

Public Notices

Business Observer

PAGES 17-24

PAGE 17

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

DECEMBER 5 - DECEMBER 11, 2025

COLLIER COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 00121, 13191 Tamiami Trl E, Naples, FL 34114, (239) 610-1150 Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

1022 - Barbour, Thomas; 1062 - Debrosse, Guedeline; 2061 - Wall, Krystal; 2239 - Rios, Tamara; 2242 - Viegas, Greg; 3050 - Reaves, Tereka; 3085 - Peoples, Andrew; 3102 - Phoenix Roofing & Construction, Inc. Hewitt, Jonathan; 4141 - Garcia, Lisa; 4327 - Pierre, Guibens; 4332 - Maurer, Lisabeth; 5360 - Urrutia, Yuliet

PUBLIC STORAGE # 00131, 8705 Addison Place Dr, Naples, FL 34119, (239) 944-5375 Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

3319 - Adams, Shannonlee; 3320 - Complete Hive Services llc Flores, Cara; 3625 - Scholes, Stephanie; 3818 - ortiz, Maria

PUBLIC STORAGE # 22131, 1361 Airport Rd S, Naples, FL 34104, (239) 430-0200 Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

2005 - Perez, YAILYN; 2014 - Woods, Bradrick; 2032 - Helveston, James; 2079 - Ngobese, Dinizulu; 2105 - jennings, Nakeisha

PUBLIC STORAGE # 25428, 15800 Old 41 North, Naples, FL 34110, (941) 212-2707 Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

A009 - Sarge Construction Consultants, LLC brown, Demarcus; A018 - Fernandez, Carlos; B012 - Thompson, Jordan; B027 - Garcia, Iris Cuesta; B065 - Martinez, Norelli; C002 - Vazquez, Michelle; C020 - Pauly, Rachel

PUBLIC STORAGE # 25435, 3555 Radio Road, Naples, FL 34104, (941) 229-6127 Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

A1116 - Magnuson, Kelly; A712 - Greco, Lou; B012 - Fedelus, Jean Damiel; B061 - Faison, Claude; D149 - Nagy, Frank; E254 - Saint Fleur, Rose; E261 - Brandt, Adam; F305 - Albanese, Lauren; G333 - West, Jaleh Iah; G343 - Arias, Marlon; I405 - Perez, Suzanne; I411 - Davis, Gigi; I417 - Preux, Yolande Saint; I418 - Perez-Drawdy, Rachel

PUBLIC STORAGE # 25849, 7325 Davis Blvd, Naples, FL 34104, (305) 615-1925 Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

A006 - herard, Guedra; A016 - Eason, Shakeita; A1207 - Brown, Shakima; A1412 - Joubert, Christine; A2215 - Joubert, Christine; A3319 - Hoelzer, Edmund; B107 - Tarrago, Claudia; C1126 - Cucul, Arnulfo; C1137 - Romano, Michelle; C2109 - Cruz, Germaine; D1122 - Fallon, Matthew; D2167 - miller, Paul; D2251 - Rojas, Sara; F1243 - Medal, Priscilla; F1351 - rios, Francisco; F2249 - Cantave, Doncy; F2251 - Espinoza, Daniel; F2346 - Meissner, Jami

PUBLIC STORAGE # 26659, 3807 White Lake Blvd, Naples, FL 34117, (239) 920-5315 Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

1075 - Guerry, Joseph; I183 - Sarge Construction Consultants, LLC brown, Demarcus; 1208 - Carlos Gutierrez, Gutierrez Transport Services; 1268 - Fuller, Jay Ari; 1285 - Demosthenes, Brown; 1379 - Perez, Alexis; 2053 - Stuart, Aidan; 2091 - Flores, Rachel; 2261 - Santigo, Stephanie; 2321 - Sanabria, Anabelle; 2363 - Fernandez, Hugo; 2383 - Maulden, Jakeela; 2477 - Jean, Gesnal; 2508 - Mendez, Numa; 2558 - Gabriel, Judith

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

December 5, 12, 2025

25-01786C

FIRST INSERTION

NOTICE TO CREDITORS

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

File No. 2025-CP-002922

**IN RE: ESTATE OF
DIANA L. COMERFORD,
Deceased.**

The administration of the estate of DIANA L. COMERFORD, deceased, whose date of death was September 11, 2024; File Number 2025-CP-002922, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The 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 December 5, 2025.

Personal Representative:

Catherine R. Piwowarski

205 W. Rock Creek Rd.

New Bern, NC 28562

Attorney for Personal Representative: DUNWODY WHITE & LANDON, P.A.

Daniel K. Capes, Esq.
Florida Bar Number: 106429

4001 Tamiami Trail North, Suite 200

Naples, FL 34103

Telephone: (239) 263-5885

Fax: (239) 262-1442

December 5, 12, 2025

25-01813C

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)

IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-2997

**IN RE: ESTATE OF
JAMES EARL BENNETT, III
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 James Earl Bennett, III, deceased, File Number 2025-CP-2997, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112; that the decedent's date of death was June 3, 2025; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Marsha L. Bennett

191 Burnt Pine Drive

Naples, FL 34119

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

The date of first publication of this notice is December 5, 2025.

Personal Representative:

Marsha L. Bennett

191 Burnt Pine Drive

Naples, Florida 34119

Attorney for Person Giving Notice

Haylee N. Blessing, Attorney

Florida Bar Number: 1059314

Henderson, Franklin,

Starnes & Holt, P.A.

3451 Bonita Bay Boulevard, Suite 206

Bonita Springs, Florida 34134

Telephone: (239) 344-1100

Fax: (239) 344-1200

E-Mail: haylee.blessing@henlaw.com

Secondary E-Mail: denise.edwards@henlaw.com

December 5, 12, 2025

25-01803C

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002937

Division Probate

**IN RE: ESTATE OF
SHIRLEY WATRAL,
Deceased.**

The administration of the estate of Shirley Watral, deceased, whose date of death was November 1, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative:

Edward D. Hart,

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 Edward D. Hart, deceased, File Number 2025-CP-3125, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112; that the decedent's date of death was August 14, 2025; that the total value of the estate is \$27,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Peter Marrinan, Trustee of Anne

M. Marrinan Trust Agreement

dated April 26, 2004

14 Stuyvesant Oval, Apt. 1H

New York, NY 10009

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the estate of the

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)

IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION

File No

FIRST INSERTION

AMENDED
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 First Floor of the Collier County Courthouse Annex in the Multipurpose Room in Customer Service, 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 25TH day of November, 2025.

HENDERSON, FRANKLIN,

STARNS & HOLT, P.A.

Attorneys for Suncoast Credit Union

Post Office Box 280

Fort Myers, Florida 33902-0280

Telephone: 239.344.1116 /

Faximile: 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

December 5, 12, 2025 25-01785C

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-002135-0001-01

THE CHARTER CLUB OF MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,

Plaintiff, vs.

RICHARD M. EDWARDS AND CAROL EDWARDS,

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 March 12, 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. 30 in Condominium Parcel 402 of THE CHARTER CLUB OF MARCO BEACH, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 982, at Pages 1900 through 1979 in the Public Records of Collier County, Florida, and all Amendments thereto, if any.

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court in the above-styled cause.

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

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

MICHAEL J. BELLE, P.A.

By: /s/ Michael J. Belle

Michael J. Belle, Esquire

(Bar Number: 840882)

2364 Fruitville Road

Sarasota, FL 34237

Toll Free Tel No. (888) 715-9212

Faximile (941) 955-0317

Email: service@michaelbelle.com

49855

December 5, 12, 2025 25-01790C

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-002312-0001-01

EAGLE'S NEST ON MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,

Plaintiff, vs.

MABEL A. WARNE,

CHRISTINA M. FIKE, AND MELODY A. RHINEHART,

Defendants.

COMES NOW, Plaintiff, EAGLE'S NEST ON 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 March 12, 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. 33, in Condominium Parcel Number 1106 of EAGLE'S NEST ON MARCO BEACH, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 976 at Page 600 of the Public Records of Collier County, Florida, and all Amendments thereto, if any.

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 before the clerk reports the surplus as unclaimed.

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

MABEL A. WARNE A/K/A

MABEL ALBERTA WARNE,

KENNETH R. WARNE,

MELODY A. RHINEHART,

Defendants.

COMES NOW, Plaintiff, EAGLE'S NEST ON 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 March 12, 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. 34 in Condominium Parcel Number 1106 of EAGLE'S NEST ON MARCO BEACH, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 976 at Page 600 of the Public Records of Collier County, Florida, and all Amendments thereto, if any.

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 before the clerk reports the surplus as unclaimed.

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

MICHAEL J. BELLE, P.A.

By: /s/ Michael J. Belle

Michael J. Belle, Esquire

(Bar Number: 840882)

2364 Fruitville Road

Sarasota, FL 34237

Toll Free Tel No. (888) 715-9212

Faximile (941) 955-0317

Email: service@michaelbelle.com

49854

December 5, 12, 2025 25-01791C

FIRST INSERTION

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

GENERAL JURISDICTION

DIVISION

Case No.

11-2025-CA-000412-0001-01

Freedom Mortgage Corporation,

Plaintiff, vs.

Alvaro Moreno, Jr., et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 11-2025-CA-000412-0001-01 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Collier County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Alvaro Moreno, Jr.; Arrowhead Reserve at Lake Trafford Property Owners Association, Inc. are the Defendants, that Crystal Kinzel, Collier County Clerk of Court will sell to the highest and best bidder for cash at, 1st Floor of the Courthouse Annex in the Multipurpose Room in Customer Service, 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. 30 in Condominium Parcel Number 1106 of EAGLE'S NEST ON MARCO BEACH, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 976 at Page 600 of the Public Records of Collier County, Florida, and all Amendments thereto, if any.

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 before the clerk reports the surplus as unclaimed.

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

MICHAEL J. BELLE, P.A.

By: /s/ Michael J. Belle

Michael J. Belle, Esquire

(Bar Number: 840882)

2364 Fruitville Road

Sarasota, FL 34237

Toll Free Tel No. (888) 715-9212

Faximile (941) 955-0317

Email: service@michaelbelle.com

49854

December 5, 12, 2025 25-01784C

FIRST INSERTION

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

GENERAL JURISDICTION

DIVISION

Case No.

11-2025-CC-002311-0001-01

EAGLE'S NEST ON MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,

Plaintiff, vs.

Alvaro Moreno, Jr., et al.,

Defendants.

--- SALES ---

FIRST INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT IN AND
FOR COLLIER COUNTY, FLORIDA

CASE NO.:

11-2024-CA-002611-0001-01

DEUTSCHE BANK NATIONAL

TRUST COMPANY AS

TRUSTEE FOR HSI

ASSET SECURITIZATION

CORPORATION TRUST

2007-OPT1, MORTGAGE

PASS-THROUGH CERTIFICATES,

SERIES 2007-OPT1,

Plaintiff, vs.

FRED F. HARBEC A/K/A

FREDERICK F. HARBEC

A/K/A FRED HARBEC;

TANIA ITURRALDE A/K/A

T. ITURRALDE; PREMIUM

ROOFING, LLC,

Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Consent Summary Final Judgment of Foreclosure dated November 18, 2025, and entered in Case No. 11-2024-CA-002611-0001-01 of the Circuit Court of the 20TH Judicial Circuit in and for Collier County, Florida, wherein Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation Trust 2007-OPT1, Mortgage Pass-Through Certificates, Series 2007-OPT1, is Plaintiff and Fred F. Harbec

a/k/a FREDERICK F. Harbec a/k/a Fred Harbec; Tania Iturralde a/k/a T. Iturralde; Premium Roofing, LLC, are Defendants, the Office of the Clerk, Collier County Clerk of the Court will sell at First Floor, Multi-Purpose Room of the Collier County Courthouse, 3315 Tamiami Trail East, Naples, Florida 34112 at 11:00 a.m. on the 29th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 21, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, THENCE EASTERLY ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SAID SECTION 420

FIRST INSERTION

NOTICE OF SALE AS TO COUNT I
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA

CASE NO.:

11-2025-CA-001376-0001-01

MARRIOTT OWNERSHIP

RESORTS, INC.

Plaintiff, vs.

DOUGLAS D. YOUNG,

DECEASED, et. al.,

Defendant(s).

TO: DOUGLAS D. YOUNG, DECEASED, THE ESTATE OF DOUGLAS D. YOUNG, DECEASED AND ANY UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS BY AND THROUGH, UNDER OR AGAINST, SAID DEFENDANT 370 BEAR RIDGE ROAD PLEASANTVILLE, NY 10570

NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Foreclosure entered on December 1st, 2025 in the cause pending in the Circuit Court, in and for Collier County, Florida, Civil Cause No. 11-

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION

CASE NO. 25-CC-237

RIVIERA GOLF ESTATES
HOMEOWNERS ASSOCIATION,
INC., A FLORIDA NOT FOR
PROFIT CORPORATION,
PLAINTIFF, V.

MARY M. DORSEY, ET AL.,

DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 24, 2025, and entered in Case No. 25-CC-237 of the County Court of the Twentieth Judicial Circuit in and for Collier County, Florida, wherein RIVIERA GOLF ESTATES HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and MARY M. DORSEY are Defendants, Crystal K. Kinzel, Collier County Clerk of Court, will sell to the highest and best bidder for cash: at Collier County Main Courthouse, 3315 Tamiami Trail East, 1st Floor Customer Service Department - Multipurpose Room, Naples, FL 34112, on the 12th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot 11, Riviera Colony Golf Estates Unit No. 3, according to the Plat thereof as recorded in Plat Book 14 at Pages 76 and 77 of the Public Records of Collier County, Florida.

A/K/A: 145 Belle Isle Circle, Naples, FL 34112

A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN ONE (1) YEAR AFTER THE SALE.

BECKER & POLIAKOFF, P.A.

Attorneys for Plaintiff

1 East Broward Blvd.,

Suite 1900

Fort Lauderdale, FL 33301

Phone: (954) 985-4102

Fax: (954) 987-5940

Primary email:

coforservicemail@beckerlawyers.com

BY: K. Joy Mattingly

Florida Bar #17391

R28779/419721/30230475

December 5, 12, 2025 25-01788C

must file a claim within 60 days after the sale. Submitted for Publication in the Business Observer on December 1st, 2025.

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 Court Services Manager, whose office is located at 3315 E. Tamiami Trail, Suite 501, Naples, Florida 34112, and whose telephone number is (239) 252-8800, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 1st day of December, 2025.

/s/ EDWARD M. FITZGERALD

EDWARD M. FITZGERALD

FLORIDA BAR NO 0010391

HOLLAND & KNIGHT LLP

OUR FILE #124000.0051

MORI #COLLIER

December 5, 12, 2025 25-01802C



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legal@businessobserverfl.com

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

IV20906_V23

FIRST INSERTION

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

Notice is hereby given that the undersigned Crystal K Kinzel, Clerk of the Circuit Court of Collier County, Florida, will on Thursday, December 18, 2025, at eleven o'clock, a.m. in Multipurpose Room Customer Service on the first floor of the Courthouse Annex, Collier County Courthouse, 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. 16-C, THE COURT-YARDS AT QUAIL WOODS, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED AT OFFICIAL RECORDS BOOK, 2227, PAGE 1416, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM. Property address: 4259 COVEY

FIRST INSERTION

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

CASE NO.: 2025-CA-001630

CLICK N' CLOSE, INC., Plaintiff, v.

ALEXANDER LOPEZ, et al., Defendants.

TO: Alexander Lopez

340 14th Street NE

Naples, FL 34120

Alexander Lopez

2397 50th St. SW, Apt. A

Naples, FL 34116

Unknown Spouse of Alexander Lopez

340 14th Street NE

Naples, FL 34120

Unknown Spouse of Alexander Lopez

2397 50th St. SW, Apt. A

Naples, FL 34116

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

The North 150 feet of Tract 115, GOLDEN GATES ESTATES, UNIT NO. 49, according to the plat thereof recorded in Plat Book 5, Pages 80 and 81, of the Public Records of Collier County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days

FIRST INSERTION

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

DIVISION: CIVIL

CASE NO.

11-2025-CC-001772-0001-01

THE SURF CLUB OF MARCO, INC., a Florida non-profit corporation,

Plaintiff, vs.

JAMES J. CLIFFORD, KELLI CADY CLIFFORD, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES J. CLIFFORD, Defendants.

TO: JAMES J. CLIFFORD

LAST KNOWN ADDRESS:

2 WASHINGTON STREET,

RUTLAND, VT 05701

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

Timeshare Estate No. 9, in Unit 611, 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

CALL 941-906-9386

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

Business
Observer

--- PUBLIC SALES / ACTIONS ---

FIRST INSERTION

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

CIVIL ACTION

CASE NO.: 25-CC-2780
CHATHAM SQUARE II, INC., a Florida not for profit corporation,

Plaintiff, vs.

EDMUND D. STANEK as the Ancillary Personal Representative of the ESTATE OF EDMUND E. STANEK;

EDMUND D. STANEK, individually;

UNKNOWN OCCUPANT NO. 1;

UNKNOWN OCCUPANT NO. 2,

Defendants.

TO: EDMUND D. STANEK

Last Known Address: 3060 Willowbrook Way, Beavercreek, Ohio 45431

YOU ARE HEREBY NOTIFIED that an action has been filed against you in the above-styled court to enforce and foreclose a Claim of Lien on the following property located at 7025 Dennis Circle, #G-308, Naples, Florida 34104 in Collier County, Florida which is legally described as:

Unit No. G-308, CHATHAM SQUARE II, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1592, at Pages 1656 through 1737, inclusive, as

FIRST INSERTION

NOTICE TO SHOW CAUSE
AND NOTICE OF SUIT
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA

CIVIL ACTION NO.:

2025-CA-002710

PARCEL NO.: 704

STATE OF FLORIDA

DEPARTMENT OF

TRANSPORTATION,

Petitioner, vs-

GERMANIA SCHIFFAHT

G.M.B.H., A GERMAN

CORPORATION; RIVERCHASE OWNERS' ASSOCIATION, INC.,

A FLORIDA NOT-FOR-

PROFIT CORPORATION;

ROB STONEBURNER, TAX

COLLECTOR

Defendants,

STATE OF FLORIDA TO:

Germania Schiffahrt G.M.B.H.,

a German Corporation

SERVE: Gerd Hansen,

as Managing Director

Bismarck STR 100

Flensburg, Germany 24943

To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit:

You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above described property located in the State of Florida, County of Collier.

The Defendants, and any other persons claiming any interest in the property described, are notified that the Petitioner will apply to the Honorable Ramiro Manalich, one of the Judges of this Court, on the 5th day of March, 2026, at 10:30 A.M. Via Zoom:

Zoom Link:

<https://zoom.us/j/4174663607>

Zoom ID: 417 466 3607

for an Order of Taking hearing in this cause. All Defendants to this suit may request a hearing at the time and place

FIRST INSERTION

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.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Michael J. Belle, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint.

WITNESS my hand and seal of this Court on this day of 12/02/2025 day of 2025.

CRYSTAL K. KINZEL,
CLERK OF COURTS
(SEAL) By: Oilemys Ruiz

Deputy Clerk

Michael J. Belle, Esq., of

Michael J. Belle, P.A.,

Attorney for Plaintiff,

2364 Fruitville Road,

Sarasota, Florida 34237

49742

December 5, 2025 25-01810C

FIRST INSERTION

amended of record, of the Public Records of Collier County, Florida.

AND you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney Meredith Peck Ralston, Esq. of Peck & Peck, P.A., Attorney for Plaintiff, whose address is 5200 Tamiami Trail North, Suite 101, Naples, Florida 34103, and file the original with the Clerk of this Court within 30 days after the first publication of this notice, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Verified Complaint.

This notice shall be published once during each week for two (2) consecutive weeks in the Business Observer.

WITNESS my hand and seal of this Court on this 1st day of December, 2025.

CRYSTAL K. KINZEL

Clerk of Courts

(SEAL) By: Beata Gruca

AS DEPUTY CLERK

Plaintiff's attorney

Meredith Peck Ralston, Esq.

Peck & Peck, P.A.,

Attorney for Plaintiff,

5200 Tamiami Trail North,

Suite 101,

Naples, Florida 34103

December 5, 12, 2025 25-01793C

FIRST INSERTION

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING AND

NOTICE OF WORKSHOP

The Board of Supervisors ("Board") of the Mediterra Community Development District ("District") will hold a Regular Meeting on December 17, 2025 at 9:00 a.m., in the Garden Room, 15755 Corso Mediterra Circle, Naples, Florida 34110. The purpose of the meeting is for the Board to consider any business which may properly come before it.

The meeting will also be held by means of communications media technology as follows:

<https://zoom.us/j/96925073432>,

Meeting ID: 969 2507 3432

One tap mobile:

+13052241968,,96925073432# US

+16469313860,,96925073432# US

Join instructions:

<https://zoom.us/join>

meetings/96925073432/invitations?signature=kf29WYQpB9gOf0OLHT

IRKPnLg9BeSn_G-YqH4DnfU

At 10:30 a.m., or as soon thereafter the conclusion of the Regular Meeting on December 17 at the above-mentioned location, the Board will convene for a Workshop for the purpose of discussing lake bank maintenance.

The meeting and workshop are open to the public and will be conducted in accordance with the provision of Florida law. The meeting and workshop may be continued to a date, time, and

place to be specified on the record at the meeting or workshop. A copy of the agenda for the meeting and workshop may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://mediterraccd.net>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting or workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 275 Goodlette Frank Road, Naples, FL 34102 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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, Golclub

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 7755 Preserve Ln Naples, FL 34119, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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

FOURTH 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 Nevias and Ecuador: SACRED MEDICAL ORDER OF THE CHURCH OF HOPE ORDINATION OF DEACONESS MICHELE NICOLE DURHAM

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 Hospital 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 Mat Basilus 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



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SECOND INSERTION

SECOND INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Naples Two located at 15600 Old US 41 N Naples FL 34110 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants who are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 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; Richawan 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

SECOND 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. 732.221, Florida Statutes.

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

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

The date of first publication of this Notice is November 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

SECOND 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, 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 28, 2025.

Personal Representative:

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

SECOND 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 JOHN CURTIS CODMAN, 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, 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.

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.

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA
DIVISION: CIVIL
CASE NO.

11-2025-CC-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 TAMiami TRAIL EAST, NAPLES, FL 33101, TELEPHONE: 1-239-252-2657, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF SALE; IF YOU ARE HEARING OR VOICE IMPAIRED CALL: 1-800-955-8771; MICHAEL J. BELLE, P.A.

By:/s/ Michael J. Belle
Michael J. Belle, Esquire
(Bar Number: 840882)

2364 Fruitville Road
Sarasota, FL 34237
Toll Free Tel No. (888) 715-9212
Facsimile (941) 955-0317

Email: service@michaelbelle.com

49932
Nov. 28; Dec. 5, 2025 25-01769C

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA
DIVISION: CIVIL
CASE NO.

11-2025-CC-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 TAMiami TRAIL EAST, NAPLES, FL 33101, TELEPHONE: 1-239-252-2657, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF SALE; IF YOU ARE HEARING OR VOICE IMPAIRED CALL: 1-800-955-8771; MICHAEL J. BELLE, P.A.

By:/s/ Michael J. Belle
Michael J. Belle, Esquire
(Bar Number: 840882)

2364 Fruitville Road
Sarasota, FL 34237
Toll Free Tel No. (888) 715-9212
Facsimile (941) 955-0317

Email: service@michaelbelle.com

49978
Nov. 28; Dec. 5, 2025 25-01768C

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-003089
IN RE: ESTATE OF
JOHN ALBERT BASES
Deceased.

The administration of the estate of JOHN ALBERT BASES (the "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, Suite 102, Naples, Florida 34112-5324. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against 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 LAT-ER 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 NO-TICE 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 AF-TER 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

2363 Imperial Circle

Naples, Florida 34110

Attorney for Personal Representative:

DEAN, MEAD, EGERTON,
BLOODWORTH, CAPOUANO
& BOZARTH, P.A.

Jacqueline C. Johnson

Florida Bar No. 86450

jejohnson@deanmead.com

4501 Tamiami Trail N, Ste. 220

Naples, FL 34103

Phone: 239-544-3069

6022118.v1

Nov. 28; Dec. 5, 2025 25-01773C

SECOND INSERTION

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 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

SECOND INSERTION

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

CASE NO.

11-2025-CC-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:

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:

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:

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:

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:

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:

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:

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:

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:

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:

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:

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:

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:

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:

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:

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:

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:

Unit Week No. 39 in Condominium Parcel 106 of THE CHARTER CLUB OF MARCO BEACH,

--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA
DIVISION: CIVIL
CASE NO.
11-2025-CC-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 TAMiami TRAIL EAST, NAPLES, FL 33101, TELEPHONE: 1-239-252-2657, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF SALE; IF YOU ARE HEARING OR VOICE IMPAIRED CALL: 1-800-955-8771;

MICHAEL J. BELLE, P.A.

By:/s/ Michael J. Belle

Michael J. Belle, Esquire

(Bar Number: 840882)

2364 Fruitville Road

Sarasota, FL 34237

Toll Free Tel No. (888) 715-9212

Facsimile (941) 955-0317

Email: service@michaelbelle.com

49672

Nov. 28; Dec. 5, 2025 25-01767C

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

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

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

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

Personal Representative:
RICHARD SHELLEY
6558 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA
DIVISION: CIVIL
CASE NO.
11-2025-CC-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 TAMiami TRAIL EAST, NAPLES, FL 33101, TELEPHONE: 1-239-252-2657,

WITHIN 2 WORKING DAYS OF

YOUR RECEIPT OF THIS NOTICE OF SALE; IF YOU ARE HEARING OR VOICE IMPAIRED CALL: 1-800-955-8771;

MICHAEL J. BELLE, P.A.

By:/s/ Michael J. Belle

Michael J. Belle, Esquire

(Bar Number: 840882)

2364 Fruitville Road

Sarasota, FL 34237

Toll Free Tel No. (888) 715-9212

Facsimile (941) 955-0317

Email: service@michaelbelle.com

49950

Nov. 28; Dec. 5, 2025 25-01764C

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA
DIVISION: CIVIL
CASE NO.
11-2025-CC-001871-0001-01

THE CHARTER CLUB OF
MARCO BEACH CONDOMINIUM
ASSOCIATION, INC., a Florida
non-profit corporation,
Plaintiff, vs.

ROY J. BOLTMAN, III AND
JOAN M. BOLTMAN,
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. 25 in Condominium Parcel 302 of THE CHARTER CLUB OF MARCO BEACH, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 982, at Pages 1900 through 1979 in the Public Records of Collier County, Florida, and all Amendments thereto, if any.

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court in the above-styled cause.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT: COURT OPERATIONS MANAGER WHOSE OFFICE IS LOCATED AT COLLIER COUNTY COURTHOUSE, 3301 TAMiami TRAIL EAST, NAPLES, FL 33101, TELEPHONE: 1-239-252-2657,

WITHIN 2 WORKING DAYS OF

YOUR RECEIPT OF THIS NOTICE OF SALE; IF YOU ARE HEARING OR VOICE IMPAIRED CALL: 1-800-955-8771;

MICHAEL J. BELLE, P.A.

By:/s/ Michael J. Belle

Michael J. Belle, Esquire

(Bar Number: 840882)

2364 Fruitville Road

Sarasota, FL 34237

Toll Free Tel No. (888) 715-9212

Facsimile (941) 955-0317

Email: service@michaelbelle.com

49852

Nov. 28; Dec. 5, 2025 25-01762C

SECOND 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

Intestate
X Testate. If the Estate is testate, the dates of the Deceased'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 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 Deceased'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 Wintervue 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, 2025 25-01774C

SECOND 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).

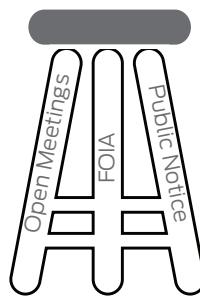
To: DANIEL PEREZ

Last Known Address:

47

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