

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 JPL & Associates, LLC, a Florida limited liability company, desiring to engage in business under the fictitious name of "Commercial Spaces by JPL", located primarily at 1500 State Street, Suite 203, Sarasota, Florida 34236, Sarasota County, and operating within multiple counties, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 12th day of November 2025.

9340759.v1

November 21, 2025 25-01732C

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of MICHAEL PETERS CONSTRUCTION located at 4388 SOUTHERN BREEZE DR in the City of NAPLES, Collier, FL 34114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of November, 2025

PETERS CUSTOM FLOORS LLC

November 21, 2025 25-01730C

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Family Time Visitations located at Post Office Box 112077 in the City of Naples, Collier, FL 34108 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of November, 2025

Lynn Willmeth

November 21, 2025 25-01731C

FIRST INSERTION

Notice to Creditors

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

File No. 2025-CP-2830

Probate Division

IN RE: ESTATE OF JOSE PEREZ, Deceased.

The administration of the estate of JOSE PEREZ, deceased, whose date of death was December 1, 2023, is pending in the Clerk of Courts - Probate, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. The names and addresses of the personal representative and of the personal representative's attorney are set forth below.

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

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

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

Isaura White,
Personal Representative
106 Torrey Pines PT.
Naples, FL 34113
John Thomas Cardillo, Esq.
Florida Bar #: 0649457
CARDILLO LAW, PLLC
PO Box 808
Naples, FL 34106
Phone: (239) 774-2229
Fax: (239) 774-2494
JT@CardilloLawNaples.com
SJ@CardilloLawNaples.com
Attorney for Personal Representative
November 21, 28, 2025 25-01723C

FIRST INSERTION

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

DIVISION: CIVIL

CASE NO.

11-2025-CC-001873-0001-01

THE CHARTER CLUB OF MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. PHILIP J. FRAWLEY AND JANET A. FRAWLEY, Defendants.

COMES NOW, Plaintiff, THE CHARTER CLUB OF MARCO BEACH CONDOMINIUM ASSOCIATION, INC., by and through its undersigned counsel, hereby gives Notice of Foreclosure Sale by the Clerk of Circuit and County Courts of Collier County, Florida, will on DECEMBER 18, 2025, 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, FL 34112, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Collier County, Florida:

Unit Week No. 33 in Condominium Parcel 805 of THE CHARTER CLUB OF MARCO BEACH, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 982, at Pages 1900 through 1979 in the Public Records of Collier County, Florida, and all Amendments thereto, if any.

pursuant to the 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 property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: COURT OPERATIONS MANAGER WHOSE OFFICE IS LOCATED AT COLLIER COUNTY COURTHOUSE, 3301 TAMIAMI TRAIL EAST, NAPLES, FL 33101, TELEPHONE: 1-239-252- 2657, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF SALE; IF YOU ARE HEARING OR VOICE IMPAIRED CALL: 1-800-955-8771;

MICHAEL J. BELLE, P.A.
By: /s/ Michael J. Belle
Michael J. Belle, Esquire
(Bar Number: 840882)
2364 Fruitville Road
Sarasota, FL 34237
Toll Free Tel No. (888) 715-9212
Facsimile (941) 955-0317
Email: service@michaelbelle.com
49858
November 21, 28, 2025 25-01721C

FIRST 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:
Melvin Clark- Canoes.
Nemecio Garcia Monroy- Paint, Car Batteries, Lights, Jumping cables.
Bidding: All bidding will take place online at StorageTreasures.com on December 11, 2025, at 11:00am. Property will be sold to the highest bidder.
November 21, 28, 2025 25-01728C

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-002932

IN RE: ESTATE OF THOMAS D. RUANE, a/k/a THOMAS DENNIS RUANE, SR., Deceased.

The administration of the estate of THOMAS D. RUANE, a/k/a THOMAS DENNIS RUANE, SR. (the "Decedent"), whose date of death was September 16, 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 the Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE 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 the 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 personal representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representatives:
ANN M. RUANE
593 Wedgewood Way
Naples, Florida 34119
Attorney for Personal Representatives:
DEAN, MEAD, EGERTON,
BLOODWORTH, CAPOUANO & BOZARTH, P.A.
Jacqueline C. Johnson
Florida Bar No. 86450
jcjohnson@deanmead.com
4501 Tamiami Trail N., Ste. 220
Naples, FL 34103
Phone: 239-544-3069
6003934.v2
November 21, 28, 2025 25-01726C

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA

PROBATE DIVISION

CASE NO. 2025-CP-002584

IN RE: ESTATE OF SUSAN LYNN WARREN Deceased.

The administration of the estate of Susan Lynn warren, deceased, whose date of death was June 3, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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 November 21, 2025.

RAYMOND JAMES TRUST, N.A.

By: Mike Mastry
Print Name: Mike Mastry
Title: Senior Trust Officer

/s/ S. Dresden Brunner
S. Dresden Brunner, Esq.
Florida Bar No. 121886
Attorney for Personal Representative
Harrison LLP
8625 Tamiami Trail N., Ste. 202
Naples, Florida 34108
Telephone: (239) 351-1827
Fax: (239) 302-2348
Email: dbrunner@harrisonllp.com
Secondary Email:
lbelmonte@harrisonllp.com
November 21, 28, 2025 25-01725C

FIRST INSERTION

NOTICE TO CREDITORS

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

File No.: 2025-CP-003008

Probate Division

IN RE: ESTATE OF THERESA A. SCOTT., Deceased.

The administration of the estate of THERESA A. SCOTT., deceased, whose date of death was June 2, 2024 is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, FL 34112. The Personal Representative is Dylan R. Shea, whose address is 12600 World Plaza, Ste 63, Fort Myers, FL 33907.

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

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

All claims not so filed within the time periods set forth in Section 733.702 of the Florida Probate Code will be forever barred. Notwithstanding the time periods set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

The date of the first publication of this notice is: November 21st, 2025

PERSONAL REPRESENTATIVE:
/s/ Dylan R. Shea
Dylan R. Shea,
Personal Representative
ATTORNEY FOR THE ESTATE:
s/Dylan R. Shea, Esq.
Dylan R. Shea, Esq.
Attorney for Petitioner
Florida Bar No. 0107760
Guardian Legal
12600 World Plaza, Ste 63
Fort Myers, FL 33907
Telephone: 239.530.4300
Email: dylan@myguardianlegal.com
November 21, 28, 2025 25-01722C

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)

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

PROBATE ACTION

Case No.:

11-2025-CP-002022-0001-01

IN RE: ESTATE OF DANIEL RONALD SPANO Deceased.

The administration of the estate of DANIEL RONALD SPANO, deceased, whose date of death was December 21, 2024, 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 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.

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

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

Personal Representative:
Betty Ann Spano
1205 81st St S,
Saint Petersburg, FL 33707
Attorney for Personal Representative:
Michael J. Heath, Attorney
Florida Bar Number: 0010419
167108th Avenue,
Treasure Island, FL 33706
Phone: (727) 360-2771
Fax: (727) 360-8980
Mike@AttorneyMichaelHeath.com
Jennifer@AttorneyMichaelHeath.com
November 21, 28, 2025 25-01727C

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-002839-0001-01

Division Probate

IN RE: ESTATE OF GREGORY CURTIS A/K/A GREGORY MALCOLM CURTIS, Deceased.

The administration of the estate of GREGORY CURTIS A/K/A GREGORY MALCOLM CURTIS, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 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 §§732.216 - 732.228, Fla. Stat. (2025) applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under §732.2211, Fla. Stat. (2025).

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 November 21, 2025.

Karen Ann Allen
399 Summerfield Crossing
Acworth, Georgia 30101
Personal Representative
Joel G. Steffensen, Esquire
Florida Bar Number: 1064666
910 N. Fern Creek Avenue
Orlando, Florida 32803
Telephone: (407) 843-0430
Fax: (407) 843-0433
E-Mail: joel@yergeylaw.com
Secondary E-Mail: julien@yergeylaw.com
eportal@yergeylaw.com
Attorney for Personal Representative
November 21, 28, 2025 25-01724C

FIRST 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: Donavan R shabazz- Many tires, chair, gas cans. Leandro Da Silva- Ladders, tools, tool boxes, table saw, foot lockers, paint cans, portable air conditioners. Jahaira Lasanta- Small refrigerator, blood pressure monitor, office supplies, doctor's office supplies, shelves, wheel chair, foot locker. Aclane Joseph- Table, boxes, bags, hand truck, chair, crates, suitcase.
Bidding: All bidding will take place online at StorageTreasures.com on December 11, 2025, at 11:00am. Property will be sold to the highest bidder.
November 21, 28, 2025 25-01729C

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

LV18237

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2884
Division Probate
IN RE: ESTATE OF
LEONARD J. KOCH, JR.
Deceased.

The administration of the estate of Leonard J. Koch, Jr., deceased, whose date of death was June 18, 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
Leonard J. Koch III
820 Superior Drive
Superior, Colorado 80027
Attorney for Personal Representative:
Andrew J. Krause, Attorney
Florida Bar Number: 0330922
Taft Stettinius & Hollister LLP
9130 Galleria Court, Suite 104
Cleveland, OH 45233
Naples, FL 34109
Telephone: (239) 497-8364
E-Mail: akrause@taftlaw.com
Secondary E-Mail:
jstarnes@taftlaw.com
195169117v1
November 21, 28, 2025 25-01738C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No.
11-2025-CP-003030-0001-01
IN RE: ESTATE OF
RAYMOND JOSEPH CARLUCCI
Deceased.

The administration of the estate of Raymond Joseph Carlucci, 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 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. 732.221, Florida Statutes.

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

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

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

Personal Representative:
Kevin Carlucci
182 East Drive
Thompson, PA 18465
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
November 21, 28, 2025 25-01739C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL
CIRCUIT COURT IN AND FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1677
IN RE: ESTATE OF
MARK D. ANGUILANO,
Deceased.

The administration of the estate of Mark D. Anguilano, deceased, whose date of death was December 16, 2024, File Number 2025-CP-1677, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 East Tamiami Trail, 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 has been served must file their claims within 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.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

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

Personal Representative:
Michele Anguilano Hinde
11332 Co Moor Boulevard
Strongsville, OH 44149
Attorney for Personal Representative:
Ryan G. Welker, Esquire
Florida Bar Number: 1044912
WOODWARD, PIRES
& LOMBARDO, P.A.
606 Bald Eagle Drive,
Suite #500
Marco Island, Florida 34145
Telephone Number: (239) 394-5161
Primary E-Mail:
rwelker@wpl-legal.com
Secondary E-Mail:
aelbe@wpl-legal.com
November 21, 28, 2025 25-01740C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWENTIETH JUDICIAL
CIRCUIT COURT IN AND FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002726
IN RE: ESTATE OF
JOHN HENRY,
Deceased.

The administration of the estate of JOHN HENRY, deceased, whose date of death was December 1, 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. 732.221, Florida Statutes.

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

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

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

GABRIELA HENRY
Personal Representative
6565 Castlclawn Place
Naples, FL 34113
Robert D. Hines, Esquire
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, PL
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
November 21, 28, 2025 25-01735C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-2660
Division Probate
IN RE: ESTATE OF
JACK DEWAYNE NOLLER
Deceased.

The administration of the estate of Jack Dewayne Noller, deceased, whose date of death was June 19, 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.

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
Robert T. Kleinknecht
999 Vanderbilt Beach Road Suite 200
Naples, Florida 34108
Attorney for Personal Representative:
Pieter Van Dien, Esq.
Attorney for the Petitioner
Florida Bar No. 96695
Oakstone Law PL
999 Vanderbilt Beach Road
Suite 200
Naples, Florida 34108
(239) 206-3454
E-Mail: pvandien@oakstonelaw.com
Secondary E-Mail:
asmith@oakstonelaw.com
November 21, 28, 2025 25-01743C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2855
IN RE: ESTATE OF
LARRY W. JONES,
Deceased.

The administration of the estate of Larry W. Jones, deceased, whose date of death was October 10, 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.

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

Personal Representative:
EunHa Kim
6225 Wilshire Pines Circle,
Apt. No. 1506
Naples, FL 34109
Attorney for Personal Representative:
/s/ Marve Ann M. Alaimo
Marve Ann M. Alaimo
Florida Bar No. 117749
Margo K. Ceresney
Florida Bar No. 99719
Attorneys for Petitioner
malaimo@porterwright.com
mceresney@porterwright.com
flprobate@porterwright.com
Porter Wright Morris & Arthur LLP
9132 Strada Place, Suite 301
Naples, FL 34108
Telephone: 239-593-2964
November 21, 28, 2025 25-01736C

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-2656
IN RE: THE ESTATE OF
Beverly J. Jirele,
Deceased.

The administration of the estate of Beverly J. Jirele r, deceased, File Number 2025-CP- 2656, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is, 3515 Tamiami Tri 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 unmaturred, 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 unmaturred, 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 November 21, 2025.

Executed this 5th day of November, 2025.

Kent Leghorn
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
November 21, 28, 2025 25-01741C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-2703
IN RE: ESTATE OF
GREGORY A. GAFFORD
Deceased.

The administration of the Estate of Gregory A. Gafford, deceased, whose date of death was September 17, 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.

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 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 the surviving spouse, or a beneficiary as specified under s. 732.221.

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

Personal Representative:
Heidi N. Wynn-Gafford
4260 16th Street N.E.,
Naples, Florida 34120
Attorney for Personal Representative:
Mellissa D. Stubbs, Esq.
Florida Bar No. 1018975
Wilson & Johnson
2425 Tamiami Trail North
Naples, Florida 34103
Telephone: 239-436-1500
E-mail Addresses:
mdstubbs@naplesestatelaw.com
yhmattay@naplesestatelaw.com
4932-7896-2544, v. 2
November 21, 28, 2025 25-01746C

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-002846
IN RE: ESTATE OF
BARBARA T. EDSON a/k/a
BARBARA JEAN TYREE EDSON
Deceased.

The administration of the estate of BARBARA T. EDSON a/k/a BARBARA JEAN TYREE EDSON, who was found deceased on September 21, 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 34112-5324. 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
MILES STANDISH EDSON
Attorneys for Personal Representative:
EDWARD E. WOLLMAN
Florida Bar Number: 0618640
Email: ewollman@wga-law.com
Secondary E-Mail:
pleadings@wga-law.com
PATRICK COURVILLE
Florida Bar Number: 115708
E-Mail: pcourville@wga-law.com
Secondary E-Mail:
pleadings@wga-law.com
WOLLMAN GEHRKE
& ASSOCIATES, P.A.
2235 Venetian Court, Suite 5
Naples, Florida 34109
Telephone: (239) 435-1533
Fax: (239) 435-1433
November 21, 28, 2025 25-01737C

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legal@businessobserverfl.com
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FLORIDA'S NEWSPAPER FOR THE G-SUITE

Business Observer

11/20/2025_V12

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or e-mail legal@businessobserverfl.com

Business Observer

11/01/2014

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11/02/2025_V12

--- ESTATE / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2905
IN RE: ESTATE OF
Fariborz Hamzei
Deceased.

The administration of the estate of Fariborz Hamzei, deceased, whose date of death was October 7th, 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 November 21, 2025.

Nahid Hamzei
P.O. Address: 140 Oak Drive,
Oak View, CA 93022

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
November 21, 28, 2025 25-01749C

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA
CIVIL ACTION
CASE NO. 2025-CC-000144
IMPERIAL WILDERNESS
CONDOMINIUM
ASSOCIATION, INC.,
Plaintiff, v.
KAREN KAYLOR-BLAKE, et al.
Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated October 29, 2025 entered in Civil Case No. 2025-CC-000144 of the County Court of the Twentieth Judicial Circuit in and for Collier County, Florida, I will sell to the Highest and Best Bidder for Cash beginning at 11:00 a.m. on the 4th day of December, 2025 at the Collier County Courthouse Annex, 1st Floor Customer Service Department - Multipurpose Room, 3315 Tamiami Trail East, Naples, Florida 34112, the following described property as set forth in said Final Judgment, to-wit:

Unit No. 260, Imperial Wilderness Condominium, Section

Two, a Condominium according to the Declaration of Condominium, as recorded in Official Records Book 1275, Pages 1929 through 1969, inclusive, of the Public Records of Collier County, Florida, and nay amendments thereto, together with an undivided interest in the Common Elements, appurtenant thereto, more particularly delineated in the Declaration of Condominium. Together with that certain 1993 CHAR mobile home with Identification Number CE10C-FL0914924909 and Title Number 63784912 (together with all attachments, equipment and parts, now on and hereafter acquired).

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.

Todd B. Allen, Esq.
Gulf Coast Counsel
5692 Strand Court, Suite 1
Naples, FL 34110
todd@naples.law; amber@naples.law
November 21, 28, 2025 25-01733C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2690
Division PROBATE
IN RE: ESTATE OF
MARY FRANCES RUST
Deceased.

The administration of the estate of MARY FRANCES RUST, deceased, whose date of death was March 31, 2025, 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 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 November 21, 2025.

Personal Representative:
ROBERT C. RUST
17 Grubb Road
Malvern, Pennsylvania 19355
Attorney for Personal Representative:
Conrad Willkomm, Esq.
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
November 21, 28, 2025 25-01748C



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business
Observer**

LV20906_V27

--- PUBLIC SALES / SALES / ACTIONS ---		
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA. CASE No. 11-2022-CA-000737-0001-XX REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. YOUNG, GWENDOLYN, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 11- 2022-CA-000737-0001-XX of the Circuit Court of the 20TH Judicial Circuit in and for COLLIER County, Florida, wherein, LONG-BRIDGE FINANCIAL, LLC, Plaintiff, and YOUNG, GWENDOLYN, et. al., are Defendants, Clerk of Court, Crystal K. Kinzel, will sell to the highest bidder for cash at, the lobby on the 1st floor of the Courthouse Annex, Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL. 34112, at the hour of 11:00 a.m., on the 8th day of January, 2026, the following described property: LOT 40, BLOCK 6, NAPLES MANOR LAKES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 86, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032. IMPORTANT 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 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 18 day of November, 2025. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Michele.Clancy@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Michele R. Clancy Michele R. Clancy, Esq. Florida Bar No. 498661 58341.1258 / JSchwartz November 21, 28, 2025 25-01734C	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA CASE No.: 11-2024-CA-002615-0001-01 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL5, MORTGAGE-BACKED NOTES, SERIES 2024-RTL5, Plaintiff, v. PERSISTENT HOLDINGS CORPORATION, a Florida Corporation; DONALD STERN, an Individual; MARABELLA ISLES HOMEOWNERS ASSOCIATION, INC. F/K/A TEMPLE CITRUS HOMEOWNERS ASSOCIATION, INC.; GREGORY S. POHL; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursuant to an Order dated November 5, 2025 entered in Civil Case No. 11-2024-CA-002615-0001-01 in the Circuit Court of the 20th Judicial Circuit in and for Collier County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL5, MORTGAGE-BACKED NOTES, SERIES 2024-RTL5, Plaintiff and PERSISTENT HOLDINGS CORPORATION, a Florida Corporation; DONALD STERN, an Individual; MARABELLA ISLES HOMEOWNERS ASSOCIATION, INC. F/K/A TEMPLE CITRUS HOMEOWNERS ASSOCIATION, INC.; GREGORY	S. POHL are defendants, Crystal K. Kinzel, Clerk of Court, will sell the property at public sale in the lobby on the 3rd Floor of the Courthouse Annex, Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112 beginning at 11:00 AM on December 11, 2025 the following described property as set forth in said Final Judgment, to-wit.. LOT 174, TEMPLE CITRUS GROVE, AS RECORDED IN PLAT BOOK 57, AT PAGE 9, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. Property Address: 13644 Mandarin Cir, Naples, FL 34109 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. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Tajl S. Foreman Tajl S. Foreman FBN: 0058606 File No: 3843.000134 November 21, 28, 2025 25-01742C

SUBSEQUENT INSERTIONS		
--- PUBLIC SALES / ESTATE/ ACTIONS / SALES ---		
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
PUBLIC NOTICE Please to inform that, Collier County, Naples, Florida resident Michele Nicole Durham was ordained as a minister in the Holy Apostolic Catholic Church of the East in Brazil: Vicariate of the Nevis and Ecuador: SACRED MEDICAL ORDER OF THE CHURCH OF HOPE ORDINATION OF DEACONESS MICHELE NICOLE DURHAM In the Name of the Father and of the Son and of the Holy Spirit. Amen. To All the Faithful in Christ: Peace, Health and Divine Grace! By the Grace of God, we inform that in accordance to the canonical laws that governs our Ecclesiastical Community (Ecclesiastical Sovereign Principality) and in accordance with the traditions and laws of the Ancient and Holy Church of Christ, we certify through this instrument, the Ordination of DEACONESS MICHELE NICOLE DURHAM According to the Ancient Rite of the Holy Catholic Church of the East in Brazil. We sign and confirm with Our Hand and Seal with our arms. Decree of the Ordination No. 028/2025 Let it be known that at SMOCH Hospitalier Sanctuary Chapel, Brooksville, FL USA, on this 12th day of July 2025 and hence forth the Official Title Bestowed shall read: DEACONESS MICHELE NICOLE DURHAM by: Epus Charles McWilliams: Metropolitan-ArchBishop and Grand Master and Mar Basilius Adao Pereira: Perpetual Defender of the Ecclesiastical Monarchy of the Holy Catholic Church of the East in Brazil Nov. 14, 21, 28; Dec. 5, 12, 2025 25-01717C	NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 112025CA001942000101 LAKEVIEW LOAN SERVICING, LLC , Plaintiff, vs. BRUCE FARRELL, et. al. Defendant(s), TO: BRUCE FARRELL, UNKNOWN SPOUSE OF BRUCE FARRELL, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: UNIT 1106, NAPLES WALK, A CONDOMINIUM PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1620, PAGE 401-474, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS	OF COLLIER COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before January 1, 2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. WITNESS my hand and the seal of this Court at Collier County, Florida this day of 11/06/2025. CRYSTAL K. KINZEL CLERK OF THE CIRCUIT COURT (SEAL) BY: BIANCA FERNANDEZ DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-295231 November 14, 21, 2025 25-01708C

SECOND INSERTION		
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2593 Division Probate IN RE: ESTATE OF JOHN MICHAEL RYAN 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 John Michael Ryan, deceased, File Number 25-CP-2593, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112; that the decedent's date of death was May 25, 2025; that the total value of the estate is \$35,000.00 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Mary G. Gregg, William E. Ryan and David W. Ryan, Co-Trustees of the John M. Ryan Revocable Trust dated March 8, 2023 c/o Mary G. Gregg 360 2nd Street South Naples, FL 34102	NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-2625 IN RE: ESTATE OF SANDRA JEAN ODELL, Deceased. The administration of the estate of SANDRA JEAN ODELL, deceased, whose date of death was July 25, 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 November 14, 2025. Petitioners: Angella Patricia Browne, as Co-Trustee 3535 Cherry Hill Ct. Beltsville, MD 20705 Shanelle Romilus, Esq., as Co-Trustee 10759 Lake Oak Way Boca Raton, FL 33498 Attorney for Petitioners: Jeffrey R. Kuhns, Florida Bar No. 96026 Kuhns Law Firm, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000 Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com November 14, 21, 2025 25-01699C	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 November 14, 2025. Person Giving Notice: Mary G. Gregg 360 2nd Street South Naples, FL 34102 Attorney for Person Giving Notice: Nancy J. Gibbs, Esq. E-mail Addresses: nancy@sgnapleslaw.com Florida Bar No. 15547 Skrivan & Gibbs, PLLC 1110 Pine Ridge Road, Suite 300 Naples, FL 34108 November 14, 21, 2025 25-01695C

SECOND INSERTION		
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001353 IN RE: ESTATE OF DEVON S. BROWNE A/K/A DEVON SYLVESTER BROWNE 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 Devon S. Browne a/k/a Devon Sylvester Browne, deceased, File Number 2025-CP-001353, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, FL 34112; that the decedent's date of death was April 11, 2025; that the total value of the estate is less than \$5,000 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Angellea Patricia Browne and Shanelle Romilus, as Co-Trustees of the Devon S. Browne Revocable Living Trust dated July 23, 2021 Angella Patricia Browne 3535 Cherry Hill Ct. Beltsville, MD 20705 Shanelle Romilus 10759 Lake Oak Way Boca Raton, FL 33498	NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001353 IN RE: ESTATE OF DEVON S. BROWNE A/K/A DEVON SYLVESTER BROWNE 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 Devon S. Browne a/k/a Devon Sylvester Browne, deceased, File Number 2025-CP-001353, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, FL 34112; that the decedent's date of death was April 11, 2025; that the total value of the estate is less than \$5,000 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Angellea Patricia Browne and Shanelle Romilus, as Co-Trustees of the Devon S. Browne Revocable Living Trust dated July 23, 2021 Angella Patricia Browne 3535 Cherry Hill Ct. Beltsville, MD 20705 Shanelle Romilus 10759 Lake Oak Way Boca Raton, FL 33498	I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, OF RECORD IN OFFICIAL RECORD BOOK 873, PAGES 79 THROUGH 148, AS AMENDED, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk of Court within 60 days after the sale. DATED this 6th day of November, 2025. Respectfully submitted, HAMILTON MIKES, P.A. Attorneys for Plaintiff 8850 Terrene Court, Suite 110 Bonita Springs, Florida 34135 (239) 594-7227 By: /s/ Jason Hamilton Mikes Jason Hamilton Mikes, JD, MBA Fla. Bar No. 643211 Jason@HamiltonMikes.com November 14, 21, 2025 25-01689C

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COURTHOUSE
WEBSITES

1234

Notes

Done

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

PUBLIC SALES / ACTIONS / SALES / ESTATE ---

THIRD INSERTION

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

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

Case No.:

11-2025-DR-002251-FM01-01

CEIDER ANDRES CABRERA CALZADILLA, Petitioner, and ROSA LISET RAMIREZ RAMIREZ, Respondent,

TO: {name of Respondent} ROSA LISET RAMIREZ RAMIREZ (Respondent's last known address) UNKNOWN

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner} CEIDER ANDRES CABRERA CALZADILLA, whose address is 2081 SUNSHINE BLVD APT B, NAPLES, FL 34116 on or before {date} 12/30/25, and file the original with the clerk of this Court at {clerk's address} 3315 Tamiami Trail East, Suite 102, Naples, FL 34112 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal

property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located}

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

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

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

Dated: 10/31/25

CLERK OF THE CIRCUIT COURT (SEAL) By: Jennifer O'Donnell Deputy Clerk

NADJA I. GOLDBERG
PROSPERIFY LLC
5251 GOLDEN GATE PARKWAY
SUITE B
NAPLES, FL 34116
239-321-9568
Nov. 7, 14, 21, 28, 2025 25-01675C

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

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

Civil Action

Case No: 2025-CA-000771

CHIEFTAIN 101 LLC, an Oklahoma limited liability company, Plaintiff, v. EVERGLADES CITY PROPERTY MANAGEMENT, LLC, a Florida limited liability company; ORA AT CHOKOLOSKEE, INC., a Florida non-profit corporation; and UNKNOWN TENANT #1 Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure dated October 31, 2025 entered in Civil Case No. 2025-CA-000771 of the Circuit Court of the Twentieth Judicial Circuit in and for Collier County, Florida, I will sell to the highest bidder in the 1st Floor of the Courthouse Annex in the Multipurpose Room, 3315 Tamiami Trail East, Naples, Florida 34112 at 11:00 a.m. on the 4th day of December, 2025, the following described property as set forth in said Final Judgment, to-wit:

Condominium Unit No. 159 of Outdoor Resorts at Chokoloskee Island, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1066, Page(s)

136, et. seq., and Amended and Restated Declaration of Condominium as recorded in Official Records Book 4551, Page 1351 of the Public Records of Collier County, Florida, and any amendments thereto, together with its undivided share in the common elements.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AMOUNTS AS UNCLAIMED IN ACCORDANCE WITH FLORIDA STATUTES SECTION 45.031.

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.

November 14, 21, 2025 25-01707C

SECOND 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: 840 E Elkcarn Cir Marco Island FL 34145 Phone: 239-674-0999 Auction Date: 12/04/2025 @11:15 AM

Tony Kinert:

Fishing Poles, Power Tools, Lamps

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.

November 14, 21, 2025 25-01704C

SECOND 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: 3121 Goodlette-Frank Rd. Naples, FL 34103 Date: December 4th 2025 Time: 10:45 AM

Robert Plum

Chairs, boxes, totes and personal 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.

November 14, 21, 2025 25-01705C

SECOND 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: 12/04/2025 Time: 10:15 am

Courtenay Lindsey
Tool Box, Shelving
Marcus Green

Weed Eater, Water Cooler, TV

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.

November 14, 21, 2025 25-01703C

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-2668

Division PROBATE

IN RE: ESTATE OF KAPILABEN K. PATEL Deceased.

The administration of the estate of Kapilaben K. Patel, deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is Collier County Courthouse, 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 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 November 14, 2025

Personal Representative:

Ankuri I. Patel
60 Logan Blvd. N
Naples, Florida 34119

Attorney for Personal Representative:
Jill Burzynski, Attorney
Florida Bar Number: 744931
Burzynski Elder Law
1124 Goodlette Road
Naples, Florida 34102
Telephone: (239) 434-8557
Fax: (239) 434-8695
E-Mail: jjb@burzynskilaw.com
Secondary E-Mail: acr@burzynskilaw.com
November 14, 21, 2025 25-01710C

SECOND INSERTION

NOTICE TO CREDITORS

IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-687

IN RE: ESTATE OF MARY M. LING, Deceased.

The administration of the estate of Mary M. Ling, deceased, whose date of death was December 7, 2024, File Number 2025-CP-687, 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 within 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 SO FILED

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

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

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

The date of first publication of this notice is November 14, 2025.

Personal Representative:

Joseph Adam Ling
16006 Quince St. NW
Andover, Minnesota 55304

Attorney for Personal Representative:
Anthony J. Dimora, Esquire
Florida Bar Number: 0092347
WOODWARD, PIRES & LOMBARDO, P.A.
606 Bald Eagle Drive, Suite #500
Marco Island, Florida 34145
Telephone Number: (239) 394-5161
Primary E-Mail: adimora@wpl-legal.com
Secondary E-Mail: aelbe@wpl-legal.com
November 14, 21, 2025 25-01709C

SECOND 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: 11201 Tamiami Trail

E Naples, FL 34113 December 4th 2025, at 10:00am

Roque Gonzalez
Christmas decor & items, totes, printer, beach chairs, and household items
Karen Kelly
Household Goods, Furniture,

TV/Stereo Equipment
Lilith McCullough
Household Goods, furniture
Jessica Levi
Household goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with

SECOND INSERTION

NOTICE OF ACTION BY PUBLICATION

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

DIVISION: CIVIL

CASE NO.

11-2025-CC-002018-0001-01

CLUB REGENCY OF MARCO ISLAND CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. KENNETH H. SNAY, SARAH BENTONNE SNAY, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST KENNETH H. SNAY, SARAH BENTONNE SNAY, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST KENNETH H. SNAY: 621 ALCAZAR AVE., CORAL GABLES,

FL 3334

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

Unit Week No. 40 in Condominium Parcel No. C202, of CLUB REGENCY OF MARCO ISLAND, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 984, pages 1494 through 1604, in the Public Records of Collier County, Florida and all amendments thereto, if any.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is

2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this 11/03/2025 day of 2025.

CRYSTAL K. KINZEL,
CLERK OF COURTS (SEAL) By: Samantha Strack Deputy Clerk

Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 50017
November 14, 21, 2025 25-01693C

SAVE



TIME

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FLORIDA'S NEWSPAPER FOR THE COURTS

Business Observer

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

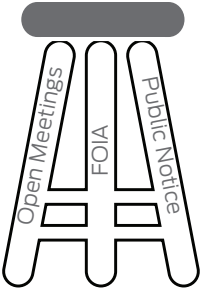
Business Observer

--- ACTIONS / SALES / ESTATE ---		
SECOND INSERTION NOTICE OF ACTION BY PUBLICATION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA DIVISION: CIVIL CASE NO. 11-2025-CC-001672-0001-01 EAGLE'S NEST ON MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. HARVEY J. EHRLICH, SUSAN LYNN KAUFMAN, ADAM EHRLICH, LORI HUBERMAN, ETHAN EHRLICH, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST HARVEY J. EHRLICH, Defendants. TO: HARVEY J. EHRLICH, SU- SAN LYNN KAUFMAN and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTH- ER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST HARVEY J. EHRLICH LAST KNOWN ADDRESS: 2345 NE 209TH ST MIAMI, FL 33180 YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in COLLIER County, Florida: Unit/Week No. 21, in Condo- minium Parcel Number 107 of EAGLE'S NEST ON MARCO BEACH, a Condominium ac- cording to the Declaration of Condominium thereof recorded in Official Records Book 976 at Page 600 of the Public Records of Collier County, Florida, and all amendments thereto, if any. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint. WITNESS my hand and seal of this Court on this 11/03/2025 day of 2025. CRYSTAL K. KINZEL, CLERK OF COURTS (SEAL) By: Samantha Strack Deputy Clerk Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 49663 November 14, 21, 202525-01690C	SECOND INSERTION NOTICE OF ACTION BY PUBLICATION IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA DIVISION: CIVIL CASE NO. 11-2025-CC-001982-0001-01 THE CHARTER CLUB OF MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. PETER G. FORD, Defendant(s). TO: PETER G. FORD Last Known Address: 6 COBBLE COURT, CLIFTON PARK, NY 12065 YOU ARE HEREBY notified that an action to foreclose a Claim of Lien upon the following described real property located in COLLIER County, Florida: Unit Week No. 39 in Condo- minium Parcel 808 of THE CHARTER CLUB OF MARCO BEACH, a Condominium ac- cording to the Declaration of Condominium thereof, recorded in Official Records Book 982, at Pages 1900 through 1979 in the Public Records of Collier County, Florida, and all Amendments thereto, if any. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint. WITNESS my hand and seal of this Court on this 11/03/2025 day of 2025. CRYSTAL K. KINZEL, CLERK OF COURTS (SEAL) By: Samantha Strack Deputy Clerk Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, 2364 Fruitville Road, Sarasota, Florida 34237 49961 November 14, 21, 202525-01691C	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 112025CP002948000101 IN RE: ESTATE OF ISEL HERNANDEZ Deceased. The administration of the estate of ISEL HERNANDEZ, deceased, whose date of death was July 4, 2025, is pend- ing in the Circuit Court for COLLIER County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, FL 34112. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity 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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 14, 2025. Personal Representative: JONATHAN QUEEN 6121 NW 199th Street Hialeah, Florida 33015 Attorney for Personal Representative: JACQUELINE R. BOWDEN GOLD Attorney Florida Bar Number: 109399 RARICK & BOWDEN GOLD, PA 6500 Cow Pen Road, Suite 204 Miami Lakes, FL 33014 Telephone: (305) 556-5209 Fax: (305) 362-9525 E-Mail: jbowden@raricklaw.com Secondary E-Mail: service@raricklaw.com November 14, 21, 202525-01694C
SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2968 Division Probate IN RE: ESTATE OF CAROLYN RUTH WIEMER, A.K.A. CAROLYN R. WIEMER Deceased. The administration of the estate of CAROLYN RUTH WIEMER, a.k.a. CAROLYN R. WIEMER, deceased, whose date of death was October 16, 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 address- es of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 14, 2025. Personal Representative: DEBORAH ANNE BOLTON-CAHILL, a.k.a. DEBORAH ANNE CAHILL 708 110th Avenue N. Naples, Florida 34108 Attorney for Personal Representative: Brandon R. Bytnar, Esq., Attorney Florida Bar Number: 66365 The Law Office of Brandon R. Bytnar, P.L. 9120 Galleria Court, Suite B Naples, Florida 34109 Telephone: (239) 592-9211 Fax: (239) 963-1479 E-Mail: brandon@bytnarlaw.com Secondary E-Mail: sasha@bytnarlaw.com November 14, 21, 202525-01698C	SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA DIVISION: CIVIL CASE NO. 11-2025-CC-002009-0001-01 CLUB REGENCY OF MARCO ISLAND CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. CAROLYN J. ANDERSEN, LYNN ANDERSEN LINDBERG, CAMILLE SKILTON, RONALD J. SKILTON, Defendant(s). COMES NOW, Plaintiff, CLUB RE- GENCY OF MARCO ISLAND CON- DOMINIUM ASSOCIATION, INC., by and through its undersigned counsel, hereby gives Notice of Foreclosure Sale by the Clerk of Circuit and County Courts of Collier County, Florida, will on DECEMBER 18, 2025, at 11:00 a.m., in the Lobby on the Third Floor of the Courthouse Annex, at the Col- lier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Collier County, Florida: Unit Week No. 1 in Condo- minium Parcel No. E104, of CLUB REGENCY OF MARCO ISLAND, a Condominium ac- cording to the Declaration of Condominium thereof, recorded in Official Records Book 984, pages 1494 through 1604, in the Public Records of Collier Coun- ty, Florida and all amendments thereto, if any. pursuant to the Final Judgment of Foreclosure entered in a case pend- ing in said Court in the above-styled cause. Any person claiming an interest in the surplus from the sale, if any, other than property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED- ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: COURT OPERATIONS MANAGER WHOSE OFFICE IS LOCATED AT COLLIER COUNTY COURTHOUSE, 3301 TAMIAMI TRAIL EAST, NAPLES, FL 33101, TELEPHONE: 1-239-252-2657, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF SALE; IF YOU ARE HEARING OR VOICE IMPAIRED CALL: 1-800- 955-8771; MICHAEL J. BELLE, P.A. By:/s/ Michael J. Belle Michael J. Belle, Esquire (Bar Number: 840882) 2364 Fruitville Road Sarasota, FL 34237 Toll Free Tel No. (888) 715-9212 Facsimile (941) 955-0317 Email: service@michaelbelle.com 49984 November 14, 21, 202525-01720C	SECOND INSERTION NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2024-CA-001180 WILMINGTON SAVINGS FUND SOCIETY FSb, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C Plaintiff, vs. ESTATE OF RANDOLPH W. GALLER, DECEASED; et. al. Defendant(s). TO: ESTATE OF RANDOLPH W. GALLER, DECEASED Last Known Address: unknown Current Address: unknown TO: UNKNOWN HEIRS, DEVI- SEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF RANDOLPH W. GALLER, DE- CEASED Last Known Address: unknown Current Address: unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: TRACT E-36 OF LAKE VIEW RANCHES, AN UNRECORD- ED SUBDIVISION, MORE FULLY DESCRIBED AS: THE EAST ½ OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 330 FEET OF THE EAST 264 FEET OF THE WEST 1147 FEET OF THE NORTH- WEST 1/4 OF THE SOUTH- WEST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. SUB- JECT TO AN EASEMENT FOR ROAD PURPOSES OVER THE SOUTH 25 FEET THEREOF. AND THE NORTH 305 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 1122 FEET THEREOF, BEING TRACT E-37 OF LAKE VIEW RANCHES, AND UN- RECORDED SUBDIVISION. TOGETHER WITH A 1996 PALM MOBILE HOME I.D. NO PH098452AFL AND PH- 098452BFL Property address: 6738 Maggie Dr., Bartow, FL 33830 has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@ mls-pa.com, within thirty (30) days of the first date of publication on or before 12/11/25 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 de- manded in the complaint or petition. WITNESS my hand and the seal of said Court this 3rd day of NOV., 2025. STACY M. BUTTERFIELD, CPA Clerk of the Court (Court Seal) BY: Sebastian Irlanda Deputy Clerk Matthew Leider, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 service@mls-pa.com November 14, 21, 202525-01718C

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 | Land and Water Use |
| Meeting Minutes or Summaries | Creation of Special Tax Districts |
| Agency Proposals | School District Reports |
| Proposed Budgets and Tax Rates | 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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

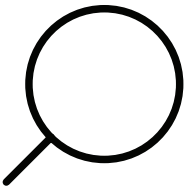


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

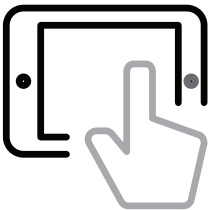
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

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Government Meetings and Hearings



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School District Reports



Proposed Budgets and Tax Rates



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