, 2029
Bonded through National Notary Assn.

Unless you, within thirty days of your receipt of this notice, dispute the validity of the debt claimed in this letter, or any portion of the debt, we will assume that the debt alleged in this letter is valid. If we receive notice from you within thirty days of your receipt of this notice that the debt claimed in this notice, or any portion of the debt, is disputed, we will obtain verification of the debt and will forward that verification to you. Also, upon request to us within thirty days of your receipt of this notice, we will provide the name and address of the original creditor of the debt claimed in this notice, if different from the United States Secretary of Housing and Urban Development. See details of your rights on the attached Notice.

FAIR DEBT PRACTICES ACT NOTICE

Lippes Mathias LLP is a debt collector. We are trying to collect a debt that you owe to the United States Secretary of Housing and Urban Development. We will use any information you give us to help collect the debt.

How can you dispute the debt?
Call or write to us within thirty (30) days of your receipt of this Notice of Default to dispute all or part of the debt. If you do not, we will assume that our information is correct.
If you write to us within thirty (30) days of your receipt of this Notice of Default, we must stop collection on any amount you dispute until we send you information that shows you owe the debt. You may use the form below or write to us without the form. You may also include supporting documents. We accept disputes electronically via email at mjposner@lippes.com.

What else can you do?
Write to ask for the name and address of the original creditor, if different from the current creditor. If you write within thirty (30) days of your receipt of this Notice of Default, we must stop collection until we send you that information.
You may use the form below or write to us without the form. We accept such requests electronically via email at mjposner@lippes.com.
Go to *www.cfpb.gov/debt-collection* to learn more about your rights under federal law. For instance, you have the right to stop or limit how we contact you.
Contact us about your payment options.
Póngase en contacto con nosotros para solicitor una copia de este formulario en español.

How do you want to respond?

Check all that apply: Mail this form to: Michael Posner, Esq., Lippes Mathias LLP, 4420 Beacon Circle, West Palm Beach, Florida 33407
☐ I want to dispute the debt because I think:
☐ This is not my debt.
☐ The amount is wrong.
☐ Other (please describe on reverse or attach additional information).
☐ I want you to send me the name and address of the original creditor.
☐ Other (please describe on reverse or attach additional information).
☐ I enclosed this amount: $_____ Make your check payable to Lippes Mathias Trust Account.
Include the name of the United States Secretary of Housing and Urban Development.
☐ *Quiero este formulario en español.*

October 31; November 7, 14, 2025 25-01624C

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Luca Architects located at 4341 Sonoma Oaks Cir, in the County of Collier, in the City of Naples, Florida 34119 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Naples, Florida, this 25th day of October, 2025.
NELLO HOME INC.
October 31, 2025 25-01622C

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sperber Landscape Services c/o Greenscapes of Southwest Florida, LLC located at 30700 Russell Ranch Rd., Suite 120, Westlake Village, CA 91362 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Collier County Florida, this 27th day of October 2025
Greenscapes of Southwest Florida, LLC
October 31, 2025 25-01629C

FIRST INSERTION

NOTICE OF PUBLIC SALE

Action Auto Care & Muffler Shop, LLC gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 12/08/2025 at 9:00 AM at 2348 kirkwood ave, naples, fl 34112, 239-793-0205 due in cash on the day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with the Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. 1J4FA69S26P749780 2006 JEEP $4,703.90
October 31, 2025 25-01636C

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.: 25-CC-001175
SEA BREEZE APARTMENTS CONDOMINIUM, INC. a Florida not-for profit corporation,
PLAINTIFF vs
STEPHANIE CHRISTOFF, UNKNOWN SPOUSE OF STEPHANIE CHRISTOFF AND UNKNOWN TENANTS IN POSSESSION
DEFENDANTS.

COMES NOW, Plaintiff, SEA BREEZE APARTMENTS CONDOMINIUM, INC., a Florida not-for-profit corporation, by and through its undersigned counsel, hereby gives Notice of Foreclosure Sale that Crystal K. Kinzel the Clerk of Circuit and County Courts of Collier County, Florida, will on November 20, 2023, beginning at 11:00 a.m., in the Lobby on the Third Floor of the Courthouse Annex, at the Collier County Courthouse, 3315 Tamiami Trail East, Naples, Florida 34112, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Collier County, Florida, to-wit:

Unit No. 4, of THE ANGELA HOUSE APARTMENT BUILDING of SEA BREEZE APARTMENTS CONDOMINIUM, according to Declaration of Condominium thereof recorded in Official Records Book 274, Pages 134 through 169, of the Public Records of Collier County, Florida, together with it undivided share of the Common Elements.

pursuant to the order or Final Judgment of 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 notice of 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 Administrative Services Manager whose office is located at 3315 East Tamiami Trail, Naples, Florida 34112, and whose telephone number is (239) 252-8800, within two working days of your receipt of this Notice of Foreclosure Sale; if you are hearing or voice impaired, call 711.

Richard W. Pringle, P. A.
By: /s/ Caleb W. Pringle, Esq.
Bar Number: 118863
2125 First Street, Suite 200
Fort Myers, FL 33901
Telephone: (239) 332-4717
Email: Caleb@strayhornandstrayhornlaw.com
Second Email: Kristine@strayhornandstrayhornlaw.com
Oct. 31; Nov. 7, 2025 25-01623C

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
CASE NO. 112025CA000152000101
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA J. TEEHAN, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2025, and entered in 112025CA000152000101 of the Circuit Court of the TWENTIETH Judicial Circuit in and for Collier County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA J. TEEHAN, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE COMMISSIONER OF HOUSING AND URBAN DEVELOPMENT; MICROF LLC; GOLDEN GATE ESTATES AREA CIVIC ASSOCIATION, INC.; HOLLY TEEHAN are the Defendant(s). Crystal K. Kinzel as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at in the 1st floor of the Courthouse Annex in the Multipurpose Room in Customer Service, 3315 Tamiami Trail East, Naples, FL 34112, at 11:00 AM, on November 20, 2025, the following described property as set forth in said Final Judgment, to wit:

THE WEST 150 FEET OF TRACT 105, GOLDEN GATE ESTATES, UNIT 39, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7 AT PAGE 24 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Property Address: 3760 50TH AVE NE, NAPLES, FL 34120

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.

IMPORTANT

AMERICANS WITH DISABILITIES ACT. If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form (see website) and return it to crice@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Charles Rice, Administrative Court Services Manager,, (239) 252-8800, e-mail crice@ca.cjis20.org

Dated this 28 day of October, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-264606 - NaC
Oct. 31; Nov. 7, 2025 25-01630C

--- ESTATE ---

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-2638
IN RE: ESTATE OF ROSETTA G. VALLEAU, Deceased.

The administration of the estate of ROSETTA G. VALLEAU, deceased, whose date of death was September 24, 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.

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 October 31, 2025.

MEGAN M. KELLY,
Personal Representative
16101 Ravina Way
Naples, FL 34110
Megan M. Kelly
Attorney for Personal Representative
1415 Panther Lane, Suite 549
Naples, FL 34109
Telephone: (239) 273-5485
E-Mail: megan@meganmkellylaw.com
Megan M. Kelly, Esq.
Florida Bar No. 1008519
Oct. 31; Nov. 7, 2025 25-01621C

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-2796
IN RE: ESTATE OF ELIZABETH C. GILROY, Deceased.

The administration of the Estate of Elizabeth C. Gilroy, deceased, whose date of death was October 6, 2025, Case No. 25-CP-2796, 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 has been served must file their claims with this court through the State of Florida Courts Efiling Portal at www.myflcourtaccess.com WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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 October 31, 2025..

Personal Representative:
Patricia Joachimsen
181 Annadale Road
Staten Island, NY 10312
Attorney for Personal Representative:
Ellen T. Chadwell/FBN 983860
The Law Office of Ellen T. Chadwell
5675 Strand Court
Naples, Florida 34110
Tele: (239) 249-3560
ellen@chadwellLaw.com
Oct. 31; Nov. 7, 2025 25-01600C

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 11-2025-CP-2302
Division Probate
IN RE: ESTATE OF ARLETT D. ZAPATA A/K/A ARLETT DE LOS ANGELES ZAPATA 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 Arlett D. Zapata a/k/a Arlett De Los Angeles Zapata, deceased, File Number 11-2025-CP-002302, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112; that the decedent's date of death was June 3, 2025; that the total value of the estate is $6,204 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Blanca Tenorio
4337 17th PL SW,
Naples, FL 34116

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 October 31, 2025.

Person Giving Notice:
Blanca Tenorio
4337 17th Pl SW
Naples, Florida 34116
Attorney for Person Giving Notice
/s/Lance M. McKinney
Lance M. McKinney, Attorney
Florida Bar Number: 882992
Osterhout & McKinney, P.A.
3783 Seago Lane
Fort Myers, FL 33901
Telephone: (239) 939-4888
Fax: (239) 277-0601
E-Mail: lancem@omplaw.com
Secondary E-Mail:
elizabethw@omplaw.com
Oct. 31; Nov. 7, 2025 25-01604C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 112025CP002799000101
IN RE: ESTATE OF JANA FEDOROVA, Deceased.

The administration of the estate of Jana Fedorova, deceased, whose date of death was 9/10/2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, File No. 112025CP002799000101, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, FL 34112. 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 October 31, 2025.

Personal Representative
Milan Fedor, Jr.
Fulianka 95
08212, Fulianka, Slovak Republic
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@statewideprobate.com
dmclin@statewideprobate.com
rpmorgan@statewideprobate.com
Oct. 31; Nov. 7, 2025 25-01603C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2809
Division 02
IN RE: ESTATE OF CAROL A. SWART Deceased.

The administration of the estate of Carol A. Swart, deceased, whose date of death was October 6, 2025, 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. 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 October 31, 2025.

Personal Representative:
Donna Wood
140 23rd Street NW
Naples, FL 34120
Attorney for Personal Representative:
Amanda Leigh Goodman, Attorney
Florida Bar Number: 105169
GOODMAN BREEN
3838 Tamiami Trail N, Suite 300
Naples, FL 34103
Telephone: (239) 403-3000
Fax: (239) 403-0010
E-Mail:
agoodman@goodmanbreen.com
Secondary E-Mail:
gbprobate@gmail.com
Oct. 31; Nov. 7, 2025 25-01601C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-2598
INRE: ESTATE OF STEVE P. STEINMAN a.k.a. Stephen P. Steinman Deceased.

The administration of the estate of STEVE P. STEINMAN, deceased, whose date of death was September 14, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division; the address of which is 3315 Tamiami Trail E 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT SO 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 CREDITOR 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 October 31, 2025.

Personal Representative:
SUSAN STEINMAN
Attorney for Personal Representative:
Brittany A. Blocker, Esq.
Florida Bar No. 1035288
Law Office of Sam J. Saad III
2670 Airport Road S.
Naples, FL 34112
Telephone: (239) 963-1635
bblocker@saadlegal.com
eservice@saadlegal.com
Oct. 31; Nov. 7, 2025 25-01605C

FIRST INSERTION

NOTICE TO CREDITORS
(**Formal Administration**)
IN THE 20th JUDICIAL CIRCUIT COURT IN AND FOR COLLIER COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 2025-CP-002716
IN RE: The Estate of MARIA T. OZON, Deceased.

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

The administration of the Estate of MARIA T. OZON, deceased, whose date of death was November 4, 2023, and whose social security number is ***-**-3462, 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'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.

ALL CLAIMS NOT FILED WITH 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.

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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this Notice is October 31, 2025.

/s/ Phillip Ozon
PHILLIP OZON,
As Personal Representative
Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
Oct. 31; Nov. 7, 2025 25-01602C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 11-2025-CP-002784-0001-01
IN RE: ESTATE OF BERYL MELUCCI, Deceased.

The administration of the estate of Beryl Melucci, deceased, whose date of death was September 19, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is Collier County Clerk of the Circuit Court, Probate Department, P.O. Box 413044, Naples, FL 34101-3044. 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 October 31, 2025.

/S/ Victoria Maroldi
Victoria Maroldi
Personal Representative
5776 Deauville Circle, C307
Naples, FL 34112-3246
/S/ Susan Wright
Susan Wright
Personal Representative
5776 Deauville Circle, C307
Naples, FL 34112-3246
/S/ Lorna J. Scharlacken
Lorna J. Scharlacken, Esq.
Attorney for Personal Representatives
Florida Bar No. 605311
Legacy Law Unlimited PLLC
999 Vanderbilt Beach Rd., Suite 200
Naples, Florida 34108-3512
Telephone: 239-325-3349
Email: lorna@legacylawunlimited.com
Secondary Email:
pleadings@legacylawunlimited.com
Oct. 31; Nov. 7, 2025 25-01598C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-002619
IN RE: ESTATE OF SANDRA JOY MOGELVANG, Deceased.

The administration of the estate of SANDRA JOY MOGELVANG, deceased, whose date of death was September 5, 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.

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: October 31, 2025.

Signed on this 24th day of October, 2025.

KIMBERLY A.M. GONDER
Personal Representative
2150 North Road
Naples, Florida 34104
Brian V. Mcavoy
Florida Bar No. 0047473
Arienne C. Valencia
Florida Bar No. 1003167
Roetzel & Andress LPA
Attorneys for Petitioner
999 Vanderbilt Beach Road, Suite 401
Naples, Florida 34108
Telephone: (239) 649-6200
Email: bmcavoy@ralaw.com
Secondary Email:
serve.bmcavoy@ralaw.com
Email: avalencia@ralaw.com
Secondary Email:
serve.avalencia@ralaw.com
Oct. 31; Nov. 7, 2025 25-01606C

Q&A

What is a public notice?

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

The West Orange Times carries public notices in Orange County, Florida.

LV18237_V34

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 11-2025-CP-002841-0001-01
IN RE: ESTATE OF JANICE ELAINE MAYSON Deceased.

The administration of the estate of Janice Elaine Mayson, deceased, whose date of death was May 15, 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, 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.

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 October 31, 2025.

Personal Representative:
Daniel B. Royal
PO Box 1637
Breckenridge, CO 80424
Attorney for Personal Representative:
Renee E. Nesbit
E-mail Address:
RNesbit@Nesbit-Law.com
Florida Bar No. 75374
Renee E. Nesbit, Attorney At Law
8305 Laurel Lakes Way
Naples, Florida 34119
Telephone: (239) 249-1072
Oct. 31; Nov. 7, 2025 25-01626C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2687
IN RE: ESTATE OF Juanita Jerez, Deceased.

The administration of the estate of Juanita Jerez, deceased, whose date of death was June 26th, 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, 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 October 31, 2025

Signed by:
Cesar Jerez
6AB0C6D1F1CF477...
P.O. Address:
73 Marion Avenue,
Butler, NJ 07405
Personal Representative
Ged Law
Attorneys for Personal Representative
7955 Airport Pulling Road North
Suite 202
Naples, PL 34109
Telephone: 2395145048
Florida Bar No. 18808
Email Addresses: dged@ged-law.com
Oct. 31; Nov. 7, 2025 25-01631C

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002819
IN RE: ESTATE OF JULIUS L. MAROS, JR. 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 Julius L. Maros, Jr., deceased, File Number 25-CP-002819 by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, FL 34112; that the decedent's date of death was September 26, 2025; that the total value of the estate is $3,438.83, not including the property which was determined by the Court as exempt property, and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Debora A. Maros
1933 Imperial Golf Course Blvd.,
Naples, FL 34110
Julius J. Maros, III
88 Tremont Terrace,
P.O. Box 352 ,
Wanaque, NJ 07465

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 October 31, 2025.

Persons Giving Notice:
Debora A. Maros
1933 Imperial Golf Course Blvd.
Naples, FL 34110
Julius J. Maros, III
88 Tremont Terrace
P.O. Box 352
Wanaque, NJ 07465
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@richardsonsellers.com
Oct. 31; Nov. 7, 2025 25-01637C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002818
IN RE: ESTATE OF CURTIS M. PERRY Deceased.

The administration of the Estate of Curtis M. Perry, deceased, whose date of death was June 25, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, FL 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 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 October 31, 2025.

Personal Representatives:
Solange Perry
458 Silver Street
Rollinsford, NH 03869
Cassandra Perry
83 Hyde Park Street
Dedham, MA 02026
Attorney for Personal Representatives:
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@richardsonsellers.com
Oct. 31; Nov. 7, 2025 25-01634C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-2406-CP
Division PROBATE
IN RE: ESTATE OF RICHARD A. FORTE Deceased.

The administration of the estate of RICHARD A. FORTE, deceased, whose date of death was August 18, 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, 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 October 31st, 2025.

Personal Representative:
RICHARD A. FORTE, JR.
3710 Montreux Lane, Unit 102
Naples, FL 34114
Attorney for Personal Representative:
AMBER R. MONDOCK, ESQ.
Florida Bar Number: 118817
MONDOCK LAW PLLC
4760 Tamiami Trail N., Unit 23
Naples, FL 34103
Telephone: (239) 673-2211
Fax: (239) 734-9933
E-Mail: amber@mondocklaw.com
Secondary E-Mail:
service@mondocklaw.com
Oct. 31; Nov. 7, 2025 25-01633C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 11-2025-CP-2749-0001-01
Division PROBATE
IN RE: ESTATE OF PHILIP JOSEPH SAWA Deceased.

The administration of the estate of Philip Joseph Sawa, deceased, whose date of death was June 19, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail, 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.

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 October 31 2025.

Personal Representative:
Kathryn M. Sawa
9018 Casada Way #101
Naples, Florida 34114
Attorney for Personal Representative:
A. Stephen Kotler
Florida Bar Number: 629103
KOTLER LAW FIRM P.L.
999 Vanderbilt Beach Road, Suite 200
Naples, Florida 34108
Telephone: (239) 325-2333
Fax: (239) 325-1853
E-Mail: skotler@kotlerpl.com
Secondary E-Mail:
paralegal@kotlerpl.com
Oct. 31; Nov. 7, 2025 25-01635C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File Number: 25-CP-2503
IN RE: THE ESTATE OF Jack Walter Brunner, Deceased.

The administration of the estate of Jack Walter Brunner, deceased, File Number 2025-CP-2503, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is, 3515 Tamiami Trl 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD 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 DEATH IS BARRED.

The date of first publication of this Notice is October 31, 2025.

Executed this 27th day of October, 2025.

Heidi Cartwright
Personal Representative
Charles R. Hayes, Esq.
FL State Bar No. 47720
Charles R. Hayes, P.A.
2590 Northbrooke Plaza Dr., Ste 303
Naples, FL 34119
Phone (239) 431-7619
Fax (239) 431-7665
chayespa@gmail.com
Attorney for the Petitioner
Oct. 31; Nov. 7, 2025 25-01627C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2738
Division Probate
IN RE: ESTATE OF CHARLES WHITE Deceased.

The administration of the estate of Charles White, deceased, whose date of death was September 19, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E, Naples FL 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 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 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 October 31, 2025.

Personal Representatives:
Kimberly Breivik
Attorney for Personal Representatives:
Douglas L Rankin, Attorney
Florida Bar Number: 365068
2335 Tamiami Trail N STE 308
NAPLES, FL 34103
Telephone: (239) 262-0061
Fax: (239) 262-2092
E-Mail: dlr@drankinlaw.com
Secondary E-Mail:
kj@drankinlaw.com
Oct. 31; Nov. 7, 2025 25-01628C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002467
IN RE: ESTATE OF GILDA M. ALCALA Deceased.

The administration of the estate of GILDA M. ALCALA, deceased, whose date of death was May 1, 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. 732.2211, 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 October 31, 2025.

Personal Representative:
LIBERATO D. ALCALA
5741 Anegada Dr.
Naples, Florida 34113
Attorney for Personal Representative:
EDWARD V. SMITH
Florida Bar Number: 102848
E-Mail:
esmith@wga-law.com
Secondary E-Mail:
pleadings@wga-law.com
PATRICK COURVILLE
Florida Bar Number: 0115708
E-Mail: pcourville@wga-law.com
Secondary E-Mail:
pleadings@wga-law.com
Attorneys for
Personal Representative
WOLLMAN GEHRKE
& ASSOCIATES, P.A.
2235 Venetian Court, Suite 5
Naples, Florida 34109
Telephone: (239) 435-1533
Fax: (239) 435-1433
Oct. 31; Nov. 7, 2025 25-01625C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001650
Division PROBATE
IN RE: ESTATE OF JEROLD E. FOX, a/k/a JEROLD EUGENE FOX, SR. Deceased.

The administration of the estate of JEROLD E. FOX, a/k/a JEROLD EUGENE FOX, SR., deceased, whose date of death was January 19, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E., 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.

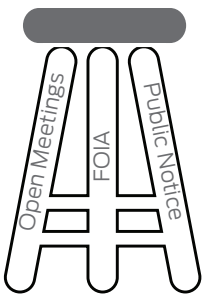
The date of first publication of this notice is October 31st, 2025.

Personal Representative:
DAVID BRYAN FOX, a/k/a DAVID BRYAN FOX, SR.
27876 Lime Street
Bonita Springs, Florida 34135
Attorney for
Personal Representative:
AMBER R. MONDOCK, ESQ.
Florida Bar Number: 118817
4760 Tamiami Trail N., Unit 23
Naples, FL 34103
Telephone: (239) 673-2211
Fax: (239) 734-9933
E-Mail: amber@mondocklaw.com
Secondary E-Mail:
service@mondocklaw.com
Oct. 31; Nov. 7, 2025 25-01632C

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187

--- SALES ---

FIRST INSERTION

AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT, IN AND FOR COLLIER COUNTY, FLORIDA
CASE No.: 11-2025-CA-001024-0001-01
FLTR LLC AS TRUSTEE OF THE 1154 BUSH LAND TRUST,
Plaintiff, vs.
JEAN-PIERRE THELISMA,
Defendant,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 15, 2025 and entered in Case No.: 11-2025-CA-001024-0001-01 of the Circuit Court in and for Collier County, Florida, wherein JEAN-PIERRE THELISMA is the defendant, that I will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, 1st Floor of the Courthouse Annex in the Multipurpose Room in Customer Service of the Collier County Courthouse, located at 3315 Tamiami Trail East, Naples, FL 34112, on November 20, 2025 at 11:00 a.m., the following described real property as set forth in the Final Judgment:

Lot 19, Block A, Arrowhead Reserve at Lake Trafford - Phase One, according to the map or plat thereof, as recorded in Plat Book 42, Page(s) 94 through 111, inclusive, of the Public Records of Collier County, Florida.
PARCEL ID: 22430008647
Commonly known as 1154 Bush St E, Immokalee, FL 34142. (the "Property").

NOTICE

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.

Dated this 16th day of September, 2025.

MANZO & ASSOCIATES, P.A.
Attorneys for FLTR LLC
as Trustee of the 1154 Bush Land Trust
By: /S/ ISAAC MANZO
Isaac Manzo, for the firm
Florida Bar No. 10639
Farhaad Naghoon, for the firm
Florida Bar No. 103565
J.D. Manzo, for the firm
Florida Bar No. 1035187
Telephone 407-514-2692
Facsimile 407-514-2613
Eservice email:
Manzo@manzolawgroup.com
Oct. 31; Nov. 7, 2025 25-01620C

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

FOURTH INSERTION

NOTICE OF ACTION OF JOINT PETITION FOR ADOPTION BY STEPPARENT AND PETITION FOR TERMINATION OF PARENTAL RIGHTS OF BIOLOGICAL FATHER
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
FAMILY DIVISION
CASE NO.: 25-DR-767
IN THE MATTER OF THE ADOPTION OF:
KAIA LYNNE MACLEAN
Adoptee.

TO: ALEXANDER OKANE
2516 Grand Avenue
Fort Myers, Florida 33901
Physical Description:
Age: 39; Race: Caucasian; Hair Color: Brown; Height: 6'04"; Date of Birth: January 29, 1986

YOU ARE NOTIFIED that an action for Joint Petition for Adoption by Stepparent and Petition for Termination of Parental Rights of Biological Father has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioner, MATTHEW MACLEAN, to Alexander C. Peterson, Esquire, c/o Family First Legal Group, 2950 Immokalee Road, Suite 2, Naples, Florida 34110 on or before Monday, November 10, 2025 and file the original with the Clerk of this Court at 3315 Tamiami Trail East, Suite 102, Naples, Florida 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.

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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address 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: September 29, 2025

CLERK OF THE CIRCUIT COURT
(SEAL) By: Jane Garrison
Deputy Clerk
Oct. 10, 17, 24, 31, 2025 25-01477C

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 275 Goodlette Frank Road, Naples, FL 34102 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/13/2025 at 2:00pm. Contents include personal property along with the described belongings to those individuals listed below.

03191 Diane Pankonie luggage, boxes, mattress, etc.
03238 Paige Lane Rubinton boxes, mattress, furniture, etc.
03020 Paige Lane Rubinton piano, boxes, mattress, etc.

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239) 241-3897.
October 24, 31, 2025 25-01568C

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10236

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name:
iStorage - 7004 - Naples
Facility Address:
1597 Pine Ridge Rd.,
Naples, FL 34109 US
Facility Phone:
1+ (239) 597-3262

Description: Entire contents of unit consisting of, but not limited to: Ciro Amato- 2 Generator, Shelves, Bags filled with envelopes, Storage desk, Dolly. Stennesha Fenton- Suit case, golfclubs, bags of clothes, Shoes, Totes, Mattress and box springs, Household goods. Stennesha Fenton- Dresser, several boxes of clothes, Shoes, Bar stools, table, Pillows, Household goods. Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025, at 11:00am. Property will be sold to the highest bidder.
October 24, 31, 2025 25-01579C

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2509
IN RE: ESTATE OF
Mario R. Nolasco
Deceased.

The administration of the estate of Mario R. Nolasco, deceased, whose date of death was July 3rd, 2024, is pending in the Circuit Court for COLLIER County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 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.

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 October 24, 2025.

Signed by:
Ziola O. Rodas
P.O. Address:
3534 White Boulevard,
Naples, FL 34117
Personal Representative
Ged Law
Attorneys for Personal Representative
7955 Airport Pulling Road North,
Suite 202
Naples, FL 34109
Telephone: 2395145048
Florida Bar No. 18808
Email Addresses: dged@ged-law.com
October 24, 31, 2025 25-01587C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2737
Division Probate
IN RE: ESTATE OF
RUSSELL R. MARQUART
Deceased.

The administration of the estate of Russell R. Marquart, deceased, whose date of death was May 31, 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.

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 October 24, 2025.

Personal Representative:
Central Trust Company
Its: EVP
3333 South National, Third Floor
Springfield, MO 65807
Attorney for Personal Representative:
Kent A. Skrivan
E-mail Addresses:
kent@sgnapleslaw.com
Florida Bar No. 0893552
Skrivan & Gibbs, PLLC
1110 Pine Ridge Road, Suite 300
Naples, FL 34108
Telephone: (239) 597-4500
October 24, 31, 2025 25-01585C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25CP002665
Division: Probate
IN RE: ESTATE OF
CLAYTON J. MILLER,
Deceased.

The administration of the Estate of Clayton J. Miller, deceased, whose date of death was March 15, 2025, 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. 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 732.2211, Florida Statutes.

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 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 October 24, 2025.

Personal Representative:
Janet Miller
15487 Marcello Circle
Naples, FL 34110
Attorney for Personal Representative:
Aglaë S. Van den Bergh
Attorney for Personal Representative
Florida Bar Number: 1031166
SCHOENFELD KYLE
& ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: aglaev@trustska.com
4918-2031-7283, v. 1
October 24, 31, 2025 25-01566C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1477
IN RE: ESTATE OF
MARY-JO VACCA
Deceased.

The administration of the estate of Mary-Jo Vacca, deceased, whose date of death was August 17, 2024, 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 October 24, 2025.

Personal Representative:
Henry E. Barth, Jr.
8 Osprey Court
Warwick, Rhode Island 02889
Attorney for Personal Representative:
David M. Goldman, Attorney
Florida Bar Number: 39008
LAW OFFICE OF
DAVID M. GOLDMAN PLLC
4115 Hendricks Avenue
Jacksonville, Florida 32207
Telephone: (904) 990-8000
Fax: (904) 875-4081
E-Mail:
dgoldman@jacksonvillelawyer.pro
Secondary E-Mail:
jwheat@jacksonvillelawyer.pro
October 24, 31, 2025 25-01560C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 11-2025-CP-002787-0001-01
IN RE: ESTATE OF
JOAN GUTHRIE HILBISH
Deceased.

The administration of the estate Joan Guthrie Hilbish, deceased, whose date of death was May 5, 2024 is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail, E, Naples, FL 34112, is pending in the Circuit Court for Collier County, Florida, Probate Division, 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 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 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 October 24, 2025.

Personal Representative:
Anthony E. Fentress
is 6333 Fjord Way
Port Richey, FL 34652
Attorney for Personal Representative:
Frank A. Barbieri, Jr., Attorney
Florida Bar Number: 561320
SACHS SAX & CAPLAN PL
6111 Broken Sound Parkway NW,
Suite 200
Boca Raton, FL 33487
Telephone: (561) 994-4499
Fax: (561) 994-4985
E-Mail: agindea@ssclawfirm.com
Secondary E-Mail:
martascos@ssclawfirm.com
October 24, 31, 2025 25-01564C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-2641
INRE: ESTATE OF
MICHAEL A. PEZZUTO a.k.a.
Michael Anthony Giovanni Pezzuto
Deceased.

The administration of the estate of MICHAEL A. PEZZUTO, deceased, whose date of death was September 11, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division; the address of which is 3315 Tamiami Trail E, 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT SO 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 CREDITOR 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 October 24, 2025.

Personal Representative:
BARBARA PEZZUTO
Attorney for Personal Representative:
Brittany A. Blocker, Esq.
Florida Bar No. 1035288
Law Office of Sam J. Saad III
2670 Airport Road S.
Naples, FL 34112
Telephone: (239) 963-1635
bblocker@saadlegal.com
eservice@saadlegal.com
October 24, 31, 2025 25-01561C

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 7755 Preserve Ln Naples, FL 34119, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/13/2025 at 2:00pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 3178- Susana Cruz– Books, Boxes, Bags, Clothing, Furniture
Unit 2158 – Marcos Pereira- Boxes, Bags, Clothing, Sports, Outdoor

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (239)-207-6132.

October 24, 31, 2025 25-01567C

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name:
iStorage - 8068 - Naples
Facility Address: 3836 Tollgate Blvd., Naples, FL 34114 US
Facility Phone: 1+ (239) 307-0004

Description: Entire contents of unit consisting of, but not limited to: Mario Zapata- Sofa, sofa chairs, box spring and mattress, rug, ceiling light fixtures, tire, plastic potted plant/tree. Mark Mendicino-Fishing poles, flat screen TV, large mirror, dresser, car jack stands, tote, boxes, barbells, circular saw on wheels, goal net and stand. Cristian Gomez-Dinning chairs, kayak, toys, child's car seats, boxes, suitcase. Kassandra Lopez-Flat screen tv, bags of clothe, back pack, musical instrument case, hats/caps. Matosha Nabbs- Pillows, tote, clothe, lamp, vacuum, crock style sandals. Amy Marie Nolasco- Boxes, totes, rug, hamper, dresser, desk, bed head and foot boards, framed artwork. Luis Medina-CD disks, suitcases, tools box/chest, crow bars, barbells, books, totes, boxes, sofa, T square, electric space heater, computer. Kevin Peterson- Dinning Room (DR) china cabinet, DR chairs, table glass top and stands, end/lamp table bases, hutch cabinet. Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025, at 11:00am. Property will be sold to the highest bidder.

October 24, 31, 2025 25-01580C

SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT IN AND FOR COLLIER COUNTY, FLORIDA
CIVIL ACTION
Case no. 24-CA-191
HABITAT FOR HUMANITY OF COLLIER COUNTY, INC., a Florida nonprofit corporation,
Plaintiff, v.
MARIE M. FRANCOIS and the UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY,
Defendants.

NOTICE IS GIVEN that, pursuant to the Order or Final Judgment entered in this cause in the Circuit Court of Collier County, Florida, Crystal K. Kinzel, the Clerk of Court for Collier County will sell the property situated in Collier County, Florida, described as:

Lot 144, FAITH LANDING PHASE FOUR, according to the map or plat thereof as recorded in Plat Book 63, Pages 11 and 12, Public Records of Collier County, Florida.
Commonly known as: 1377 Durso Court, Immokalee, FL 34142.

The sale is scheduled to take place at 11:00 a.m. in the First Floor Multi-Purpose Room in Customer Service of the Courthouse Annex at 3315 Tamiami Trail E., Naples, FL 34112 on December 4, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

Dated this 20th day of October, 2025.
/s/ Aisha M. Cruz Tirado
Aisha M. Cruz Tirado, Esq.

October 24, 31, 2025 25-01571C

SECOND INSERTION

NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME OF MINOR CHILD
IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR COLLIER COUNTY
CASE NO.: 25-DR-1255
STEVEN ANDREW MALDONADO, Petitioner/Father, and PRISCILLA MARTINEZ, Respondent/Mother.
TO: PRISCILLA MARTINEZ
8069 SHERWOOD CIRCLE
LABELLE, FL 33935

YOU ARE NOTIFIED that an action for Petition for Change of Name of Minor Child has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SAL BAZAZ, P. A., whose address is 1415 Panther Lane, Naples, FL 34109, on or before November 7, 2025, and file the original with the Clerk of this Court at: Clerk of Courts, Circuit Court of Collier County, 3315 East Tamiami Trail, 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.

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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed to the address 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: October 3, 2025
CLERK OF THE CIRCUIT COURT
By: Jane Garrison
Deputy Clerk

SAL BAZAZ, P. A.,
1415 Panther Lane,
Naples, FL 34109
Oct. 24, 31; Nov. 7, 14, 2025
25-01558C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2718
Division Probate
IN RE: ESTATE OF CARLA J. HENGST Deceased.

The administration of the estate of Carla J. Hengst, deceased, whose date of death was September 12, 2025, 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'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 October 24, 2025.

Personal Representative:
/s/ Mark E. Hengst, II
Mark E. Hengst II
100 Town Farm Road
Hampden, Maine 04444
Attorney for Personal Representative:
William G. Morris
Florida Bar Number: 321613
247 N. Collier Blvd., Ste 202
MARCO ISLAND, FL 34145
Telephone: (239) 642-6020
Fax: (239) 642-0722
E-Mail: e-service@wgmorrislaw.com

October 24, 31, 2025 25-01595C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002243
Division Probate
IN RE: ESTATE OF FRANK J. BATES Deceased.

The administration of the estate of Frank J. Bates, 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 E., 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.

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 October 24, 2025.

Personal Representative:
Richard A. Bates
56 Delaney Drive
Downingtown, PA19335
Attorney for Personal Representative:
Blake W. Kirkpatrick
Florida Bar No. 0094625
Wilson & Johnson
2425 Tamiami Trail North
Naples, Pennsylvania 34103
Telephone: 239-687-1391
E-mail Addresses:
bwkirkpatrick@naplesestatelaw.com
ewhittier@naplesestatelaw.com
4926-0852-9753, v. 1

October 24, 31, 2025 25-01562C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1868
Division PROBATE
IN RE: ESTATE OF SCOTT HENRY COOPER Deceased.

The administration of the estate of SCOTT HENRY COOPER, deceased, whose date of death was August 24, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Unit 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 October 24, 2025.

Personal Representative:
ALEXANDER J. COOPER
6688 Idsen Avenue South
Cottage Grove, Minnesota 55016
Attorney for Personal Representative:
Conrad Willkomm, Esq., Attorney
Florida Bar Number: 697338
Law Office of Conrad Willkomm, P.A.
3201 Tamiami Trail North,
Second Floor
Naples, Florida 34103
Telephone: (239) 262-5303
Fax: (239) 262-6030
E-Mail: conrad@swfloridalaw.com
Secondary E-Mail:
kara@swfloridalaw.com

October 24, 31, 2025 25-01559C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
Case No: 11-2025-CP-002578-0001
Division: 01
IN RE: ESTATE OF KEVIN SEAN BRIER a/k/a KEVIN BRIER, Deceased.

The Administration of the Estate of KEVIN SEAN BRIER a/k/a KEVIN BRIER, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for Collier County, FL, Probate Division; File Number 11-2025-CP-002578-0001; the address of which is Collier County Courthouse, 3315 Tamiami Trail East, Suite 102, Naples, FL 34112-5324. The names and addresses of the Administrator Ad Litem and his/her 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 as described in ss. 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under se.732.2211.

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 October 24, 2025.

LOUIS M. HILLMAN-WALLER, ESQ.
Personal Representative
c/o ZAMORA, HILLMAN & VILLAVICENCIO
3006 Aviation Avenue, PH 4C
Coconut Grove, Florida 33133
LOUIS M. HILLMAN-WALLER, ESQ.
Attorney for Personal Representative
Florida Bar No. 507598
ZAMORA, HILLMAN & VILLAVICENCIO
3006 Aviation Avenue, PH 4C
Coconut Grove, Florida 33133
Tel.: (305) 285-0285
Fax: (305) 285-3285
lmhillman@zhvlaw.com

October 24, 31, 2025 25-01594C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 – CP - 2486
Division Probate
IN RE: ESTATE OF STACEY LYNN SUNDERLAGE Deceased.

The administration of the estate of STACEY LYNN SUNDERLAGE, deceased, whose date of death was June 16, 2025, 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'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 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 October 24, 2025

Personal Representative:
Linda Mae Sunderlage
6397 Liberty St.,
Ave Maria, Florida 34142
Attorney for Personal Representative:
Mateusz Szymanski, Esq.
E-mail Address:
lawyer.szymanski@gmail.com
Szymanski Law Firm, PLLC
4110 Traditions Dr.,
Ave Maria, Florida 34142
(305) 306 - 9864

October 24, 31, 2025 25-01563C

SECOND 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-2774
IN RE: ESTATE OF LEONORE A. NEUBERGER a/k/a LEONORE ANN NEUBERGER Deceased.

The administration of the estate of Leonore A. Neuberger a/k/a Leonore Ann Neuberger, deceased, whose date of death was September 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. 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 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 October 24, 2025.

John D. Neuberger
Personal Representative
10215 White Fir Road
Truckee, CA 96161
Daniel D. Peck, Esq.
Florida Bar No. 169177
Attorney for Petitioner
PECK & PECK, P.A.
5200 Tamiami Trail North, Suite 101
Naples, Florida 34103

October 24, 31, 2025 25-01570C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT COLLIER COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025-1925-CP
IN RE: Estate of SARA KATE SIEGLE, Deceased.

The administration of the estate of SARA KATE SIEGLE, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 East 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.

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 October 24, 2025.

CLAUDIA MARIA TECHNAU A/K/A CLAUDIA MARIE SIEGLE
Donnerstraße 17
22763 Hamburg, Germany
Deborah A. Stewart, Esq.
Dstewart@dslaw.org
Florida Bar No. 0015301
400 Fifth Avenue South Suite 200
Naples, Florida 34102
(239) 262-7090

October 24, 31, 2025 25-01572C

SECOND 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-2614
In Re: The Estate of: YOUNG, CHARLES D.

The administration of the Estate of Charles D. Young, deceased, whose date of death was July 25, 2025 is pending in the Circuit Court for Collier County, Florida, Probate Division, Case Number 25-CP-2614, the address of which is Collier County Courthouse, 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.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FLED 2 YEARS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative:
Jo Marie Farley
3227 East 26th Ave.
Spokane, WA 99223
Attorney for Personal Representative:
Louis S. Erickson, Esq.
1025 Capri Dr.
Naples, FL 34103
239-248-0505

October 24, 31, 2025 25-01565C

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
LV10249

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
Case No.: 11-2025-CA-001207-0001-01
Complete Radiation Physics Consultants, LLC, Plaintiff, v. Fulya Cifter, Defendant.

TO: Fulya Cifter and to all parties claiming interest by, through, under or against Defendant.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for judicial dissolution.

The action was instituted in the Circuit Court, Collier County, Florida, and is styled Complete Radiation Physics Consultants Llc vs Cifter, Fulya, Case Number 11-2025-CA-001207-0001-01.

You are required to serve a copy of your written defenses, if any, to the action on Joseph F. Southron, Plaintiff's attorney, whose address is 400 N. Ashley Drive, Suite 1720, Tampa, Florida 33602, on or before 12/11/2025, and file the original with the clerk of this court either before service on Joseph F. Southron or immediately after service; otherwise, a default will be entered against you for the relief demanded in the Complaint.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 10/16/2025
By: Bianca Fernandez
Deputy Clerk
Crystal K. Kinzel
Clerk of the Circuit Court
Collier County, Florida
Joseph F. Southron,
Plaintiff's attorney,
400 N. Ashley Drive, Suite 1720,
Tampa, Florida 33602
Oct. 24, 31; Nov. 7, 14, 2025
25-01557C

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CC-002394
FRONTERRA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. SOLANGE CETOUTE, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 7, 2025, and entered in Case No. 24-CC-002394 of the County Court of the Twentieth Judicial Circuit in and for Collier County, Florida, wherein FRONTERRA HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and Solange Cetoute and Unknown Tenant #1 n/k/a Exandieu Cetoute are Defendants, The Collier County Clerk of the Court will sell to the highest and best bidder for cash: at 3315 Tamiami Trail East, Naples, FL 34112 on the 1st Floor Customer Service Department – Multipurpose Room on the 6th day of November, 2025 at 11:00 AM, the following described property as set forth in said Final Judgment, to wit:

Lot 118, Fronterra Phase 2, according to plat thereof as recorded in Plat Book 64, Page 24, of the Public Records of Collier County, Florida.

A/K/A: 8923 Madrid Cirlce, Unit 118, Naples, FL 34104

A 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 SIXTY (60) DAYS AFTER THE SALE.

DATED this 15th day of October, 2025.

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
1 East Broward Blvd.,
Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940
Primary email:
cofoservicemail@beckerlawyers.com
BY: William W. Huffman
Florida Bar #31084
F33146/428563/27737947
October 24, 31, 2025 25-01553C

THIRD INSERTION

NOTICE OF ACTION OF JOINT PETITION FOR ADOPTION BY STEPPARENT AND PETITION FOR TERMINATION OF PARENTAL RIGHTS OF BIOLOGICAL FATHER
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
FAMILY DIVISION
Case No. 25-DR-1208
IN THE MATTER OF THE ADOPTION OF: EVELYN JUAREZ ANTONIO, Adoptee.

TO:
Jose Gustavo Adolfo Rodriguez-Trejo
3518 Vernon St.
Houston, Texas 77020
Physical Description:
Age: 45; Race: Hispanic; Hair Color: Black; Height: 5'06"; Date of Birth: August 28, 1980

YOU ARE NOTIFIED that an action for Joint Petition for Adoption by Stepparent and Petition for Termination of Parental Rights of Biological Father has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on the Petitioners, to Brenda M. Miranda, Esquire, c/o Family First Legal Group, 2950 Immokalee Road, Suite 2, Naples, Florida 34110 on or before November 17, 2025 and file the original with the Clerk of this Court at 3315 Tamiami Trail East, Suite 102, Naples, Florida 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.

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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

Dated: 10/07/2025
CLERK OF THE CIRCUIT COURT
(SEAL) By: Oilemys Ruiz
Deputy Clerk
Oct. 10, 17, 24, 31, 2025 25-01508C

THIRD INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY FLORIDA
Case No.: 25-CA-001672
HERITAGE PROPERTY HOLDINGS LLC, Plaintiff, v. WILLIAM J MCFARLANE, and LORI S MCFARLANE, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure, dated October 17, 2025 and entered in Case No 25-CA-001672 of the Circuit Court for Collier County, Florida, I will sell to the highest and best bidder for cash beginning at 11:00 A.M. on December 4, 2025 in the lobby on the 1st floor of the Courthouse Annex, 3315 Tamiami Trail East, Naples 34112, the following described property as set forth in that Final Judgment of Foreclosure:

THE EAST 180 FEET OF TRACT 126, GOLDEN GATE ESTATES, UNIT 24, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 11 & 12, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Parcel ID No. 37810040003

Property Address: 1490 Randall Blvd., Naples, FL 34120

** 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 SIXTY (60) DAYS AFTER THE SALE.**

IMPORTANT

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 Administrative Services Manager for Collier County, whose office is located at 3315 Tamiami Trail East, Building L, Naples, Florida 34112, and whose telephone number is (239) 252-8800, at least 7 days before the scheduled proceeding or court activity, or immediately upon receiving this notification if the time before the scheduled proceeding or court activity is less than 7 days. If you are hearing or voice impaired, call 711.

Dated October 21, 2025.
HOLMES FRASER, P.A.
By: /s/ John I. Silverfield
John I. Silverfield, Esq.
Florida Bar No. 94501
Ian T. Holmes, Esq.
Florida Bar No.: 44193
711 5th Avenue South, Suite 200
Naples, Florida 34102
Tel. (239) 228-7280;
Fax. (239) 790-5766
Primary email:
jsilverfield@HolmesFraser.com
Secondary email:
mdixon@HolmesFraser.com
Email: service@HolmesFraser.com
Attorneys for Plaintiff
October 24, 31, 2025 25-01583C

SECOND INSERTION

NOTICE OF SALE
COUNT I
IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA
CASE NO. 11-2025-CA-000329
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. WOOLFORD ET AL, Defendant(s)

Plaintiff holds a lien for the total sum superior to all claims or estates of Defendant MILTON JOSEPH WOOLFORD, JOYCELYNN VALERIE WOOLFORD A/K/A JOYCELYNNE VALERIE WOOLFORD on the following described property in Collier County, Florida:

UNIT/WEEK: 401/22 of Sunset Cove Resort and Suites Condominium, a Condominium according to the Declaration thereof, recorded December 16, 2004, in Official Records Book 3698, Page 2185 and subsequent amendments, if any, Public Records of Collier County, Florida.

Note is hereby given that on 12/4/25, at 11:00 a.m. Eastern time in the lobby on the first floor of the Courthouse Annex in the Multipurpose room in customer service at the Collier County Courthouse, 3315 Tamiami Trail East, Naples, Fl. 34112-5324 the Clerk of Court, Collier County, Florida, will offer for sale the above described WEEKS/PARCELS.

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 11-2025-CA-000329

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 1 year 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 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.

October 15, 2025
JERRY E. ARON, P.A.
Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
October 24, 31, 2025 25-01554C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025-CP-002493
JUDGE: CHRISTOPHER HAYDEN BROWN
IN RE: ESTATE OF MARY ELIZABETH BENNETT, AKA M. ELIZABETH BENNETT, DECEASED.

The administration of the estate of MARY ELIZABETH BENNETT, also known as M. ELIZABETH BENNETT., deceased, whose date of death was June 11, 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.

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: October 24, 2025.

TASSO H. COIN, JR.
Personal Representative
9775 Sleeping Indian Drive
Jackson, Wyoming 83001
JUAN D. BENDECK
Attorney for Personal Representative
Florida Bar No. 78298
Dentons Cohen & Grigsby PC
9110 Strada Place, Mercato - Suite 6200
Naples, Florida 34108
Telephone: 238-390-1901
Email: juan.bendeck@dentons.com
Secondary Email:
ray.valle@dentons.com
Tertiary Email:
tami.panozzo@dentons.com
October 24, 31, 2025 25-01586C

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
CASE NO. 11-2025-CA-001386-0001-01
THE UNITED STATES OF AMERICA on behalf of its agency, the Small Business Administration (SBA), Plaintiff, v. B&W PAVING CONTRACTORS OF SOUTHWEST FLORIDA, INC.; DARK PEAK TRUST A/K/A DARK PEAK TRUST DATED DECEMBER 22, 2015, AS AMENDED ON FEBRUARY 26, 2016; FEATHER SOUND AT PELICAN STRAND CONDOMINIUM ASSOCIATION, INC; PELICAN STRAND MASTER PROPERTY OWNERS ASSOCIATION, INC.; THE STRAND AT NAPLES, LLC; KELLY TRACTOR CO; CAPITAL ONE, N.A.; CHARLES C. WILLEY an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s):
DARK PEAK TRUST A/K/A DARK PEAK TRUST DATED DECEMBER 22, 2015, AS AMENDED ON FEBRUARY 26, 2016
(LAST KNOWN ADDRESS)
5677 HERON LN, #107
NAPLES, FL 34110
CHARLES C. WILLEY, an Individual
(LAST KNOWN ADDRESS)
5677 HERON LN, #107
NAPLES, FL 34110

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

UNIT 107, BUILDING 1, PHASE 1, FEATHER SOUND AT PELICAN STRAND, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 2394, PAGE 2519, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

a/k/a 5677 Heron Lane, #107, Naples, FL 34110

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before a date which is 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.

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

If you are a person with 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.

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

As Clerk of the Court
(SEAL) By Bianca Fernandez
As Deputy Clerk
Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
October 24, 31, 2025 25-01556C

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
Case No.: 11-2024-CA-002266-0001-01
AMUR EQUIPMENT FINANCE, Inc., A Nebraska corporation, Plaintiff, vs. NAPLES DIRECT MEDICAL, PLLC and MARY ANNE CONSTANCE FARRIS, Defendants.

TO: NAPLES DIRECT MEDICAL, PLLC., 14653 Tropical Drive, Naples, FL 34114;
MARY ANNE CONSTANCE FARRIS, 14653 Tropical Drive, Naples, FL 34114.

YOU ARE NOTIFIED that an action for Breach of Equipment Finance Agreements (Naples Direct Medical, PLLC) and Breach of Guaranty (Mary Anne Constance Farris) has been filed against you in Collier County, Florida for the amount of $192,019.57, plus interest accruing at the contract rate of 1.5% per annum from July 15, 2023.

A complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anthony Aragona, Esq., the Plaintiff's attorney, whose address is 1036 Grove Park Circle, Boynton Beach, FL 33436, on or before 1/6/2026 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.

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

WITNESS my hand and the seal of Court in Collier County, Florida on this 7th day of October, 2025.

Crystel K. Kinzel
Clerk of Court, Collier County, Florida
(SEAL) By: Oilemys Ruiz
Deputy Clerk
Attorney for Plaintiff:
Anthony J. Aragona, III
Anthony J. Aragona III, P.A.
1036 Grove Park Cir.
Boynton Beach, FL 33436
Telephone: (561) 649-1790
Email: anthony.aragona@att.net
Oct. 10, 17, 24, 31, 2025 25-01504C

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 112025CA001391000101
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. LARISSA D. HOLDER, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHAWNETT G. CHAMBERS
5059 ALONZA AVE,
AVE MARIA, FL 34142

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

LOT 7, MAPLE RIDGE AT AVE MARIA PHASE 7A, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED AT PLAT BOOK 70, PAGE 28, IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 at least 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 an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form (see website) and return it to crice@ca.cjis20.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact Charles Rice, Administrative Court Services Manager,, (239) 252-8800, e-mail crice@ca.cjis20.org

WITNESS my hand and the seal of this Court this 21 day of October, 2025.

CRYSTAL K. KINZEL
As Clerk of the Court
(SEAL) By Samantha Strack
As Deputy Clerk
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
24-03115
October 24, 31, 2025 25-01584C

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA.
CASE No. 112024CA001533000101
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, VS. ANNA B. CORSI , ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 18, 2025 in the above action, the Collier County Clerk of Court will sell to the highest bidder for cash at Collier, Florida, on December 18, 2025, at 11:00 AM, at Lobby 3rd Floor Courthouse Annex of Collier County Courthouse 3315 E. Tamiami Trail, Naples, FL 34112 for the following described property:

A DESCRIPTION FOR UNIT 121L, A PORTION OF LOT 121, LELY COUNTRY CLUB, TANGLEWOOD 1 AS RECORDED IN PLAT BOOK 13, PAGE 107 OF THE OFFICIAL RECORDS OF COLLIER COUNTY, FLORIDA. SAID UNIT 121L MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 121; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 121 AND SAID UNIT 121L, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF ST. ANDREWS BOULEVARD, ALONG A CURVE, CONCAVE TO THE NORTHWEST, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 09 DEGREES 17 MINUTES 38 SECONDS, RADIUS OF 360.00 FEET, ARC LENGTH OF 58.00 FEET AND A CHORD THAT BEARS NORTH 56 DEGREES 26 MINUTES 42 SECONDS EAST, 58.33 FEET TO A POINT; THENCE ALONG THE CENTERLINE OF THE COMMON WALL BETWEEN UNITS 121L AND 121R AND ITS EXTENSIONS, NORTH 38 DEGREES 10 MINUTES 48 SECONDS WEST, 130.00 FEET TO A POINT INTERSECTING THE NORTHWESTERLY LINE OF SAID LOT 121; THENCE ALONG THE NORTHWESTERLY LINE OF SAID UNIT 121L AND THE NORTHWESTERLY LINE OF SAID LOT 121, ALONG A CURVE, CONCAVE TO THE NORTHWEST, WHOSE ELEMENTS ARE, CENTRAL ANGLE OF 09 DEGREES 18 MINUTES 23 SECONDS, RADIUS OF 230.00 FEET, ARC LENGTH OF 37.36 FEET AND A CHORD THAT BEARS SOUTH 56 DEGREES 26 MINUTES 19 SECONDS WEST, 37.32 FEET TO A POINT; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 121 AND SAID UNIT 121L, SOUTH 28 DEGREES 54 MINUTES 29 SECONDS EAST, 130.00 FEET TO THE "POINT OF BEGINNING".

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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.

Tromberg, Miller,
Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard,
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051
October 24, 31, 2025 25-01555C