

COLLIER COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Naples Two located at 15600 Old US 41 N Naples FL 34110 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 12/19/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Mark Fernandez unit #1045; Marcos Aurelio unit #P213; Stephen Richards unit #S00460; Mike Pastore unit #S0266; Andrew Osinski unit #S0329; Nicoli Atkinson unit #S03L06; Richawn Cranor unit #S04H06. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Nov. 28; Dec. 5, 2025	25-01757C
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FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Naples located at 5725 Collier Blvd Naples FL 34114 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 12/19/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. David Bruno unit #0445; David Bruno unit #P08; Odin McCloskey unit #P56. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Nov. 28; Dec. 5, 2025	25-01758C
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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002955
IN RE: ESTATE OF JOHN CURTIS CODMAN, Deceased

The administration of the estate of JOHN CURTIS CODMAN, deceased, whose date of death was October 3, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, Florida 34112. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is November 28, 2025.

Personal Representative:
JEANNETTE A. MORTON
2245 Cara Cara Way
Naples, FL 34120
Attorney for Personal Representative:
ROBERT H. EARDLEY, ESQ.
Florida Bar No. 500631
Law Office of Robert H. Eardley, P.A.
1415 Panther Lane, Suite 108
Naples, FL 34109
Telephone: (239) 591-6776
Email: robert@swflorida-law.com
Nov. 28; Dec. 5, 2025 25-01751C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2843
IN RE: ESTATE OF FRANCIS X. STANTON
a/k/a FRANCIS XAVIER STANTON
a/k/a FRANK STANTON
Deceased.

The administration of the Estate of FRANCIS X. STANTON, also known as FRANCIS XAVIER STANTON and FRANK STANTON, deceased, whose date of death was June 29, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, Florida 34112. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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 28, 2025.

Personal Representatives:
BRIAN P. STANTON
1041 Burroughs Road
Fairfield, Connecticut 06825
ANDREW J. KRAUSE
9130 Galleria Court, Ste. 104
Naples, Florida 34110
ANDREW J. KRAUSE
Attorney for Personal Representative
Florida Bar Number: 0330922
Taft, Stettinius & Hollister LLP
9130 Galleria Court, Ste. 104
Naples, Florida 34110
Telephone: (239) 497-8364
E-Mail: akrause@taftlaw.com
Secondary E-Mail: shaas@taftlaw.com
176831165v1
Nov. 28; Dec. 5, 2025 25-01780C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2727
Division Probate
IN RE: ESTATE OF NICHOLAS ANTHONY MASTRORILLI, SR.
a/k/a
NICHOLAS A. MASTRORILLI
Deceased.

The administration of the Estate of NICHOLAS ANTHONY MASTRORILLI, SR., a/k/a NICHOLAS A. MASTRORILLI, deceased, whose date of death was April 25, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 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.

The date of first publication of this notice is November 28, 2025.

Personal Representative:
CECILIA MASTRORILLI
c/o Cummings & Lockwood LLC
8000 Health Center Blvd., Suite 300
Bonita Springs, Florida 34135
Attorney for Personal Representative:
HOWARD M. HUIJA, ESQ.
Florida Bar No. 0979480
Cummings & Lockwood LLC
8000 Health Center Boulevard, Suite 300
Bonita Springs, FL 34135
9176998.1.docx 11/20/2025
Nov. 28; Dec. 5, 2025 25-01759C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-2420
IN RE: ESTATE OF ROBERTO ENRIQUE AGUILAR, Deceased.

The administration of the estate of Roberto Enrique Aguilar, deceased, whose date of death was December 30, 2023, 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 28, 2025.

Rosa Consuelo Lopez Merida, Personal Representative
P.O. Box 1762
Immokalee, FL 34143
Megan M. Kelly
Attorney for Personal Representative
1415 Panther Lane, Suite 549
Naples, FL 34109
Telephone: (239) 273-5485
E-Mail: megan@meganmkellylaw.com
Megan M. Kelly, Esq.
Florida Bar No. 1008519
Nov. 28; Dec. 5, 2025 25-01781C

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR COLLIER COUNTY FLORIDA
PROBATE DIVISION
File No. 25-CP-003093
IN RE: ESTATE OF ROBERT F. SORRENTINO, 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 ROBERT F. SORRENTINO, deceased, File Number 25-CP-003093, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112-5324; that the Decedent's date of death was August 30, 2025; that there are no probate assets, and that the names and addresses of those liable for the expenses of the administration of the Decedent's estate and enforceable claims of the Decedent's creditors to the extent the Decedent's estate is insufficient to pay them, as provided in Florida Statutes section 733.607(2), are:

Name	Address
PAMELA BUFF BAKER, ESQ., Trustee of the Sorrentino Administrative Trust u/a/d September 14, 2023	Safe Harbor Law Firm 4500 Executive Drive, Suite 100 Naples, Florida 34119 Telephone: (239) 317-3116 E-Mail: helen@safeharborlawfirm.com Nov. 28; Dec. 5, 2025 25-01760C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2719
Division PROBATE
IN RE: ESTATE OF CAROL A. BROWER
Deceased.

The administration of the estate of CAROL A. BROWER, deceased, whose date of death was August 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 Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 Co-Personal Representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is November 28, 2025.

Co-Personal Representatives:
KEVIN M. BROWER
20 Erie Avenue
Emerson, New Jersey 07630
DAVID L. BROWER
7-14 Fern Street
Fair Lawn, New Jersey 07410
Attorney for Co-Personal Representatives:
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
Nov. 28; Dec. 5, 2025 25-01771C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-3031
IN RE: ESTATE OF EMERY L. MOORE, Deceased.

The administration of the estate of EMERY L. MOORE, deceased, whose date of death was September 13, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, Florida 34112. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 28, 2025.

Signed on this 8th day of November, 2025.

TINA E. KIDGER
Personal Representative
761 Willowbrooke Drive, #1405
Naples, Florida 34103
ALAN F. HILFIKER
Attorney for Personal Representative
Florida Bar No. 0206040
Dentons Cohen & Grigsby P.C.
9110 Strada Place, Suite 6200
Naples, Florida 34108
Telephone: (239) 390-1900
Email: alan.hilfiker@dentons.com
Secondary Email: wanda.portnoy@dentons.com
Tertiary Email: ann.west@dentons.com
5408280.v1
Nov. 28; Dec. 5, 2025 25-01752C

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 275 Goodlette Frank Road, Naples, FL 34102 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

Unit 03016 Riley, Alleen Boxes, Suitcase, Toys, etc.
Unit 3053M Dutes, Ruth Bags
Unit 04028 Demme, Lawrence Bags, Furniture, Golfclub

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

Nov. 28; Dec. 5, 2025	25-01753C
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FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 7755 Preserve Ln Naples, FL 34119, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on December 18th 2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

3157 - Nowala Nzululwazi- Boxes, Bag, Totes
4218 - Isaac Arevalo- Files, Bedding, Mattress, Clothing, Electronics, Furniture
4233 - Sequoya Hill- Boxes, Kitchenware, Collectibles
5164 - Reina Torres- Electronics, Furniture, Boxes, Appliances

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

Nov. 28; Dec. 5, 2025	25-01754C
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OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellascclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

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FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	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-001942-0001-01 THE CHARTER CLUB OF MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. HARRY J. RAVENEL AND KATHLEEN RAVENEL, 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 January 15, 2026, 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. 31 in Condominium Parcel 201 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 TAMAMI 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 49932 Nov. 28; Dec. 5, 2025 25-01769C	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-002022-0001-01 CLUB REGENCY OF MARCO ISLAND CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. SYLVAN R. LEWIS AND CAROL L. LEWIS, Defendants. COMES NOW, Plaintiff, CLUB REGENCY OF MARCO ISLAND 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 JANUARY 15, 2026, 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. 49 & 50 in Condominium Parcel No. D201, 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. 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 TAMAMI 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 49978 Nov. 28; Dec. 5, 2025 25-01768C	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003089 IN RE: ESTATE OF JOHN ALBERT BASES Deceased. The administration of the estate of JOHN ALBERT BASES (the "Decedent"), 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, 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. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 28, 2025. Personal Representative: MARIE-NOELLE C. BASES 2036 Imperial Circle Naples, Florida 34110 Attorney for Personal Representative: DEAN, MEAD, EGERTON, BLOODWORTH, CAPOUANO & BOZARTH, P.A. Jacqueline C. Johnson Florida Bar No. 86450 jjohnson@deanmead.com 4501 Tamiami Trail N., Ste. 220 Naples, FL 34103 Phone: 239-544-3069 6022118.v1 Nov. 28; Dec. 5, 2025 25-01773C	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 11-2025-CP-002667-0001-01 IN RE: ESTATE OF HAROLD LeROY FEUSER, Deceased. The administration of the estate of HAROLD LeROY FEUSER, 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 representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is NOVEMBER 28, 2025. Personal Representatives: KEVIN CARL FEUSER and STEPHANIE ANN MILLER c/o Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Attorney for Personal Representatives: Gregory C. Roberts Florida Bar Number: 0438782 Klingbeil & Roberts, P.A. 341 West Venice Avenue Venice, FL 34285 Telephone: (941) 485-2900 Fax: (941) 486-8565 E-Mail: greg@k-rlaw.com Secondary E-Mail: deanna@k-rlaw.com Nov. 28; Dec. 5, 2025 25-01772C

FIRST INSERTION	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-001868-0001-01 THE CHARTER CLUB OF MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. JOHN J. D'ANTONIO, Defendant. 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 JANUARY 15, 2026, 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. 39 in Condominium Parcel 106 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 TAMAMI 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 49883 Nov. 28; Dec. 5, 2025 25-01763C	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 TAMAMI 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 49883 Nov. 28; Dec. 5, 2025 25-01763C

FIRST INSERTION	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-001999-0001-01 CLUB REGENCY OF MARCO ISLAND CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. CAROLYN J. ANDERSEN AND LYNN ANDERSEN LINDBERG, Defendants. COMES NOW, Plaintiff, CLUB REGENCY OF MARCO ISLAND 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 JANUARY 15, 2026, 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. 52 in Condominium Parcel No. E206, 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. 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 TAMAMI 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 50001 Nov. 28; Dec. 5, 2025 25-01761C	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 TAMAMI 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 49951 Nov. 28; Dec. 5, 2025 25-01765C

FIRST INSERTION	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-001768-0001-01 THE SURF CLUB OF MARCO, INC., a Florida non-profit corporation, Plaintiff, vs. DIANA V. WILSON, Defendant. COMES NOW, Plaintiff, THE SURF CLUB OF MARCO, 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 JANUARY 15, 2026, 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: Timeshare Estate No. 36, in Unit 507, in Building I, of THE SURF CLUB OF MARCO, a Condominium, as so designated in the Declaration of Condominium recorded in Official Records Book 1011, Pages 1316 through 1437, of the Public Records of Collier County, Florida and amendments thereto, if any, together with an undivided interest as tenant in common in the Common Elements of the property as described in said Declaration, and together with the right of ingress and egress from said property and the right to use the common elements of the Condominium, in accordance with said Declaration during the terms of Grantee's Timeshare Estate also known as 540 South Collier Boulevard, Marco Island, Florida 34145. 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 TAMAMI 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 49740 Nov. 28; Dec. 5, 2025 25-01770C	

Q&A

Who benefits from legal notices?

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

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

11/28/2025

ESTATE / SALES / ACTIONS ---

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-001673-0001-01 THE SURF CLUB OF MARCO, INC., a Florida non-profit corporation, Plaintiff, vs. ROBERT F. HARTMANN AND MARY MARGARET HARTMANN, Defendants. COMES NOW, Plaintiff, THE SURF CLUB OF MARCO, 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 JANUARY 15, 2026, 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: Timeshare Estate No. 18, in Unit 203, in Building I, of THE SURF CLUB OF MARCO, a Condominium, as so designated in the Declaration of Condominium recorded in Official Records Book 1011, Pages 1316 through 1437, of the Public Records of Collier County, Florida and amendments thereto, if any, together with an undivided interest as tenant in common in the Common Elements of the property as described in said Declaration, and together with the right of ingress and egress from said		
property and the right to use the common elements of the Condominium, in accordance with said Declaration during the terms of Grantee's Timeshare Estate also known as 540 South Collier Boulevard, Marco Island, Florida 34145.	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 TAMAMI 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 49672	Nov. 28; Dec. 5, 202525-01767C

FIRST INSERTION		
NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No: 2025-CP-2814 Division: PROBATE IN RE: ESTATE OF WIESLAWA MARIA KRZYZAK, a/k/a WIESLAWA KRZYZAK, Deceased. The administration of the Estate of WIESLAWA MARIA KRZYZAK, a/k/a WIESLAWA KRZYZAK, Deceased, 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 Estate is _____ X_____ Intestate _____ X_____ Testate. If the Estate is testate, the dates of the Decedent's Will and any codicils are August 14, 2020. The names and addresses of the Personal Representative and the Personal Representative's attorney are set for below. The fiduciary lawyer – client privilege in Florida Statutes §90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative. Any interested person on whom a copy of the Notice of Administration is served who challenges the validity of the Will or any codicils, qualification of the Personal Representative, venue, or jurisdiction of the Court is required to file any objection with the Court in the manner provided in the Florida Probate Rule WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. A Petition for Determination of Exempt Property is required to be filed by or on behalf of any person entitled to exempt property under §732.402		
WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to Probate, or validity of the Will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived. An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under §732-201-732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration of the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is two (2) years after the date of the Decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules.		
Personal Representatives: YVONNE AUGUSCIK 14100 East Tamiami Trail, # 312 Naples, Florida 34114 -and- WINTHROP KIMBALL TELFORD 10116 Winterview Drive Naples, Florida 34109 Attorney for Personal Representative: Christopher E. Mast, P.A. By: /s/ Christopher E. Mast Christopher E. Mast, Esquire Florida Bar No: 0858412 1059 5th Avenue North Naples, Florida 34012-5818 Tele:239-434-5922 Cell: 239-290-1186 chris@christophermastlaw.com www.christophermastlaw.com		Nov. 28; Dec. 5, 202525-01774C

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA CIVIL ACTION CASE NO.: 112025CA000998000101 CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs. DANIEL PEREZ, et al, Defendant(s). To: DANIEL PEREZ Last Known Address: 4733 10th AVE SE NAPLES, FL 34117 Current Address: 4733 10th AVE SE NAPLES, FL 34117 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Collier County, Florida: THE EAST 180 FEET OF TRACT 89, GOLDEN GATE ESTATES UNIT 84, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 23, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. A/K/A 4733 10TH AVE SE NAPLES FL 34117 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publica-		
tion of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. 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. WITNESS my hand and the seal of this court on this 24 day of November, 2025. Clerk of the Circuit Court (Court Seal) By: /s/ Jane Garrison Deputy Clerk		Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 24-032256 Nov. 28; Dec. 5, 202525-01779C

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3140 Division Probate IN RE: ESTATE OF PAMELA R. RIEDER, A.K.A. PAMELA RIEDER Deceased. The administration of the estate of PAMELA R. RIEDER, a.k.a. PAMELA RIEDER deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no		
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 28, 2025.		
Personal Representative: RICHARD SHELLEY 6588 Ilex Circle Naples, Florida 34109 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	Nov. 28; Dec. 5, 2025	25-01782C

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA CASE NO. 11-2025-CA-000333 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. DOMINGO ET AL, Defendant(s) COUNTY Plaintiff holds a lien for the total sum superior to all claims or estates of Defendant BALDWIN M. DOMINGO AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BALDWIN M. DOMINGO on the following described property in Collier County, Florida: UNIT/WEEK: 401/19 ODD of Sunset Cove Resort and Suites Condominium, a Condominium according to the Declaration thereof, recorded December 16, 2004, in Official Records Book 3698, Page 2185 and subsequent amendments, if any, Public Records of Collier County, Florida. COUNTY Plaintiff holds a lien for the total sum superior to all claims or estates of Defendant DESMOND K. HUGHES, LINDSEY D.J. HUGHES on the following described property in Collier County, Florida: UNIT/WEEK: 403/29 of Sunset Cove Resort and Suites Condominium, a Condominium according to the Declaration thereof, recorded December 16, 2004, in Official Records Book 3698, Page 2185 and subsequent amendments, if any, Public Records of Collier County, Florida. Note is hereby given that on 1/15/26, at 11:00 a.m. Eastern time in the lobby on the first floor of the Courthouse		
Annex in the Multipurpose room in customer service at the Collier County Courthouse, 3315 Tamiami Trail East, Naples, Fl. 34112-5324 the Clerk of Court, Collier County, Florida, will offer for sale the above described WEEKS/ PARCELS. The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 11-2025-CA-000333 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Charles Rice, Administrative Services Manager whose office is located at 3315 East Tamiami Trail, Suite 501, Naples, Florida 34112, and whose telephone number is (239) 252-8800, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." November 24, 2025 JERRY E. ARON, P.A. Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com Jerry E. Aron, PA., 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407, 561-478-0511 (phone) Nov. 28; Dec. 5, 202525-01776C		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR COLLIER COUNTY CASE NO. 11-2023-CA-001755-0001-XX THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-I, Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ROBERT DEAN KOCH A/K/A ROBERT DEAN KOCH II A/K/A ROBERT KOCH II, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ROBERT DEAN KOCH A/K/A ROBERT DEAN KOCH II A/K/A ROBERT KOCH II, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:		
LOT 6, BLOCK 229, MARCO BEACH UNIT SIX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 47 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Lourdes M. Sanchez-Barcia, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. WITNESS my hand and seal of this Court this day of 11/21/2025. CRYSTAL K. KINZEL CLERK OF COURT OF COLLIER COUNTY (SEAL) By Esmerelda Santiago As Deputy Clerk		
MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 23-05667FL Nov. 28; Dec. 5, 202525-01778C		

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-001945-0001-01 THE CHARTER CLUB OF MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. LAURA ANN FAHR, Defendant. 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 JANUARY 15, 2026, 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. 31 in Condominium Parcel 703 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 TAMAMI 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 49950		
Unit Week No. 31 in Condominium Parcel 703 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 TAMAMI 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 49852	Nov. 28; Dec. 5, 2025	25-01764C

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA CIVIL ACTION Case No. 2024- CA- 1616 GLADES GOLF & COUNTRY CLUB, INC., Plaintiff, v. CAROLINE WILSON, UNKNOWN SPOUSE OF CAROLINE WILSON, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to a Final Summary Judgment of Foreclosure dated November 4, 2025 entered in Civil Case No. 2024- CA-1616 of the Circuit Court of the Twentieth Judicial Circuit in and for Collier County, Florida, I will sell to the Highest and Best Bidder for Cash 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 11th day of December, 2025, the following described property as set forth in said Final Judgment, to-wit: That certain condominium parcel composed of Unit 3, Building 69, N/K/A 693 Down of No. 4, of The Glades Country Club Apartments, a Condominium, according to the Declaration of Con-		
dominium recorded in Official Records Book 518, Page(s) 146 through 259, inclusive, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Collier County, Florida. Property Address: 379 Palm Drive No. 3, Naples, FL 34112. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this Proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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. CRYSTAL KINZEL, Clerk of Court Deputy Clerk Nov. 28; Dec. 5, 202525-01750C		



SAVE

TIME

E-mail your Legal Notice
legal@businessobserverfl.com

W1077

PUBLIC SALES / SALES ---

FIRST INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA CIVIL ACTION
CASE NO. 2023-CA-003446
SUNCOAST CREDIT UNION,
Plaintiff, v.
THE HEIRS AND BENEFICIARIES
OF THE ESTATE OF STEPHEN
GRANT ANTHONY, DECEASED;
ANITA MARIE ANTHONY; and
ANY UNKNOWN PERSONS IN
POSSESSION,
Defendants.

NOTICE IS HEREBY given that pursuant to a Final Judgment in Foreclosure entered in the above-entitled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Collier County, Florida, I will sell at public sale to the highest bidder for cash, in the Third Floor lobby, in the Clerk's Office of the Collier County Courthouse Annex, 3315 E. Tamiami Trail, Naples, FL 34112, at 11:00 a.m., on January 8, 2026, that certain parcel of real property situated in Collier County, Florida, described as follows:

PARCEL NO. 10 TRACT 40, NAPLES FARMSITES: THE NORTH 82.5 FEET OF THE SOUTH 825.0 FEET OF THE EAST HALF OF TRACT 40, SECTION 24, TOWNSHIP 49 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (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 Charles Rice, the Administrative Services Manager, whose office is located at 3315 East Tamiami Trail, Building L, Naples, Florida 34112, and whose telephone number is (239) 252-8800, e-mail: charlesr@ca.cjis20.org, within seven working days of your receipt of this Notice; if you are hearing or voice impaired, call 1-800-955-8771.

DATED this 24th day of November, 2025.

HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
Attorneys for Suncoast Credit Union
Post Office Box 280
Fort Myers, Florida 33902-0280
Telephone: 239.344.1116 /
Facsimile: 239.344.1509
By: /s/ Shannon M. Puopolo
Shannon M. Puopolo, Esquire
Florida Bar No. 70359
Primary E-mail:
shannon.puopolo@henlaw.com
4871-5818-3670, v. 2
Nov. 28; Dec. 5, 2025 25-01777C

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that ORGANIC
MEDIEVAL INVESTMENTS INC,
OWNER, desiring to engage in business under the fictitious name of CIVIL
HOME SOLUTION located at 225
OSPREYS LANDING APT 1102, NAPLES,
FLORIDA 34104 intends to register the said name in COLLIER county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
November 28, 2025 25-01756C

FIRST INSERTION

Notice of Sale
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier

check; any person interested ph (954) 563-1999
Sale Date December 19th, 2025 @ 10:00 AM at each individual repair facility.
41355 2013 Mercedes VIN#: WDDNG7KB7DA517472 Repair Facility: Advanced Collision Specialists 3538 Plover Ave Naples 239-732-9206 Lien Amt \$4,012.57
November 28, 2025 25-01755C

SUBSEQUENT INSERTIONS

PUBLIC SALES / ESTATE / SALES ---

SECOND INSERTION

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

property located in the following storage units will be sold by competitive bidding.
Facility Name: iStorage - 7004 - Naples
Facility Address: 1597 Pine Ridge Rd., Naples, FL 34109 US
Facility Phone: 1+ (239) 597-3262
Description: Entire contents of unit consisting of, but not limited to: 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

SECOND 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-90 and select the appropriate name from the menu or e-mail legal@businessobserver.com

FIRST INSERTION

NOTICE OF PUBLIC SALE
StorQuest Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5320 Useppa Dr, Ave Maria, FL 34142 on 12/18/2025 at 11:00 am.
Tenant Name: Melinda Manzano
Unit #1024
General Description of Property: Boxes,

Totes, Toys and Misc. Personal Property
The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. StorQuest Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession
Nov. 28; Dec. 5, 2025 25-01775C

SUBSEQUENT INSERTIONS

PUBLIC SALES / ESTATE / SALES ---

SECOND INSERTION

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

Facility Name: iStorage - 8068 - Naples
Facility Address: 3836 Tollgate Blvd., Naples, FL 34114 US
Facility Phone: 1+ (239) 307-0004
Description: Entire contents of unit consisting of, but not limited to: 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

SECOND 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

SECOND 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-FLO914924909 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

SECOND INSERTION

o'clock a.m. held in the first floor of the Courthouse Annex, Collier County Courthouse, 3315 Tamiami Trail East, Naples, Florida, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Collier County, Florida, to-wit:

Unit No. U-201, LAKESIDE GARDENS CONDOMINIUM B, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1465, Pages 1069 through 1141, inclusive, of the Public Records of Collier County, Florida, and any amendments thereto, together with an undivided share in the common elements appurtenant

SUBSEQUENT INSERTIONS

PUBLIC SALES / ESTATE ---

THIRD 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

SECOND 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.

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

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

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

The date of first publication of this Notice is 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

thereto.
pursuant to the order or final judgment entered in the above captioned case pending in said Court.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

Dated: November 19, 2025
/s/ Alfred F. Gal, Jr.
ALFRED F. GAL, JR.
SAMOUCÉ & Gal, P.A.
3060 Tamiami Trail,
Suite 202
Naples, Florida 34103
alfredgal@sandglawfirm.com
(239) 596-9522
November 21, 28, 2025 25-01744C

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

--- ESTATE / ACTIONS / SALES ---		
SECOND INSERTION	SECOND INSERTION	FOURTH 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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	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	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
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	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	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. 732.221, 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. GABRIELA HENRY Personal Representative 6565 Castledawn 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
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20th JUDICIAL CIRCUIT, IN AND FOR COLLIER, FLORIDA. CASE No. 11-2025-CA-002036-0001-01 LONGBRIDGE FINANCIAL, LLC, Plaintiff vs. LEONARD KABAT AKA LEN KABAT AKA L. KABAT, TRUSTEE OF THE SUNSET HOUSE 102 TRUST, DATED FEBRUARY 11, 2014, AMENDED MARCH 1, 2018, et al., Defendants TO: UNKNOWN BENEFICIARIES OF THE SUNSET HOUSE 102 TRUST, DATED FEBRUARY 11, 2014, AMENDED MARCH 1, 2018 220 SEAVIEW COURT UNIT 102 MARCO ISLAND, EL 34145 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Collier County, Florida: UNIT NO. 102, SUNSET HOUSE, SITUATED ON THE 1ST FLOOR OF THE SUNSET HOUSE APARTMENTS BUILDING OF SUNSET HOUSE APARTMENTS CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 302, PAGE 855, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your writ-	ten defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 2025; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Charles Rice, Administrative Services Manager, whose office is located at 3315 East Tamiami Trail, Suite 501, Naples, Florida 34112, and whose telephone number is (239) 252-8800, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days: if you are hearing or voice impaired, call 711. WITNESS MY HAND AND SEAL OF SAID COURT on this 13th day of November, 2025 CRYSTAL K KINZEL As Clerk of said Court (SEAL) By: Elizabeth Ramirez As Deputy Clerk Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309 (24-003003-01) November 21, 28, 2025 25-01745C	SECOND 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,

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

--- ESTATE ---

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-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
60039934.v2
November 21, 28, 2025 25-01726C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-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. 732.2211, 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 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

SECOND 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. 732.2211, 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 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

SECOND 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. 732.2211, 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 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

SECOND 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. 732.2211.

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:
Melissa 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

SECOND 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 § 732.2211.

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

SECOND 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. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is 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
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9132 Strada Place, Suite 301
Naples, FL 34108
Telephone: 239-593-2964
November 21, 28, 2025 25-01736C

SECOND 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.

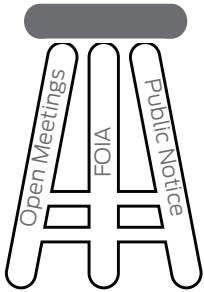
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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.

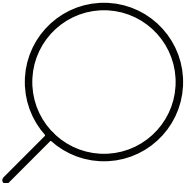


Citizens continue to learn about vital civic matters from newspaper notices.

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

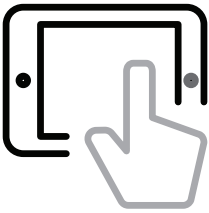
Verifying publication is difficult-to-impossible on the web.

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.**



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