

## COLLIER COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of BUILDYOURSNOW located at 3180 Beck Blvd #B3 in the City of NAPLES, Collier, FL 34114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 5th day of December, 2025  
Secure Memories, LLC  
December 12, 2025 25-01835C

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ALPHA Luxury Transportation located at 7848 Martino Cir in the City of Naples, Collier, FL 34112 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 7th day of December, 2025  
Benjamin Llewellyn  
December 12, 2025 25-01846C

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Susan L. Marinaro / SUE'S SWEET SHOP OF NAPLES LLC will engage in business under the fictitious name KILWIN'S, with a physical address 743 5TH AVENUE SOUTH NAPLES, FL 34102, with a mailing address 743 5TH AVENUE SOUTH NAPLES, FL 34102, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
December 12, 2025 25-01829C

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Gulf Life Cuisine located at 38 Derhenson Dr in the City of Naples, Collier, FL 34114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 8th day of December, 2025  
George Franklin Lucas Jr  
December 12, 2025 25-01851C

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Prayer Squadron located at 3330 Lakeview Drive in the City of Naples, Collier, FL 34112 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 9th day of December, 2025  
Howard Isaacson  
December 12, 2025 25-01852C

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that Gregory Pavlick will engage in business under the fictitious name FIXRIGHT NAPLES, with a physical address 10951 Gulf Shore Dr, Apt 804 Naples, FL 34108, with a mailing address 80 EXETER PL SAINT PAUL, MN 55104, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
December 12, 2025 25-01830C

**FIRST INSERTION**  
**Notice of Public Sale Personal Property**  
Notice IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809) The undersigned will sell by competitive online bidding on Saturday, the 27th day of December 2025, ending at 11:00 AM.  
Charles Moyer - 1071 - Personal Items  
Daniel Smith - 2048 - Personal Items  
Ed Reilly - 2277 - Personal Items  
Cherick Archer - 3174 - Personal Items  
The sale will occur online at [www.storage-treasures.com](http://www.storage-treasures.com), at the request of Storquest Self Storage. All items are sold as is, where is, and must be removed within 48 hours of the sale. The property has been stored at and located at Storquest Self Storage, 8890 Founders Square Drive, City of Naples, County of Collier, State of Florida. Sale is subject to cancellation in the event of settlement between owner and obligated party.  
December 12, 19, 2025 25-01857C

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 571 Airport Pulling Rd N Naples, FL 34104  
Auction Date: 01/08/2026 Time: 10:15 am  
Sharlene Davidson  
Luggage, boxes, totes  
Wendy French  
Luggage, boxes, totes  
Alexis Corneal  
Pots, pans, books totes  
michael guggino  
Bicycle, Wheelchairs (2), Luggage  
The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
December 12, 19, 2025 25-01843C

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Action Auto Care & Muffler Shop, LLC gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 01/07/2026 at 9:00 AM at 2348 Kirkwood Ave, Naples, FL 34112, 239-793-0205 due in cash on the day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with the Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids. 1J4FA69S26P749780 2006 JEEP \$4,703.90.  
December 12, 2025 25-01844C

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
THE LOCK UP SELF STORAGE at 1200 Pine Ridge Road, Naples, FL 34108 will sell the contents of the following units to satisfy a lien to the highest bidder on Dec. 26, 2025 by 11:00 AM at [WWW.STORAGETREASURES.COM](http://WWW.STORAGETREASURES.COM). All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.  
Unit D107 Paula Fisher  
December 12, 19, 2025 25-01828C

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Talk Shop Therapy located at 2464 Lake Avenue in the City of Naples, Collier, FL 34112 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 6th day of December, 2025  
Let's Talk Therapy Network, LLC  
Kaylan White, Authorized Member  
December 12, 2025 25-01847C

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE TO BE HELD AT:**  
[www.storage-treasures.com](http://www.storage-treasures.com)  
The Lock Up Self Storage  
995 Golden Gate Pkwy  
Naples, Florida 34102  
DATE: December 26, 2025  
BEGINS AT: 10:30 a.m.  
CONDITIONS: All units will be sold to the highest bidder. Bids taken only for each unit in its entirety. All goods must be removed from the unit within 48 hours. Payment due immediately upon acceptance of bid. Unit availability subject to prior settlement of account.  
Cira Martinez, Unit #A229 - Pressure Cooker, Buckets, Trash Can, Bags  
December 12, 19, 2025 25-01845C

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA  
File No. 25-CP-3177  
Probate Division  
IN RE: ESTATE OF MAUREEN A. ROBINSON, Deceased  
The administration of the estate of Maureen A. Robinson, deceased, whose date of death was November 15, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is P.O. Box 413044, Naples, FL 34101-3044. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.  
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 12, 2025.

**Personal Representative:**  
**Laird A. Lile**  
c/o Laird A. Lile, PLLC  
3033 Riviera Drive, Suite 104  
Naples, FL 34103  
Attorney for Personal Representative:  
Laird A. Lile, Esq.  
Attorney for Personal Representative  
Florida Bar Number 443141  
3033 Riviera Drive, Suite 104  
Naples, FL 34103  
Telephone: 239.649.7778  
Fax: 239.649.7780  
Primary E-Mail:  
LLile@LairdALile.com  
Secondary E-Mail:  
Pamela@LairdALile.com  
Langdon Lile  
Attorney for Personal Representative  
Florida Bar Number 1016810  
3033 Riviera Drive, Suite 104  
Naples, FL 34103  
Telephone: (239) 649-7778  
Primary E-Mail:  
Langdon@LairdALile.com  
Secondary E-Mail:  
Pamela@LairdALile.com  
December 12, 19, 2025 25-01818C

### --- ESTATE ---

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 25-CP-2114  
IN RE: ESTATE OF MARY K. GOLD Deceased.

The administration of the Estate of Mary K. Gold, deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The 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 applies, or may apply, unless a written demand is made by the surviving spouse, or a beneficiary as specified under §732.2211.

The date of first publication of this notice is December 12, 2025.

**Personal Representative:**  
**Jody Schiavo**  
55 Clarendon Street, Unit 3  
Boston, Massachusetts 02116  
Attorney for Personal Representative:  
Melissa D. Stubbs, Esq.  
Florida Bar No. 1018975  
Wilson & Johnson, P.A.  
2425 Tamiami Trail North, Suite 211  
Naples, Florida 34103  
Telephone: 239-436-1500  
E-mail Addresses:  
mstubbs@naplesstatelaw.com  
jgoodman@naplesstatelaw.com  
4897-6783-5520, v. 1  
December 12, 19, 2025 25-01839C

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
(summary administration)  
IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-2962  
IN RE: ESTATE OF SUSAN D. KEARNEY, 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 Susan D. Kearney, deceased, File Number 25-CP-2962, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E., Suite 102, Naples, FL 34112; that the decedent's date of death was June 27, 2025; that the total value of the estate is under \$75,000, and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Susan D. Kearney Trust	Dated March 14, 2008
275 Indies Way, Unit 1006	Naples, FL 34110

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is December 12, 2025.

**Personal Giving Notice:**  
**Thomas P. Kearney**  
275 Indies Way, Unit 1006  
Naples, FL 34110  
Attorney for Person Giving Notice:  
Brad A. Galbraith  
Florida Bar No. 0494291  
Galbraith Weatherbie Law, PLLC  
999 Vanderbilt Beach Rd., Suite 410  
Naples, FL 34108  
Telephone: 239.325.2300  
E-Mail Addresses:  
bgalbraith@gwtrust.law  
ewhittier@gwtrust.law  
December 12, 19, 2025 25-01822C

**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-002004-0001-01 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 8, 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. 35 in Condominium Parcel No. D102, 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](mailto:service@michaelbelle.com) 50005  
December 12, 19, 2025 25-01848C

### FIRST INSERTION

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

File No.:  
**11-2025-CP-003128-0001-01**  
Division: Judge Brown  
IN RE: ESTATE OF JAMES ROBERT SHAW A/K/A JAMES R. SHAW, Deceased.

The administration of the estate of James Robert Shaw, deceased, whose date of death was September 19, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail 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 December 12, 2025.

**Personal Representative:**  
**Francis Lange Shaw**  
563 Eagle Creek Drive  
Naples, Florida 34113  
Attorney for Personal Representative:  
/s/ Angela K. Santos  
Angela K. Santos, Esq.  
Florida Bar Number: 98638  
Katz Baskies & Wolf PLLC  
3020 North Military Trail, Suite 100  
Boca Raton, FL 33431  
Telephone: (561) 910-5700  
Fax: (561) 910-5701  
E-Mails:  
[angela.santos@katzbaskies.com](mailto:angela.santos@katzbaskies.com);  
[eservice@katzbaskies.com](mailto:eservice@katzbaskies.com)  
#1619929.1  
December 12, 19, 2025 25-01821C

**Q&A**  
What makes public notices in newspapers superior to other forms of notices?  
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.  
Rarely do consumers specifically search online for public notices.

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
**File No. 25-CP-003020**  
**Division: Probate**  
**IN RE: THE ESTATE OF**  
**F. BLAKE LYNCH,**  
**Deceased.**

The administration of the estate of F. BLAKE LYNCH, deceased, who also was known as FRANCIS BLAKE LYNCH, and whose date of death was September 24, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. 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 SECTION 733.702 OF THE FLORIDA STATUTES, 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 12, 2025.

**Personal Representative:****STACEY L. HEWSON**

1022 Evergreen Avenue  
West Columbia, SC 29169  
Attorney for Personal Representative:  
WENDY MORRIS  
Attorney for Personal Representative  
Florida Bar Number: 890537  
MORRIS LAW OFFICES, LLC  
23150 Fashion Drive Ste 233  
Estero, Florida 33928  
Telephone: (239) 908-8033  
E-Mail: wendy@wendymorris.com  
December 12, 19, 2025 25-01820C

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-003227**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JOHN KETLEY,**  
**Deceased.**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of John Ketley, deceased, File Number 2025-CP-003227, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, Florida 34112; that the decedent's date of death was August 4, 2025; that the total value of the estate is \$24,970.91 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Robert A. Ketley	323 Pestana Avenue
	Santa Cruz, CA 95065
Helena A. Cooper	The Clock House
	Ox Lane, St Michael's
	Tenterden, Kent, TN30 6NQ
	United Kingdom

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. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is December 12, 2025.

**Person Giving Notice:****Robert A. Ketley**

323 Pestana Avenue  
Santa Cruz, CA 95065  
Attorney for Person Giving Notice:  
DUNWODY WHITE & LANDON, P.A.  
Jonathan T. Baker  
Florida Bar Number: 97793  
Daniel K. Capes  
Florida Bar Number: 106429  
4001 Tamiami Trail North, Suite 200  
Naples, FL 34103  
Telephone: (239) 263-5885  
Fax: (239) 262-1442  
December 12, 19, 2025 25-01833C

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR COLLIER COUNTY,  
FLORIDA  
PROBATE DIVISION  
**CASE NO. 2025-CP-003006**  
**IN RE: ESTATE OF**  
**DOLORES J. BONIFACE,**  
**Deceased.**

The administration of the Estate of Dolores J. Boniface, deceased, whose date of death was October 12, 2024, is pending in the Collier County Court-house, 3315 Tamiami Trail E, Naples, Florida 34112.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 12, 2025.

**Personal Representative:****Brian George Fulginiti**

10 Merrick Drive  
Newtown, PA 18940  
**Personal Representative:**  
**Laurie Tommarello**  
600 Rosecliff Road  
Wexford, PA 16090

/s/ Tylan T. Ricketts, Esq.  
Attorney for Personal Representatives:  
Tylan T. Ricketts, Esq.  
BOATMAN RICCI  
12751 New Brittany Blvd. Ste. 402  
Fort Myers, FL 33912  
(239) 330-1494  
Florida Bar No. 1010387  
ttr@boatmanricci.com  
December 12, 19, 2025 25-01819C

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR COLLIER COUNTY,  
FLORIDA  
Probate Division  
**File No.**

**11-2025-CP-003029-0001-01****IN RE: ESTATE OF****LINDA L. KING,****deceased.**

The administration of the testate estate of Linda L. King, deceased, who died on January 9, 2025, File Number 11-2025-CP-003029-0001-01 is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3301 Tamiami Trail East, P.O. Box 413044, Naples, Florida 34101-3044. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice to Creditors is December 12, 2025

**Steven King,****Personal Representative**

184 W. Clear Lake Drive  
Fremont, IN 46737  
Philip A. Wagler, Esq.  
FL Bar Number: 0099210  
Barrett McNagny LLP  
Attorney for Personal Representative  
215 East Berry Street  
Fort Wayne, IN 46802  
260-423-9551  
December 12, 19, 2025 25-01825C

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWENTIETH JUDICIAL DISTRICT  
IN AND FOR COLLIER COUNTY,  
FLORIDA  
PROBATE DIVISION  
**Case No:**  
**11-2025-CP-003011-0001-01**  
**IN RE: ESTATE OF:**  
**DANA A. BIGLEY,**  
**Deceased.**

The administration of the estate of DANA A. BIGLEY, Deceased, whose date of death was August 29, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, Case Number 11-2025-CP-003011-0001-01, the address of which is 3315 Tamiami Trail, 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 who have claims or demands against Decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED 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 12, 2025.

**Personal Representative:****NICOLE BIGLEY**

Attorneys for Personal Representative  
Alan M. Gross  
ALAN M. GROSS, P.A.  
4731 Central Ave.  
St. Petersburg, FL 33713  
Telephone: (727) 327-0100  
Facsimile: (727) 327-1797  
FBN: 510602 / SPN: 815601  
Email: agross@alangrosslaw.com  
December 12, 19, 2025 25-01836C

## FIRST INSERTION

**NOTICE OF ACTION -**  
**CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR COLLIER COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**Case No.**  
**11-2025-CA-002236-0001-01**

**NBKC Bank**  
**Plaintiff, vs.**  
**Victoria Ross; Serge Ross**  
**Defendants.**

TO: Victoria Ross and Serge Ross  
Last Known Address: 4634 43rd Avenue NE, Naples, FL 34120

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

TRACT 80, GOLDEN GATE ESTATES UNIT NO. 61, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 86, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, LESS THE WEST 165.05 FEET THEREOF.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before 01/07/2026, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on 12/03/2025.  
Crystal Kinzel  
As Clerk of the Court  
(SEAL) By Oilemys Ruiz  
As Deputy Clerk

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy,  
Suite 135,  
Tampa, FL 33634  
File # 25-F01131  
December 12, 19, 2025 25-01859C

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO: 2025-CP-003090**  
**IN RE: ESTATE OF**  
**ALICIA SANCHEZ**  
**Deceased.**

The administration of the estate of ALICIA SANCHEZ, deceased, whose date of death was December 8, 2024; is pending in the Circuit Court for Collier County, Florida, Probate Division; File No. 11-2025-CP-003090-0001-01; the address of which is P.O. Box 9346, Ft. Myers, FL, 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT SO FILED 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 12, 2025

**Personal Representative:****ROSA ESTRADA**

1511 NW 10th Place  
Cape Coral, FL 33993  
Attorney for Personal Representative:  
Joan DeMichael Henry  
LUSK, DRASITES & TOLISANO, P.A.  
202 Del Prado Boulevard  
Cape Coral, Florida 33990  
(239) 574-7442  
FLORIDA BAR #0136352  
December 12, 19, 2025 25-01824C

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No: 25-CP-2133**  
**IN RE: ESTATE OF**  
**Larry Wesley Booher,**  
**Deceased.**

The administration of the estate of Larry Wesley Booher, 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 E. Ste. 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is December 12, 2025.

**Personal Representative:****/s/ Craig A. Booher**

1214 Traverse Ave.  
Pittsburg, PA, 15210  
Attorney for Personal Representative:  
/s/Vito M. Roppo, Esq.  
Fl. Bar No. 0112153  
Colosseum Counsel, PLLC  
3400 Tamiami Trail N., Suite 203  
Naples, FL 34103  
Telephone: (239) 631-8160  
Vito@FightForMe.com  
December 12, 19, 2025 25-01834C

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.:**  
**11-2025-CP-002967-0001-01**  
**IN RE: ESTATE OF**  
**JOSEPH ALFRED FREDI,**  
**A/K/A JOSEPH A. FREDI**  
**Deceased.**

The administration of the Estate of Joseph Alfred Freda, a/k/a Joseph A. Freda, deceased, whose date of death was September 24, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 PUBLI-

CATION 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 12, 2025.

**Personal Representative:****Judith Freda, f/k/a****Judith Prioletti**

1085 Nelsons Walk  
Naples, FL 34102  
Attorney for Personal Representative:  
/s/ Beth M. Lazar  
Beth M. Lazar, Esquire  
Florida Bar Number: 51187  
THERREL BAISDEN, LLP  
1 SE 3rd Avenue, Suite 2950  
Miami, FL 33131  
Telephone: (305) 371-5758  
Fax: (305) 371-3178  
E-Mail: BLazar@TherrelBaisden.com  
Secondary E-Mail:  
LBermudez@TherrelBaisden.com  
December 12, 19, 2025 25-01838C

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-3222**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JOHN ROSS ORCUTT III,**  
**A.K.A. JACK R. ORCUTT**  
**Deceased.**

The administration of the estate of JOHN ROSS ORCUTT III, a.k.a. JACK R. ORCUTT, deceased, whose date of death was November 9, 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 December 12, 2025.

**Personal Representative:****KAROL BRUNEMANN**

15512 Cedarwood Lane  
Naples, Florida 34110  
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  
December 12, 19, 2025 25-01823C

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-2669**  
**Division Probate**  
**IN RE: ESTATE OF**  
**MIRIAM M. BAYLISS A/K/A**  
**MIRIAM ELIZABETH BAYLISS**  
**Deceased.**

The administration of the estate of MIRIAM M. BAYLISS A/K/A MIRIAM ELIZABETH BAYLISS, deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 25-CP-2669. 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 December 12, 2025.

**Personal Representative:****/s/ Erin L. Yanoski****ERIN L. YANOSKI**

1965 Fisher Rd.  
Mechanicsburg, PA 17055  
Attorney for Personal Representative:  
/s/ Shaun M. Garry  
SHAUN M. GARRY, Attorney  
Florida Bar Number: 93412  
Gray/Robinson, P.A.  
999 Vanderbilt Beach Road, Suite 612  
Naples, Florida 34108  
Telephone: (239) 598-3601  
Fax: (239) 598-3164  
E-Mail:  
shaun.garry@gray-robinson.com  
Secondary E-Mail:  
lyndsey.black@gray-robinson.com  
#64779923 v1  
December 12, 19, 2025 25-01840C

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWENTIETH JUDICIAL  
CIRCUIT COURT IN AND FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO.: 25-CP-2975  
IN RE: ESTATE OF  
JAMES E. HACKETT  
Deceased.

The administration of the estate of JAMES E. HACKETT, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division; the address of which is 3315 Tamiami Trail East, Suite 206, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 CREDITOR CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 12, 2025.

**CATHERINE HACKETT,**  
Co-Personal Representative  
**MATTHEW HACKETT,**  
Co-Personal Representative  
Brittany A. Blocker, Esq.  
Florida Bar No. 1035288  
Law Office of Sam J. Saad III  
2670 Airport Road S.  
Naples, FL 34112  
Telephone: (239) 963-1635  
bblocker@saadlegal.com  
eservice@saadlegal.com  
December 12, 19, 2025 25-01817C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO.: 25-CP-2692  
IN RE: ESTATE OF  
ELEANOR HAYNES SADLER,  
Deceased.

The administration of the estate of ELEANOR HAYNES SADLER, deceased, whose date of death was May 5, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 12, 2025.

**Personal Representative:**  
**THE NORTHERN TRUST COMPANY**  
c/o Todd L. Bradley, Esq.  
CUMMINGS & LOCKWOOD LLC  
3001 Tamiami Trail North, Suite 400  
Naples, FL 34103  
Attorney for Personal Representative:  
TODD L. BRADLEY, ESQ.  
Florida Bar No.: 0898007  
CUMMINGS & LOCKWOOD LLC  
3001 Tamiami Trail North, Suite 400  
Naples, FL 34103  
Telephone: (239) 262-8311  
Email Addresses:  
tbradley@cl-law.com;  
jmerz@cl-law.com  
9171794.1.docx 12/3/2025  
December 12, 19, 2025 25-01826C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO.: 25-CP-3063  
IN RE: ESTATE OF  
KARL A. TYLSKI a/k/a  
KARL ANTON TYLSKI,  
Deceased.

The administration of the estate of KARL A. TYLSKI a/k/a KARL ANTON TYLSKI, deceased, whose date of death was September 6, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is December 12, 2025.

**Personal Representative:**  
**KENNETH D. KRIER**  
c/o Joseph A. Stusek, Esq.  
CUMMINGS & LOCKWOOD LLC  
3001 Tamiami Trail N, Suite 400  
Naples, FL 34103  
Attorney for Personal Representative:  
JOSEPH A. STUSEK, ESQ.  
Attorney for Petitioner  
E-mail Addresses: jstusek@cl-law.com;  
jmerz@cl-law.com  
Florida Bar No. 126378  
CUMMINGS & LOCKWOOD LLC  
3001 Tamiami Trail N, Suite 400  
Naples, FL 34103  
Telephone: (239) 262-8311  
9349024.1.docx 12/4/2025  
December 12, 19, 2025 25-01827C

FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR COLLIER COUNTY,  
FLORIDA  
Division: Probate  
File No. 25-CP-2331  
IN RE: ESTATE OF  
JOAN B. CLAEYS,  
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 Joan B. Claeys (Decedent), deceased, File Number 25-CP-2331, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112; that the decedent's date of death was June 9, 2025; that the total value of the estate 100% interest in Principal Life Insurance Policy and that the name and address of those to whom it has been assigned by such order are:

Name	Address
John F. Claeys, as Trustee of the Joan B. Claeys Trust dated March 18, 1997, as amended and restated	7297 Kilkenny Way Naples, Florida 34112

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is December 12, 2025.

**Person Giving Notice:**  
**John F. Claeys, Trustee of the Joan B. Claeys Trust, dated March 18, 1997, as amended and restated**  
7297 Kilkenny Way  
Naples, Florida 34112  
Attorney for Person Giving Notice:  
Dana B. Keller, Esq., Attorney  
Florida Bar Number: 1027030  
Quarles & Brady LLP  
1395 Panther Lane, Suite 300  
Naples, Florida 34109  
Telephone: (239) 262-5959  
Fax: (239) 434-4999  
E-Mail: Dana.Keller@quarles.com  
Secondary E-Mail:  
Alexandra.Wheeler@quarles.com  
QB\99818921.1  
December 12, 19, 2025 25-01842C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO.: 2025-CP-2929  
IN RE: ESTATE OF  
DONALD O. SKINNER,  
Deceased.

The administration of the estate of DONALD O. SKINNER, deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. The names and addresses of the Personal 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES 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 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 Right at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is December 12, 2025.

**Personal Representatives:**  
**RANDOLPH W. SKINNER**  
**ELISE SKINNER ALLEN**  
**FLORIDA TRUST WEALTH**  
**MANAGEMENT COMPANY**  
c/o Alison K. Douglas, Esq.  
CUMMINGS & LOCKWOOD LLC  
3001 Tamiami Trail N, Suite 400  
Naples, FL 34103  
Attorney for Personal Representatives:  
ALISON K. DOUGLAS, ESQ.  
Florida Bar No. 0899003  
CUMMINGS & LOCKWOOD LLC  
3001 Tamiami Trail N, Suite 400  
Naples, FL 34103  
Telephone (239) 262-8311  
Email addresses:  
adouglas@cl-law.com;  
jmerz@cl-law.com  
9336716.1.docx  
December 12, 19, 2025 25-01841C

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-003043  
IN RE: ESTATE OF  
MORGAN J. MULKERRIN  
Deceased.

The administration of the estate of MORGAN J. MULKERRIN, deceased, whose date of death was September 22, 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 attorneys are set forth below.

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

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is: December 12, 2025.

Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true, to the best of my knowledge and belief.

Signed on this 11th day of November, 2025.

**JULIE E. MULKERRIN**  
**Personal Representative**  
31 Thorwald Avenue  
Hampton, NH 03842  
EDWARD E. WOLLMAN  
Florida Bar No. 0618640  
Email: ewollman@wga-law.com  
Alternate Email:  
pleadings@wga-law.com  
PATRICK COURVILLE  
Florida Bar No. 0115708  
Email: pcourville@wga-law.com  
Alternate Email:  
pleadings@wga-law.com  
Attorneys for Personal Representative  
WOLLMAN, GEHRKE  
& ASSOCIATES, PA  
2235 Venetian Court, Suite 5  
Naples, FL 34109  
Telephone: (239) 435-1533  
Facsimile: (239) 435-1433  
December 12, 19, 2025 25-01837C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR COLLIER COUNTY,  
FLORIDA  
File No. 2024-CP-1691  
Division: Probate  
IN RE: ESTATE OF  
JAMIE B. GREUSEL,  
Deceased.

The administration of the Estate of JAMIE B. GREUSEL, deceased, whose date of death was April 21, 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 Dece-

dent'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 December 12, 2025.

**Personal Representative:**  
**ASHTON P. GREUSEL**  
330 SW 194th Avenue  
Pembroke Pines, Florida 33029  
Attorneys for Personal Representative:  
/s/ M. Travis Hayes  
M. TRAVIS HAYES, ESQ.  
Florida Bar No. 27883  
MICHAEL T. TRAFICANTE, ESQ.  
Florida Bar No. 28562  
GUNSTER, YOAKLEY  
& STEWART, P.A.  
5551 Ridgewood Drive, Suite 501  
Naples, Florida 34108-2719  
Attorney E-Mail: thayes@gunster.com  
Attorney E-Mail:  
mtraficante@gunster.com  
Secondary E-Mail:  
jstevenson@gunster.com  
Telephone: (239) 514-1000  
Facsimile: (239) 594-7313  
ACTIVE:38683542.1  
December 12, 19, 2025 25-01856C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR COLLIER COUNTY, FL  
PROBATE DIVISION  
FILE NO. 2025-CP-003190  
JUDGE: BROWN  
IN RE: ESTATE OF  
MARY A. CHRONISTER,  
DECEASED.

The administration of the estate of MARY A. CHRONISTER (the "Decedent"), whose date of death was August 9, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is Collier County Clerk of the Circuit Court, Courts Department, Probate Division, 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 the Decedent's estate on whom a copy of this Notice to Creditors 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 TO CREDITORS 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 TO CREDITORS.

The personal representative has no

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 12, 2025.

**DIANE M. LANG**  
3280 43rd Avenue NE  
Naples, Florida 34120  
**Co-Personal Representative**  
**FRANK A. CHRONISTER, JR**  
107 Wexview Lane  
Lynchburg, Virginia 24502  
**Co-Personal Representative**  
BULLOCH TAYLOR PLLC  
T. Robert Bulloch, Esq.  
Florida Bar No. 633127  
Email: trb@bullochtaylor.com  
Courtney C. Pugh, Esq.  
Florida Bar No. 125106  
Email: ccp@bullochtaylor.com  
1185 Immokalee Road, Suite 300  
Naples, Florida 34110  
Telephone: (239) 383-7130  
Facsimile: (239) 776-3496  
Attorneys for Personal Representative  
December 12, 19, 2025 25-01850C

# PUBLISH YOUR LEGAL NOTICE

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## --- SALES / ACTIONS ---

## FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.****11-2024-CA-001048-0001-XX**  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. LAUREN J. DAVIS; UNKNOWN SPOUSE OF LAUREN J. DAVIS; BANYAN WOODS MASTER ASSOCIATION, INC.; THE RESERVE AT BANYAN WOODS CONDOMINIUM ASSOCIATION, INC.; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed November 17, 2025 and entered in Case No. 11-2024-CA-001048-0001-XX, of the Circuit Court of the

20th Judicial Circuit in and for COLLIER County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is Plaintiff and LAUREN J. DAVIS; UNKNOWN SPOUSE OF LAUREN J. DAVIS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BANYAN WOODS MASTER ASSOCIATION, INC.; THE RESERVE AT BANYAN WOODS CONDOMINIUM ASSOCIATION, INC.; PORTFOLIO RECOVERY ASSOCIATES, LLC; are defendants. CRYSTAL K. KINZEL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash ON THE FIRST FLOOR LOBBY OF THE COURTHOUSE ANNEX, at 3315 TAMAMI TRAIL EAST, NAPLES IN COLLIER County, FLORIDA 34112, at 11:00 A.M., on January 8, 2026, the following described property as set forth in said Final Judgment, to-wit: BUILDING 8, UNIT 202, OF THE RESERVE AT BANYAN WOODS, A CONDOMINIUM, ACCORDING TO THE DEC-

LARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2982, PAGE 2437, ET SEQ. OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Charles Rice, Administrative Services Manager, whose office is located at 3315 East Tamiami Trail, Suite 501, Naples, Florida 34112, and whose telephone number is (239) 252-8800, at least 7

days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 10th day of December 2025.

Marc Granger, Esq.  
Fla. Bar No.: 1468870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email: notice@kahaneandassociates.com  
Submitted by:  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email: notice@kahaneandassociates.com  
File No.: 24-00559 SF  
V6.20190626  
December 12, 19, 2025 25-01853C

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA  
**CASE NO.:****11-2025-CA-001233-0001-01**  
EF MORTGAGE LLC, Plaintiff, v. SUNSHINE HOME BUILDERS, LLC, a Florida Limited Liability Company; LAZARO CABRERA, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated November 25, 2025 entered in Civil Case No. 11-2025-CA-001233-0001-01 in the Circuit Court of the 12th Judicial Circuit in and for Collier County, Florida, wherein EF MORTGAGE LLC, Plaintiff and SUNSHINE HOME BUILDERS, LLC, a Florida Limited Liability Company; LAZARO CABRERA, are defendants, Crystal K. Kinzel, Clerk of Court, will sell the property at IN THE LOBBY ON THE 1ST FLOOR OF THE COURTHOUSE ANNEX, COLLIER COUNTY COURT HOUSE, 3315 TAMAMI TRAIL EAST, NAPLES, FLORIDA 34112 beginning at 11:00 AM on January 8, 2026 the following described property as set forth in said Final Judgment, to-wit:

THE EAST 180 FEET OF TRACT 128, GOLDEN GATES ESTATES, UNIT 34, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 23, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA LESS AND EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN OFFICIAL RECORDS BOOK 1597, PAGE 2363, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

Property Address: 4793 Green Blvd, Naples, FL 34116

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Kelley Kronenberg  
10360 W State Rd 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
/s/ Jordan Wainstein  
Jordan Wainstein  
FBN: 1039538  
Service E-mail: ftlrealprop@kelleykronenberg.com  
File No: 3087.000475  
December 12, 19, 2025 25-01832C

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA  
**CASE NO.: 11-2025-CA-002324**  
HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-4, Plaintiff, vs. LISSA L. HUGHES; UNKNOWN SPOUSE OF LISSA L. HUGHES A/K/A LISSA HUGHES, Defendant(s).TO: Lissa L. Hughes  
Residence Unknown  
Unknown Spouse of Lissa L. Hughes a/k/a Lissa Hughes  
Residence Unknown

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

WEST 105 FEET OF TRACT(S) NO. 88, GOLDEN GATE ESTATES, UNIT NO. 70, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 6, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Street Address: 2821 24th Avenue NE, Naples, Florida 34120

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg &amp; Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, on or before 02/09/2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Charles Rice, Administrative Services Manager, whose office is located at 3315 East Tamiami Trail, Suite 501, Naples, Florida 34112, and whose 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 on December 9, 2025.  
Crystal K. Kinzel  
Clerk of said Court  
(SEAL) By: Zevin Monroe  
As Deputy ClerkMcCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, FL 33407  
Telephone: (561) 713-1400  
FLpleadings@MWC-law.com  
File#:16-401277

December 12, 19, 2025 25-01854C

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA  
**CASE NO.:****11-2025-CA-000522-0001-01**  
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA, Plaintiff, v. SILVER OAKS CONDOMINIUM ASSOCIATION, INC.; THE VINEYARDS COMMUNITY ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated November 6, 2025 entered in Civil Case No. 11-2025-CA-000522-0001-01 in the Circuit Court of the 20th Judicial Circuit in and for Collier County, Florida, wherein THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA, Plaintiff and SILVER OAKS CONDOMINIUM ASSOCIATION, INC.; THE VINEYARDS COMMUNITY ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED are defendants, Crystal K. Kinzel, Clerk of Court, will sell the

property IN THE LOBBY ON THE 1st FLOOR OF THE COURTHOUSE ANNEX, COLLIER COUNTY COURT HOUSE, 3315 TAMAMI TRAIL EAST, NAPLES, FLORIDA 34112 beginning at 11:00 AM on January 8, 2026 the following described property as set forth in said Final Judgment, to-wit:

UNIT 6204, SILVER OAKS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN O.R. BOOK 1873, AT PAGE 1929, AND AS SUBSEQUENTLY AMENDED, IN THE PUBLIC RECORDS OF COLLIER COLINTY, FLORIDA  
Property Address: 85 Silver Oaks Circle #6204, Naples, FL 34119

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Kelley Kronenberg  
10360 W State Rd 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
/s/ Jordan Wainstein  
Jordan Wainstein  
FBN: 1039538  
Service E-mail: ftlrealprop@kelleykronenberg.com  
File No: 3305.000101  
December 12, 19, 2025 25-01831C

## 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-001682-0001-01**  
THE SURF CLUB OF MARCO, INC., a Florida non-profit corporation, Plaintiff, vs. JAMES R. BOGGS, 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. 2, in Unit 309, 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 case.

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  
49720 / 24-64719  
December 12, 19, 2025 25-01849C

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA  
**Case No.:****11-2025-CA-001628-0001-01**  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. WALTER J. KELLER, III; UNKNOWN SPOUSE OF WALTER J. KELLER, III; AMANDA L. KELLER; UNKNOWN SPOUSE OF AMANDA L. KELLER; ACM HOMETAP EWB VIII LLC; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CONNEXUS; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.To the following Defendant(s):  
WALTER J. KELLER, III;  
LKA 547 Eastwood Drive, Naples FL 34110  
UNKNOWN SPOUSE OF WALTER J. KELLER, III;  
LKA 547 Eastwood Drive, Naples FL 34110  
AMANDA L. KELLER;  
LKA 547 Eastwood Drive, Naples FL 34110  
UNKNOWN SPOUSE OF AMANDA L. KELLER;  
LKA 547 Eastwood Drive, Naples FL 34110YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 14, BLOCK I, PALM

RIVER ESTATES UNIT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 92, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA a/k/a 547 Eastwood Dr, Naples, FL 34110

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

In accordance with the Americans with Disabilities Act, 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 provisions of certain assistance. Please contact the Court Administrator at 3315 Tamiami Trail East, Naples, FL 34112, Phone No. (239) 774-8800 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this day of 11/24, 2025.

As Clerk of the Court  
(SEAL) By Esmerelda Santiago  
As Deputy ClerkKelley Kronenberg,  
Attorney for Plaintiff,  
10360 West State Road 84,  
Fort Lauderdale, FL 33324  
December 12, 19, 2025 25-01816C

## FIRST INSERTION

**PLAINTIFF'S NOTICE OF SALE OF MOBILE HOME PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.:****11-2023-CA-001744-0001**  
NAPLES LAND YACHT HARBOR, INC., Plaintiff, vs. ANNE WILLIAMS and EDDIE WILLIAMS Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment for Ejectment ("the Final Judgment") dated January 31, 2025, and further Order of this Court Granting Judicial Sale dated January 8, 2026, entered in Case No.: 11-2023-CA-001744-0001 of the Circuit Court in and for Collier County, Florida wherein NAPLES LAND YACHT HARBOR, INC. is Plaintiff, and ANNE WILLIAMS, Defendant, and LORI GRUEN is made a party thereto. Crystal K. Kinzel, as Clerk of said Court, Collier County Clerk of Circuit Court, will sell to the highest and best bidder for cash at the Collier County Courthouse, 3315 Tamiami Trail East, 1st Floor Customer Service Department - Multipurpose Room, Naples, FL 34112, on the 8th day of January 8, 2026 at 11:00 a.m. the following described personal property, a mobile home located at 13 Grouper Drive, Naples, Florida, as set forth in said Final Judgment, to-wit:

the Mobile Home, more particularly identified as [Make: OAKR; Year: 1972; Identification Number: OF22293X; Title Number 5856317 and Make: OAKR; Year: 1972; Identification Number OF22293U; Title Number 5856316]

A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE MOBILE HOME PROPERTY OWN-

ER (ANN WILLIAMS AND/OR LORI GRUEN, AS OF THE DATE OF THE COMPLAINT MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.

THE SALE OF THIS MOBILE HOME CONSTITUTES THE SALE OF PERSONAL PROPERTY ONLY AND DOES NOT CONSTITUTE THE SALE OF ANY REAL PROPERTY. PLAINTIFF, NAPLES LAND YACHT HARBOR, INC. IS THE OWNER OF THE REAL PROPERTY LOCATED AT 13 GROUPE, NAPLES, FLORIDA. THIS PURCHASER OF THIS MOBILE HOME SHALL BE REQUIRED TO ENTER INTO A TO A LEASE OF THE UNDERLYING PREMISES, TO WIT, 13 GROUPE, NAPLES, FLORIDA, AND MUST FIRST BE APPROVED FOR MEMBERSHIP IN NAPLES LAND YACHT HARBOR, INC. AND APPROVED FOR OCCUPANCY OF THE PREMISES, AND SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS GOVERNING MEMBERSHIP IN NAPLES LAND YACHT HARBOR, INC. FAILURE TO BE APPROVED FOR MEMBERSHIP AND OCCUPANCY OF THE PREMISES BY NAPLES LAND YACHT HARBOR, INC. SHALL SUBJECT THE PURCHASER AND THE MOBILE HOME TO EJECTMENT AND/OR SALE OF THE MOBILE HOME BY FURTHER ORDER OF THIS COURT.

BECKER & POLIAKOFF, P.A.  
Attorneys for Plaintiff  
12140 Carissa Commerce Court,  
Suite 200  
Fort Myers, Florida 33966  
Phone: (239) 433-7707  
Fax: (239) 433-5933  
Primary Email: kmiller@beckerlawyers.com  
Secondary Email: kmanning@beckerlawyers.com  
CourtMail@beckerlawyers.com  
By: J. Kevin Miller, Esq.  
Florida Bar No.: 0245460  
December 12, 19, 2025 25-01814C

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA  
**CASE NO.: 2024-CA-002362**  
THE FEDERAL SAVINGS BANK, Plaintiff, vs. MATTHEW KOUCKY A/K/A MATTHEW WILLIAM KOUCKY; UNKNOWN SPOUSE OF MATTHEW KOUCKY A/K/A MATTHEW WILLIAM KOUCKY; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTSDefendant(s).  
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 24, 2025 in Civil Case No. 2024-CA-002362, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Collier County, Florida, wherein, THE FEDERAL SAVINGS BANK is the Plaintiff, and MATTHEW KOUCKY A/K/A MATTHEW WILLIAM KOUCKY; UNKNOWN SPOUSE OF MATTHEW KOUCKY A/K/A MATTHEW WILLIAM KOUCKY; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS,

DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Crystal K. Kinzel will sell to the highest bidder for cash at 3315 Tamiami Trail East, Naples FL 34112 on January 29, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to-wit:

LOT 172, MEADOWOOD, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 66, PAGES 65 THROUGH 69, 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 before the clerk reports the surplus as unclaimed.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Charles Rice, Administrative Services Manager, whose office is located at 3315 East Tamiami Trail, Suite 501, Naples, Florida 34112, and whose telephone number is (239) 252-8800, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 3rd day of December, 2025.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
401 W. Linton Blvd., Suite 202-B  
Delray Beach, FL 33444  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: /s/ John J. Cullaro  
FBN: 66699  
Primary E-Mail: ServiceMail@aldridgepите.com  
1221-16621B  
December 12, 19, 2025 25-01815C

--- SALES / ACTIONS ---

FIRST INSERTION

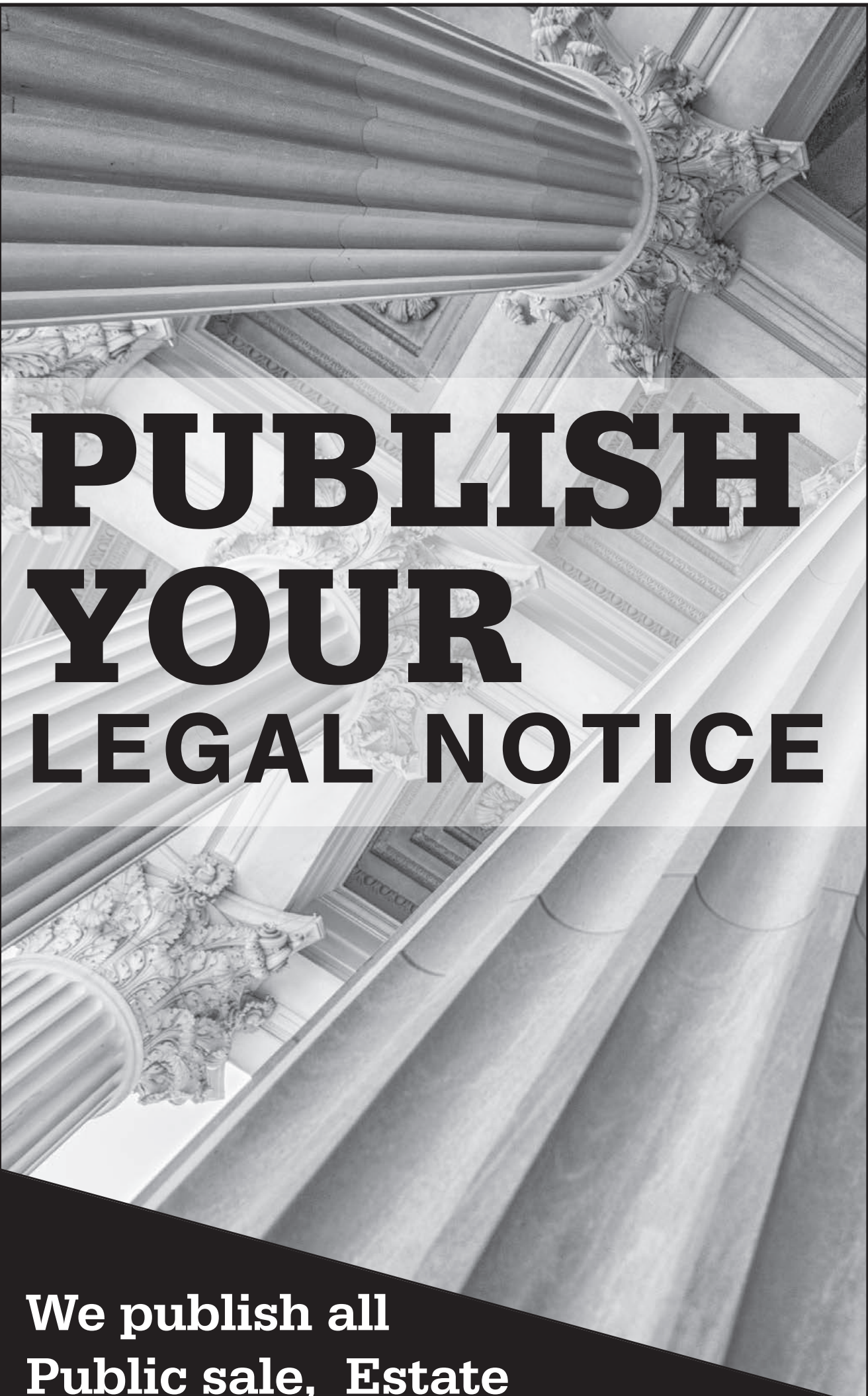
**NOTICE OF ACTION - CONSTRUCTIVE SERVICE** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
**CASE NO: 2025CA002179**  
**PNC BANK, NATIONAL ASSOCIATION**  
 Plaintiff, -vs-  
**EDWARD PATRICK FLYNN AKA EDWARD P FLYNN: CO-TRUSTEE OF THE PATRICK AND PAMELA FLYNN FAMILY TRUST DATED JUNE 21, 2021, PAMELA B. FLYNN: CO-TRUSTEE OF THE PATRICK AND PAMELA FLYNN FAMILY TRUST DATED JUNE 21, 2021, EDWARD PATRICK FLYNN AKA EDWARD P FLYNN, UNKNOWN SPOUSE OF EDWARD PATRICK FLYNN AKA EDWARD P FLYNN, PAMELA B. FLYNN, UNKNOWN SPOUSE OF PAMELA B. FLYNN, UNKNOWN SETTLERS AND BENEFICIARIES OF THE PATRICK AND PAMELA FLYNN FAMILY TRUST DATED JUNE 21, 2021, HOMETAP EQUITY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, STERLING OAKS COMMUNITY ASSOCIATION AND CLUB, INC., UNKNOWN TENANT 1, UNKNOWN TENANT 2,**  
 Defendant(s)  
 TO: UNKNOWN SETTLERS AND BENEFICIARIES OF THE PATRICK AND PAMELA FLYNN FAMILY TRUST DATED JUNE 21 2021  
 LAST KNOWN ADDRESS: 1231 SILVERSTRAND DR NAPLES FL 34110  
 YOU ARE HEREBY NOTIFIED, that an action to foreclose a mortgage on the following property in Collier

County, Florida:  
 LOT 61, OF TRACT E OF STERLING OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 5, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.  
 Property Address:1231 Silverstrand Dr, Naples, FL 34110  
 The action was instituted in the Circuit Court, Twentieth Judicial Circuit in and for Collier, County, Florida; Case No. 2025-CA-002179; and is styled PNC BANK, NATIONAL ASSOCIATION vs. EDWARD PATRICK FLYNN AKA EDWARD P FLYNN: CO-TRUSTEE OF THE PATRICK AND PAMELA FLYNN FAMILY TRUST DATED JUNE 21, 2021 ET.AL., You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.  
 Dated the 09 day of December, 2025  
 CRYSTAL K. KINZEL  
 Clerk of the Circuit Court and Comptroller  
 (SEAL) By: Samantha Strack  
 As Deputy Clerk  
 Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308  
 Matter No.: FL-010054-25-1  
 Case No.: 2025CA002179  
 December 12, 19, 2025 25-01855C

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA  
**CASE NO.:**  
**11-2025-CA-001695-0001-01**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
 Plaintiff, vs.  
**WILLIAM DECATUR, JR.; PAMELA REIMER; MAPLE RIDGE AT AVE MARIA HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,**  
 Defendant(s).  
 NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure (In Rem) dated December 08, 2025, entered in Civil Case No.: 11-2025-CA-001695-0001-01 of the Circuit Court of the Twentieth Judicial Circuit in and for Collier County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and WILLIAM DECATUR, JR.; PAMELA REIMER; MAPLE RIDGE AT AVE MARIA HOMEOWNERS ASSOCIATION, INC., are Defendants.  
 CRYSTAL K. KINZEL, The Clerk of the Circuit Court, will sell to the highest bidder for cash, on the 1st floor of the Courthouse Annex in the Multipurpose Room in, Customer Service, Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112, at 11:00 AM, on the 15th day of January, 2026, the following described real property as set forth in said Judgment, to wit:  
 LOT 78, COQUINA AT MAPLE RIDGE, PHASE 2 AND 3, A

SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 31, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.  
 If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Charles Rice, Administrative Services Manager, whose office is located at 3315 East Tamiami Trail, Suite 501, Naples, Florida 34112, and whose telephone number is (239) 252-8800, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 Dated: December 10, 2025  
 /s/ Brian L. Rosaler  
 By: Brian L. Rosaler  
 Florida Bar No.: 0174882.  
 Attorney for Plaintiff:  
 Brian L. Rosaler, Esquire  
 Popkin & Rosaler, P.A.  
 1701 West Hillsboro Boulevard  
 Suite 400  
 Deerfield Beach, FL 33442  
 Telephone: (954) 360-9030  
 Facsimile: (954) 420-5187  
 24-51707  
 December 12, 19, 2025 25-01858C



# PUBLISH YOUR LEGAL NOTICE

**We publish all Public sale, Estate & Court-related notices**

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386** and select the appropriate County name from the menu option or email **legal@businessobserverfl.com**

**SAVE TIME**

**Email your Legal Notice**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
 Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE  
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 PINELLAS • POLK • LEE  
 COLLIER • CHARLOTTE

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer

IV20878\_V22

## SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / ESTATE ---

## SECOND 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 Willow-  
brook 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 follow-  
ing property located at 7025 Dennis  
Circle, #G-308, Naples, Florida 34104  
in Collier County, Florida which is leg-  
ally described as:

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

amended of record, of the Pub-  
lic Records of Collier County,  
Florida.

AND you are required to serve a copy  
of your written defenses, if any, to it  
on Plaintiff's attorney Meredith Peck  
Ralston, Esq. of Peck & Peck, P.A., At-  
torney for Plaintiff, whose address is  
5200 Tamiami Trail North, Suite 101,  
Naples, Florida 34103, and file the origi-  
nal with the Clerk of this Court within  
30 days after the first publication of this  
notice, either before service on Plain-  
tiff's attorney or immediately thereaf-  
ter; 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) consecu-  
tive 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

## SECOND INSERTION

**NOTICE TO CREDITORS  
(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-3125  
Division 02  
IN RE: ESTATE OF  
ANNE MARIE MARRINAN  
Deceased.

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

You are hereby notified that an Or-  
der of Summary Administration has  
been entered in the estate of Anne Ma-  
rie Marrinan, 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

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

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

**Person Giving Notice:  
Peter Marrinan**

14 Stuyvesant Oval, I-H  
New York, NY 10009

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 25-01811C

## SECOND 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 SCHIFFAHR  
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 liv-  
ing, and if any or all Defendants are  
deceased, the unknown spouse, heirs,  
devises, 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,  
devises, legatees, grantees, creditors,  
lienors, or other parties claiming by,  
through, under, or against any such de-  
ceased 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 Peti-  
tion, to wit:

You are each notified that the Peti-  
tioner filed its Petition and its Declara-  
tion 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 per-  
sons claiming any interest in the prop-  
erty 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

designated and be heard. Any Defen-  
dant failing to file a request for hearing  
shall waive any right to object to the  
Order of Taking.

AND  
Each defendant is hereby required to  
serve written defenses, if any, and re-  
quest a hearing, if desired, to said Peti-  
tion:

DEPARTMENT  
OF TRANSPORTATION  
Post Office Box 1249  
Bartow, Florida 33831  
C/O Andrew J. DeNering  
Assistant General Counsel  
(863) 519-2623  
Florida Bar No.: 975117

on or before the 5th day of February,  
2026, and file the originals with the  
Clerk of this Court on that date, to  
show cause what right, title, interest,  
or lien you or any of you have in and  
to the property described in the Petition  
and to show cause, if any you have,  
why the property should not be con-  
demned for the uses and purposes set  
forth in the Petition. If you fail to an-  
swer, a default may be entered against  
you for the relief demanded in the Peti-  
tion. If you fail to request a hearing  
on the Petition for Order of Taking you  
shall waive any right to object to said  
Order of Taking.

If you are an individual with a dis-  
ability who needs an accommoda-  
tion in order to participate in a  
court proceeding or other court ser-  
vice, program, or activity, you are  
entitled, at no cost to you, to the  
provision of certain assistance. Re-  
quests for accommodations may be  
presented on this form, in another  
written format, or orally. Please com-  
plete the attached form (see website)  
and return it to crice@ca.cjis20.org  
as far in advance as possible, but  
preferably at least seven (7) days be-  
fore your scheduled court appearance  
or other court activity. Upon request  
by a qualified individual with a dis-  
ability, 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 alter-  
nate format, please contact Charles  
Rice, Administrative Court Services  
Manager, (239) 252-8800, e-mail  
crice@ca.cjis20.org

WITNESS MY HAND AND SEAL  
of said Court on the day of 11/24/2025.  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: Elizabeth Ramirez  
Deputy Clerk  
December 5, 12, 2025 25-01794C

## SECOND INSERTION

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

CASE NO. 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 pursu-  
ant 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 Cir-  
cuit in and for Collier County, Florida,  
wherein RIVIERA GOLF ESTATES  
HOMEOWNERS ASSOCIATION,  
INC. is Plaintiff, and MARY M. DORS-  
EY 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 Es-  
tates 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, Na-  
ples, FL 34112

A PERSON CLAIMING AN INTER-  
EST 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:  
cfofservicemail@beckerlawyers.com  
BY: K. Joy Mattingly  
Florida Bar #17391  
R28779/419721/30230475  
December 5, 12, 2025 25-01788C

## SECOND INSERTION

**NOTICE TO CREDITORS  
(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-2997  
Division 02  
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 Ben-  
nett, III, deceased, File Number 2025-  
CP-2997, by the Circuit Court for Col-  
lier 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 ad-  
dresses of those to whom it has been as-  
signed 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 estate of the  
decedent and persons having claims  
or demands against the estate of the  
decedent other than those for whom  
provision for full payment was made in  
the Order of Summary Administration  
must file their claims with this court  
WITHIN THE TIME PERIODS SET  
FORTH IN FLORIDA STATUTES  
SECTION 733.702. ALL CLAIMS  
AND DEMANDS NOT SO FILED  
WILL BE FOREVER BARRED. NOT-  
WITHSTANDING ANY OTHER  
APPLICABLE TIME PERIOD, ANY  
CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED.

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

**Person Giving Notice:**

**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 25-01804C

## SECOND 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  
DEBORAH SAVAGE RICKS,  
Deceased.**

The administration of the estate of  
Deborah Savage Ricks, deceased, whose  
date of death was September 29, 2025,  
is pending in the Circuit Court for Col-  
lier 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 per-  
sonal representative's attorney are set  
forth below.

All creditors of the decedent and  
other persons having claims or de-  
mands 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 PUBLI-  
CATION OF THIS NOTICE OR 30  
DAYS AFTER THE DATE OF SER-  
VICE OF A COPY OF THIS NOTICE  
ON THEM.

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

The personal representative has no  
duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity 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 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

## 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-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 Col-  
lier 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 per-  
sonal representatives' attorney are set  
forth below.

All creditors of the decedent and  
other persons having claims or de-  
mands 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 PUBLI-  
CATION OF THIS NOTICE OR 30  
DAYS AFTER THE DATE OF SER-  
VICE OF A COPY OF THIS NOTICE  
ON THEM.

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

The personal representatives have  
no duty to discover whether any prop-  
erty held at the time of the decedent's

death by the decedent or the de-  
cedent's surviving spouse is property  
to which the Florida Uniform Dispo-  
sition 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 FOR-  
EVER 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: December 5, 2025.

Signed on this 2nd day of December,  
2025.

**PHILIP M. COMERFORD, JR.**

**Personal Representative**  
46 Elm Avenue  
Larchmont, New York 10538  
**DAVID L. COMERFORD**

**Personal Representative**  
521 Wyndmoor Avenue  
Wyndmoor, Pennsylvania 19038

Brian V. McAvoy  
Attorney for Personal Representatives  
Florida Bar No. 0047473  
Roetzel & Andress LPA  
999 Vanderbilt Beach Road,  
Suite 401  
Naples, Florida 34108  
Telephone: (239) 649-6200  
Email: bmcavoy@ralaw.com  
Secondary Email:  
serve.bmcavoy@ralaw.com  
December 5, 12, 2025 25-01803C

## SECOND 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 GIV-  
EN pursuant to the order of Consent  
Summary Final Judgment of Foreclo-  
sure dated November 18, 2025, and en-  
tered in Case No. 11-2024-CA-002611-  
0001-01 of the Circuit Court of the  
20th Judicial Circuit in and for Col-  
lier County, Florida, wherein Deutsche  
Bank National Trust Company as Trust-  
ee for HSI Asset Securitization Cor-  
poration 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 T.  
Fred Harbec; Tania Iturralde a/k/a T.  
Iturralde; Premium Roofing, LLC, are  
Defendants, the Office of the Clerk, Col-  
lier 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 Judg-  
ment, to wit:

LOT 21, MORE PARTICU-  
LARLY DESCRIBED AS FOL-  
LOWS: 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 SOUTH-  
WEST 1/4 AND SOUTHEAST  
1/4 OF SAID SECTION 420

FEET TO THE POINT OF BE-  
GINNING, THENCE CONTIN-  
UE ALONG SAID LINE 234.35  
FEET, THENCE SOUTHERLY  
ALONG THE CENTER  
LINE OF THE SOUTHWEST  
1/4 OF THE SOUTHEAST  
1/4 OF SECTION 16, 208.81  
FEET, THENCE WESTERLY  
AND PARALLEL WITH THE  
SOUTH BOUNDARY OF  
SAID SECTION 234.36 FEET,  
THENCE NORTHERLY AND  
PARALLEL WITH THE  
CENTER LINE OF SAID SECTION  
208.64 FEET TO THE POINT  
OF BEGINNING. LESS THE  
SOUTH 30 FEET FOR RIGHT-  
OF-WAY AND LESS THE EAST  
30 FEET FOR RIGHT-OF-WAY.  
ALL IN SECTION 16, TOWN-  
SHIP 50 SOUTH, RANGE 26  
EAST, COLLIER COUNTY,  
FLORIDA.

Property Address: 6216 Hansen  
Road, Naples, Florida 34112  
and all fixtures and personal property  
located therein or thereon, which are  
included as security in Plaintiff's mortg-  
gage.

Any person claiming an interest in  
the surplus funds from the sale, if any,  
other than the property owner as of the  
date of the lis pendens must file a claim  
before the clerk reports the surplus as  
unclaimed.

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 lo-  
cated at 3315 East Tamiami Trail, Suite  
501, Naples, Florida 34112, and whose  
number is (239) 252-8800, at least 7  
days before your scheduled court ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
7 days; if you are hearing or voice im-  
paired, call 711.

Dated: 12/2/25  
McCabe, Weisberg & Conway, LLC  
By: Craig Stein, Esq.  
Fl Bar No. 0120464  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: Flpleadings@mwc-law.com  
File No: 24-400457  
December 5, 12, 2025 25-01807C



Email your Legal Notice  
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--- ACTIONS / SALES / ESTATE ---

SECOND 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

from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Collier County, Florida, this 1st day of December, 2025.

Crystal K. Kinzel  
as Clerk of the Circuit Court of Collier County, Florida  
(SEAL) By: Oilemys Ruiz  
DEPUTY CLERK

Anthony R. Smith, Esquire,  
the Plaintiff's attorney,  
Tiffany & Bosco, P.A.,  
1201 S. Orlando Ave, Suite 430,  
Winter Park, FL 32789  
December 5, 12, 2025 25-01809C

SECOND 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 COURTYARDS 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

CIR #16-C, NAPLES, FL 34109.  
pursuant to the order or final judgment entered in a case pending in said Court, the style of which is:  
**Suncoast Credit Union Plaintiff(s) Vs. Mary Elizabeth Quick Trustee, et al Defendant(s)**  
And the docket number which is 2024-CA-2518.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

"If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Charles Rice, Administrative Office 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 official seal of said Court, this November 21, 2025.

Crystal K Kinzel  
Clerk of the Circuit Court  
(SEAL) By: Krista Risch,  
Deputy Clerk

Donna S. Glick,  
Attorney for Plaintiff  
December 5, 12, 2025 25-01792C

SECOND INSERTION

**NOTICE OF ACTION BY PUBLICATION**  
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA  
DIVISION: CIVIL  
**CASE NO.**

**11-2025-CC-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

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, 12, 2025 25-01810C

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION  
**File No. 25-CP-003097**  
Division Probate  
IN RE: ESTATE OF LYNN MINER MURPHY,  
Deceased.

The administration of the estate Lynn Miner Murphy, deceased, whose date of death was July 16, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which 3315 Tamiami Trail East, Ste. 102, Naples, Florida 34112. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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:**  
**Kenneth W Murphy, Jr.**  
73 Elm Street  
Andover, MA 01810  
Attorney for Personal Representative: Donna M. Flammang,  
Attorney for Personal Representative Florida Bar Number: 015230  
Brennan, Manna & Diamond, PL  
9240 Bonita Beach Rd., Suite 1101  
Bonita Springs, FL 34135  
P: 239.405.8672; F: 239.319.1064  
Email: dmflammang@bmdpl.com  
Secondary Email:  
acroczo@bmdpl.com  
4910-8003-9033, v. 1  
December 5, 12, 2025 25-01796C

SECOND INSERTION

**Notice to Creditors**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION  
**File No. 112025CP002591000101**  
IN RE: ESTATE OF Edward D. Hart,  
Deceased.

The administration of the estate of Edward D. Hart, deceased, whose date of death was July 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, Florida 34112-5324. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

**Personal Representative**  
**Janel H. Chatraw**  
1203 W. Bacall Street  
Meridian, Idaho 83646  
Attorney for Personal Representative Zachary D. Starr  
Florida Bar No. 1040938  
Faegre Drinker Biddle & Reath LLP  
2200 Wells Fargo Center  
90 South Seventh Street  
Minneapolis, MN 55402  
(612) 766 - 1729  
Fax: (612) 766 -1600  
Zach.starr@faegredrinker.com  
December 5, 12, 2025 25-01795C

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION  
**File No.**  
**11-2025-CP-003203-0001-01**  
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, FL 34112-5324. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

**Personal Representative:**  
**Scott Welchcheck**  
6450 Eighth St.  
Alexandria, Virginia 22312  
Attorney for Personal Representative: Patrick D. Quarles, Esq., Attorney  
Florida Bar Number: 106599  
Richert Quarles P.A.  
5801 Ulmerton Rd.,  
Suite 100  
Clearwater, Florida 33765  
Telephone: (727) 235-6461  
E-Mail: patrick@rq.law  
Secondary E-Mail: emina@rq.law  
December 5, 12, 2025 25-01812C

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-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  
Facsimile (941) 955-0317  
Email: service@michaelbelle.com  
49554  
December 5, 12, 2025 25-01790C

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-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 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  
49594  
December 5, 12, 2025 25-01791C

SECOND 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, beginning at 11:00 AM on the 8th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 68, ARROWHEAD RESERVE AT LAKE TRAFFORD-BLOCK 'C', ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE(S) 15 THROUGH 18, INCLUSIVE OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

TAX ID: 22430018242  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 25th day of November, 2025.

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By: /s/ Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 25-F00384  
December 5, 12, 2025 25-01784C

**PUBLISH YOUR LEGAL NOTICE**

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386** and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



## -- PUBLIC SALES / SALES --

## SECOND 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, 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  
December 5, 12, 2025 25-01785C

## FIFTH 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 OF PUBLIC SALE: THE LOCK UP SELF STORAGE** at 2295 Tamiami Trail E, Naples, FL 34112 will sell the contents of the following units to satisfy a lien to the highest bidder on December 26, 2025 by 10:00 AM at WWW.STORAGETREASURES.COM. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit 3554 - Jennifer Armstrong - mattresses, box springs, plastic container.  
December 5, 12, 2025 25-01805C

## 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-002311-0001-01 EAGLE'S NEST ON MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. 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 DECEMBER 18, 2025, at 11:00 a.m., in the Lobby on the Third Floor of the Courthouse Annex, at the Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Collier County, Florida:

Unit/Week No. 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 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  
49593  
December 5, 12, 2025 25-01783C

## SECOND 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-001448-0001 WELLS FARGO BANK, N.A., Plaintiff, vs. LINDA K. MERLING, FIDDLER'S CREEK FOUNDATION, INC., MALLARD'S LANDING VILLAGE ASSOCIATION, INC., Defendants.**

Defendant/Cross-claimant, FIDDLER'S CREEK FOUNDATION, 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 be held on JANUARY 8, 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 34112-5324, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Collier County, Florida:

MALLARDS LANDING AT FIDDLER'S CREEK BLK B LOT 12, according to the plat thereof recorded in Plat Book 33, pages 83 through 86, of the Public Records of Collier County, Florida. Address: 8465 Mallards Way, Naples, FL 34114

pursuant to a Final Summary Judgment of Foreclosure dated November 14, 2025 and entered in the above-styled case wherein LINDA K. MERLING and MALLARD'S LANDING

VILLAGE ASSOCIATION, INC. are Cross-Defendants.

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 pursuant to Section 45.031, Florida Statutes, within 60 days after the sale 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.

DATED: this 2nd day of December, 2025.  
TOBIN | REYES PLLC  
225 N.E. Mizner Boulevard, Suite 510  
Boca Raton, Florida 33432  
Tel: (561) 620-0656  
Fax: (561) 620-0657  
eservice@tobinreyes.com;  
csrobinson@tobinreyes.com  
By: s/ Ricardo A. Reyes  
Ricardo A. Reyes  
(rar@tobinreyes.com)  
Florida Bar No. 864056  
December 5, 12, 2025 25-01806C

## 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-001689-0001-01 THE SURF CLUB OF MARCO, INC., a Florida non-profit corporation, Plaintiff, vs. FREDERICK I. SALLYE, DEVONNA S. SALLYE AND ELCARIUM I. SALLYE, 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 FEBRUARY 26, 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. 32, in Unit 707, 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  
49736  
December 5, 12, 2025 25-01808C

## 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-001860-0001-01 THE CHARTER CLUB OF MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. ERIC F. TEMTE AND DIANA J. TEMTE, Defendants.**

COMES NOW, Plaintiff, THE CHARTER CLUB OF MARCO BEACH CONDOMINIUM ASSOCIATION, INC., by and through its undersigned counsel, hereby gives Notice of Foreclosure Sale by the Clerk of Circuit and County Courts of Collier County, Florida, will on DECEMBER 18, 2025, at 11:00 a.m., in the Lobby on the Third Floor of the Courthouse Annex, at the Collier County Courthouse, 3315 Tamiami

Trail East, Naples, FL 34112, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Collier County, Florida:

Unit Week No. 17 in Condominium Parcel 103 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  
49874  
December 5, 12, 2025 25-01801C

## 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-002318-0001-01 EAGLE'S NEST ON MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. JEFFREY J. BUBAR, Defendant.**

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. 37, in Condominium Parcel Number 307 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 within 60 days after the sale.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-

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

MICHAEL J. BELLE, P.A.  
By: /s/ Michael J. Belle  
Michael J. Belle, Esquire  
(Bar Number: 840882)  
2364 Fruitville Road  
Sarasota, FL 34237  
Toll Free Tel No. (888) 715-9212  
Facsimile (941) 955-0317  
Email: service@michaelbelle.com  
49639  
December 5, 12, 2025 25-01789C

## SECOND 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-

2025-CA-001376-0001-01, the Office of Crystal K. Kinzel, Collier County Clerk of Court will sell the property situated in said County described as:

Unit Week Season: Platinum, Unit 201, Unit Week 09, View Type: 2Bdrm, Gulf Front in Unit , in CRYSTAL SHORES CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4246 at Page 3299 in the Public Records of Collier County, Florida, and any amendments thereof.

at Public sale to the highest and best bidder for cash starting at the hour of 11:00 o'clock a.m. on January 15, 2026, Collier County Courthouse, 3315 Tamiami Trail East, 1st Floor, Suite 102, Naples, Florida 34112. Once inside the courthouse, please proceed to the annex side of the building: 1st Floor Customer Service Department - Multipurpose Room. 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. 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

## SECOND 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 - Debrose, Guerdeline; 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.**

A116 - 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, Jaleihl A; G343 - Arias, Marlon; 1405 - 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, Guerdia; A016 - Eason, Shakeitta; A1207 - Brown, Shakima; A1412 - Joubert, Christine; A2215 - Joubert, Christine; A3319 - Hoelzer, Edmund; B1107 - 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, Doney; 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; 1183 - Sarge Construction Consultants, LLC brown, Demarcus; 1208 - Carlos Gutierrez, Gutierrez Transport Services; 1268 - Fuller, Jay Arrie; 1285 - Demosthenes, Brown; 1379 - Perez, Alexis; 2053 - Stuart, Aidan; 2091 - Flores, Rachel; 2261 - Santiago, 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