Public Notices

Business Observer

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PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** NOVEMBER 20 - NOVEMBER 26, 2026

COLLIER COUNTY LEGAL NOTICES

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

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Prime Storage - Marco Island Barfield Dr located at 1001 N Barfield Dr, Marco Island, FL, 34145 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 12/8/2026 at 12:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Martin R Winter. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

November 20, 27, 2026 26-02005C

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 Premiere Dispute Resolution located at 5072 Annunciation Cir, Ste 230 in the City of Ave Maria, Collier, FL 34142 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of November, 2026

STEPHEN N. MCGUIRE II, PLLC
Stephen N. McGuire II

November 20, 2026 26-02006C

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 IV Walls located at Tania Y. Monrabal 15674 Las Palmas Place Unit 103 in the City of Naples, Collier, FL 34119 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of November, 2026

Ryan Christopher Cardenas

November 20, 2026 26-02010C

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 KH NAPLES SHINE located at 4900 catalina dr 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 16th day of November, 2026

Humberto Varela

November 20, 2026 26-02012C

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 Pickleball Performance Over 50 located at 5754 Deauville Circle E305 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 16th day of November, 2026

ILDIKO VARHELYI

November 20, 2026 26-02018C

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 Coloring Forge located at 9330 MARINO CIR 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 17th day of November, 2026

SessDev LLC

November 20, 2026 26-02019C

FIRST INSERTION

NOTICE OF FICTITIOUS NAME

Notice is hereby given that PRK Insurance Inc., owner, desiring to engage in business under the fictitious name of PRK Insurance Services, located at 999 Vanderbilt Beach Rd, Ste 300, Naples, FL 34108, in Collier County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to Section 865.09 of the Florida Statutes.

November 20, 2026 26-02025C

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Fort myers land clearing pros, located at 475 8th St SE , in the City of Naples, County of Collier, State of FL, 34117, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 18 of November, 2026.

SWFL VEGETATION MANAGMENT LLC
475 8th St SE
Naples, FL 34117

November 20, 2026 26-02028C

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 People United Marine Services located at 525 Newport Drive C28 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 16th day of November, 2026

Joseph Contini

November 20, 2026 26-02017C

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 Portico Web Studio located at 9073 Gervais Cir in the City of Naples, Collier, FL 34120 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2026

Marlon Jimenez

November 20, 2026 26-02029C

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 SUNBURN WILLY'S located at 2331 VANDERBILT BEACH ROAD, SUITE #1102 in the City of NAPLES, Collier, FL 34109 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of November, 2026

LARRY'S OF BONITA, L.L.C.

November 20, 2026 26-02011C

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 Forever Linked located at 2228 Logan Blvd N, Suite 601 in the City of Naples, Collier, FL 34119 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of November, 2026

Marisol Leon-Smith

November 20, 2026 26-02026C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-003028
IN RE: ESTATE OF NEVILLE A. ARJANI, A/K/A NEVILLE ARDESHIR ARJANI,
Deceased.

The administration of the estate of NEVILLE A. ARJANI, A/K/A NEVILLE ARDESHIR ARJANI, deceased, whose date of death was August 7, 2026, 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is November 20, 2026.

Personal Representative:
ANITA B. ARJANI
2739 Cinnamon Bay Circle
Naples, Florida 34119

Attorney for Personal Representative:
JEFFREY M. FOLKMAN, Attorney
Florida Bar Number: 0685641
Hahn Loeser & Parks LLP
5811 Pelican Bay Blvd, Suite 650
Naples, Florida 34108
Telephone: (239) 254-2950
Fax: (239) 254-2940
E-Mail: jfolkman@hahnlaw.com
Secondary E-Mail:
cpiglia@hahnlaw.com
Secondary E-Mail:
mgonzalez@hahnlaw.com
21975049.1

November 20, 27, 2026 26-02024C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No: 2025-CP-2451
Division: PROBATE
IN RE: ESTATE OF BARBARA ANN DUERR,
Deceased.

The Administration of the Estate of BARBARA ANN DUERR, Deceased, Case No. 2025-CP-2451, is pending in the Circuit Court of Collier County, Florida, Probate Division, the address of which is the Collier County Court Clerk, 3315 Tamiami Trail East, Suite #102, Naples, Florida 34112-5324. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 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 death by the decedent or the decedent's surviving spouse is property to which the Florida 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 or beneficiary as specified under s. 732.221.

The date of the first publication of this Notice is November 20, 2026.

Personal Representative
KEITH DUERR
4502 Robin Avenue
Naples, Florida 34104

Attorney for Personal Representative:
Christopher E. Mast, P.A.
By: /s/Christopher E. Mast
Christopher E. Mast, Esquire
Florida Bar No: 0858412
340 9th Street North, Box No. 129
Naples, Florida 34102-5803
Tele: (239) 434-5922/
Cell: (239) 290-1186
chris@christophermastlaw.com /
www.christophermastlaw.com

November 20, 27, 2026 26-02016C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.:
11-2026-CP-001819-0001-01
IN RE: ESTATE OF JOSEPH MOLOCZYJ,
Deceased

The administration of the Estate of JOSEPH MOLOCZYJ, deceased, whose date of death was September 8, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which 3315 Tamiami Trail East, Suite 102, Naples, FL 34112. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

NANCY ANN GOROGIANIS,
760 N Collier Blvd #301,
Marco Island FL 34145

All creditors of the estate of the Decedent and 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 the first publication of this Notice is November 20, 2026.

Personal Representative,
NANCY ANN GOROGIANIS
/s/ Claudia Cobreiro
Claudia Cobreiro, Esq. [FBN 1007930]
Attorney for the
Personal Representative
COBREIRO LAW, P.A.
999 Ponce De Leon Blvd #945,
Coral Gables, Florida 33134
Tel: (305) 252-8342 /
Fax: (786) 536-7269
Email: claudia@cobreirolaw.com

November 20, 27, 2026 26-02009C

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File Number: 11-2024-CP-003378
Division: Probate
IN RE: THE ESTATE OF SHERRI LYNN SANDERS,
Deceased.

TO: John Sanders

YOU ARE NOTIFIED that the Petition for Administration in the estate of Sherri Lynn Sanders has been filed in this Court. You are required to serve a copy of your written defenses, if any, to the action on to Kathryn E. Stanfill, Esq of Hinson Law, P.A., petitioner's attorney, whose address is 300 W. Adams St., Ste. 500, Jacksonville, FL 32202 on or before 28 days after first publication, and file the original with the clerk of this court either before service or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition, without further notice.

Signed on this day of 09/29/2026
(SEAL) Elizabeth Ramirez
as Deputy Clerk

Nov. 20, 27; Dec. 4, 11, 2026
26-02032C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FL
PROBATE DIVISION
FILE NO. 2026-CP-002978
JUDGE: MCGOWAN
IN RE: ESTATE OF RICHARD K. DAVIDSON,
DECEASED.

The administration of the estate of RICHARD K. DAVIDSON (the "Decedent"), whose date of death was May 31, 2026, 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 representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's estate on whom a copy of this Notice 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 ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 732.2211, 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 November 20, 2026.

LYNNE PATRICIA DAVIDSON
4501 Gulf Shore Boulevard North, Unit 702
Naples, Florida 34103
Personal Representative

BULLOCH T & E PLLC
T. Robert Bulloch, Esq.
Florida Bar No. 633127
Email: trb@bullochte.com
Courtney C. Pugh, Esq.
Florida Bar No. 125106
Email: ccp@bullochte.com
1185 Immokalee Road, Suite 300
Naples, Florida 34110
Telephone: (239) 383-7130
Facsimile: (239) 776-3496
Attorneys for Personal Representative

November 20, 27, 2026 26-02004C

FIRST INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
Case No.
11-2026-CP-003056-0001-01
IN RE: ESTATE OF REGINA E. BARRETT,
Deceased.

REGINA E. BARRETT, a resident of Collier County, Florida, who died on the 5th day of July, 2026, was the Grantor of a trust entitled the REGINA E. BARRETT REVOCABLE TRUST AGREEMENT dated the 10th day of August, 2020, which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

The name and address of the trustee are set forth below.

The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the grantor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Signed on the 21 day of Oct, 2026.

KYLE BARRETT, Trustee
18433 Matanzas Road
Fort Myers, Florida 33967

CLERK OF THE CIRCUIT COURT

November 20, 27, 2026 26-02007C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-3003
IN RE: ESTATE OF MARIE NOELLE CHYNN,
Deceased.

The administration of the Estate of Marie Noelle Chynn, deceased, whose date of death was February 9, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail N., Suite 211, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 20, 2026.

Personal Representative:
Courtney Smuder
2425 Tamiami Trail N., Suite 211
Naples, FL 34103

Attorney for Personal Representative:
Mellissa D. Stubbs, Esq.
Florida Bar No. 1018975
Wilson and Johnson, P.A.
2425 Tamiami Trail N., Suite 211
Naples, Florida 34103
Telephone: (239) 436-1500
E-mail:
mdstubbs@naplesestatelaw.com
Secondary:
ewhittier@naplesestatelaw.com
4936-1201-1477, v. 1

November 20, 27, 2026 26-02033C

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL:
legal@businessobserverfl.com

Business Observer

LV 10242

--- ESTATE / ACTIONS ---

Q&A

Q Who benefits from legal notices?

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

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

Q Are there different types of legal notices?

A Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Q Are internet-only legal notices sufficient?

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Q How much do legal notices cost?

A The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

LV18237_V21

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. 112026CA001977000101
Freedom Mortgage Corporation
Plaintiff, vs.
Barry Vaill; Unknown Spouse of Barry Vaill; Maple Ridge at Ave Maria Homeowners Association, Inc.; Ave Maria Master Association, Inc.
Defendants.

TO: Barry Vaill and Unknown Spouse of Barry Vaill
Last Known Address: 5122 Monza Ct, Ave Maria, FL 34142

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

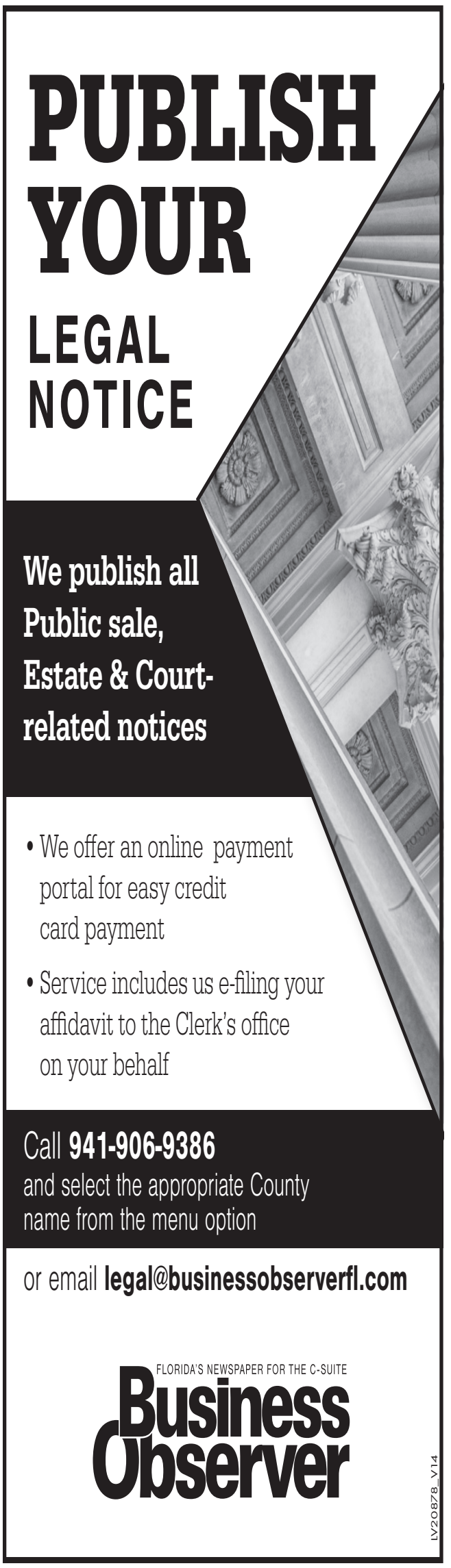
LOT 138, MAPLE RIDGE AT AVE MARIA PHASE 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 85, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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, 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 11/16/2026.

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 # 26-F03099
November 20, 27, 2026 26-02027C



LV20878_V14

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2670
Division Probate
IN RE: ESTATE OF DARICE L. VENDERLY
Deceased.

The administration of the estate of Darice L. Venderly, deceased, whose date of death was August 20, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 20, 2026.

Personal Representative:
Steven A. Hobbs
3971 Gulf Shore Blvd. N., Unit 1404
Naples, Florida 34103

Attorneys for Personal Representative:
Haylee N. Blessing
Florida Bar No. 1059314
Mary E. Saunders
Florida Bar No. 637750
HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
3451 Bonita Bay Blvd., Suite 206
Bonita Springs, FL 34134
Tel: (239) 344-1100
Fax: (239) 344-1200
E-Mail: haylee.blessing@henlaw.com
E-Mail : mary.saunders@henlaw.com
Secondary E-Mail:
sandee.fields@henlaw.com
Secondary E-Mail :
roger.roman@henlaw.com
November 20, 27, 2026 26-02031C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-2918
Division Probate
IN RE: ESTATE OF KENNETH HUCKSTEP
Deceased.

The administration of the estate of Kenneth Huckstep, deceased, whose date of death was July 8, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E., 102, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 20, 2026.

Personal Representative:
Claire Louise Nicholson
formerly known as
Claire Louise Huckstep
62 Deerfield Ridge
Franklin, North Carolina 28734

Attorney for Personal Representative:
Jeffrey R. Grant, Attorney
Florida Bar Number: 63918
von Briesen & Roper, s.c.
3555 Kraft Rd., Ste. 402
Naples, Florida 34105
Telephone: (239) 414-3010
Fax: (239) 414-3301
E-Mail: jeffrey.grant@vonbriesen.com
Secondary:
jennifer.stoneburner@vonbriesen.com
November 20, 27, 2026 26-02023C

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026-CA-002628
LEONORA AGULTO BOND and BARBARA BOND
Plaintiff, vs.
HEAVEN BOND, and SHANNON BOND
Defendant(s),

NOTICE is hereby given that a civil action commenced on October 26, 2026 and is now pending as case number 2026CA002628 in the Circuit Court in the State of Florida, County of Collier.

The name of the unserved party to the action is:

Shannon Bond
5806 N. Norfolk Ave.
Tulsa, OK 74126.

and the nature of the proceeding is a partition on Real Property - Non-Homestead $1 - $50,000 or less.

This notice shall be published once each week for four consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Dr, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

WITNESS my hand and the seal of said court at Collier County, Florida on the 11/16/2026

CRYSTAL K. KINZEL
AS CLERK OF THE COURT
(SEAL) BY Oilemys Ruiz
As Deputy Clerk

/s/ Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Dr.
Riverview FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
Nov. 20, 27; Dec. 4, 11, 2026
26-02022C



LV20906_V12

--- ESTATE / SALES / ACTIONS ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
CASE NO.:2026-CA-000033
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff vs.
ESTATE OF LINDA L. MATTHEWS, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF LINDA L. MATTHEWS, DECEASED; NATALIE MATTHEWS ARCENEAUX; JACQULYN MARIE JONES F/K/A JACQULYN MARIE ROBB; LAKEWOOD SINGLE FAMILY HOMEOWNERS ASSOCIATION I, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated October 14, 2026 entered in Civil Case No. 2026-CA-000033 of the Circuit Court of the 20th Judicial Circuit in and for Collier County, Florida, wherein SELECT PORTFOLIO SERVICING, INC, is Plaintiff and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF LINDA L. MATTHEWS, DECEASED; JACQULYN MARIE JONES; NATALIE MATTHEWS ARCENEAUX; LAKEWOOD SINGLE FAMILY HOMEOWNERS ASSOCIATION I, INC, are Defendants.

I Crystal K. Kinzel, will sell to the highest bidder for cash In the Lobby on the Third Floor of the Courthouse Annex, Collier County Courthouse, 3315 Tamiami Trail East, Naples, Collier County, FL 34112 on the 3rd day of December, 2026 beginning at 11:00 o'clock a.m. the following described property as set forth in said Final Judgment, to wit:

LOT 27, BLOCK C, LAKEWOOD, UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 27, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
Property address:
4448 BEECHWOOD LAKE DR, Naples, Florida 34112

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

DATED this 11th day of November, 2026.

LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
& Judgment Assignee
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, Fl 33431
Telephone: (561) 826-1740
Facsimile: (561) 826-1741
Email: service@mls-pa.com
BY: /s/ Matthew Leider
MATTHEW LEIDER, ESQ.
FLORIDA BAR NO. 84424
November 20, 27, 2026 26-02002C

FIRST 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. 11-2026-CC-002599-0001-01
THE SURF CLUB OF MARCO, INC., A FLORIDA NON-PROFIT CORPORATION, a Florida non-profit corporation,
Plaintiff, vs.
LINDA A. LACOVARA; ERIKA VAZQUEZ; JOSEPH SWITZER; DEAN SWITZER; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST LINDA A. LACOVARA,
Defendants.

TO: LINDA A. LACOVARA, JOSEPH SWITZER, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST LINDA A. LACOVARA
LAST KNOWN ADDRESS: 39 STONEY CREEK DR., EGG HARBOR TOWNSHIP, NJ 08234

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. 25, in Unit 201, 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 11/12/2026

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

Michael J. Belle, Esq.,
Michael J. Belle, P.A.,
Attorney for Plaintiff,
2364 Fruitville Road,
Sarasota, Florida 34237
51173
November 20, 27, 2026 26-02014C

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
CASE NO.: 11-2026-CA-002083-0001-01
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
FELIX ARMANDO BURGOS; Pet al,
Defendant(s).

To the following Defendant(s):
FELIX ARMANDO BURGOS
(Last Known Address: 3320 45TH AVENUE NE, NAPLES, FL 34120)
PAOLA BURGOS
(Last Known Address: 3320 45TH AVENUE NE, NAPLES, FL 34120)
UNKNOWN SPOUSE OF FELIX ARMANDO BURGOS
(Last Known Address: 3320 45TH AVENUE NE, NAPLES, FL 34120)
UNKNOWN SPOUSE OF PAOLA BURGOS
(Last Known Address: 3320 45TH AVENUE NE, NAPLES, FL 34120)
UNKNOWN TENANT #1
(Last Known Address: 3320 45TH AVENUE NE, NAPLES, FL 34120)
UNKNOWN TENANT #2
(Last Known Address: 3320 45TH AVENUE NE, NAPLES, FL 34120)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

THE EAST 75 FEET OF THE WEST 180 FEET OF TRACTS 36, GOLDEN GATE ESTATES UNIT NO. 62, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 87, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
PROPERTY ADDRESS:
3320 45TH AVENUE NE,
NAPLES, FL 34120

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 a date which is within thirty (30) days after the first publication of this Notice in the 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. 2010-08

WITNESS my hand and the seal of this Court this 10th day of November, 2026.

CRYSTAL K. KINZEL
As Clerk of the Court
(SEAL) By Jane Garrison
As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
November 20, 27, 2026 26-02030C

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.: 2025-CA-001301
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2024-NQM3,
Plaintiff, VS.
LIAL, CORP.; MARIANO ARIEL PAREDES; RIVIERA CLUB CONDOMINIUM ASSOCIATION OF NAPLES, INCORPORATED.; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 9, 2026 in Civil Case No. 2025-CA-001301, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Collier County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2024-NQM3 is the Plaintiff, and LIAL, CORP. and RIVIERA CLUB CONDOMINIUM ASSOCIATION OF NAPLES, INCORPORATED. 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 7, 2027 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

UNIT 3-B OF RIVIERA CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 527, PAGE(S) 83, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS

Any person claiming an interest in the surplus 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 10th day of November, 2026.

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/ Kyle King
Kyle King, Esq.
FBN: 990248
Primary E-Mail:
ServiceMail@aldridgepite.com
1708-056B
Ref# 29517
November 20, 27, 2026 26-02000C

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR COLLIER COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 11-2026-CA-000043-0001-01
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST,
Plaintiff, vs.
ALVAREZ-FUENTES INVESTMENTS, LLC, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 27, 2026 in Civil Case No. 11-2026-CA-000043-0001-01 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Collier County, Naples, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST is Plaintiff and Alvarez-Fuentes Investments, LLC, et al., are Defendants, the Clerk of Court, CRYSTAL K. KINZEL, will sell to the highest and best 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 in accordance with Chapter 45, Florida Statutes on the 10th day of December, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The West 180 feet of Tract 85, Golden Gate Estates, Unit No. 74, according to the map or plat thereof as recorded in Plat Book 5, Page 10, of the Public Records of Collier County, Florida.
Parcel Number: 40526360006

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 the Administrative Services Manager, whose office is located at 3301 East Tamiami Trail, Building L, Naples, Florida 34112, and whose telephone number is (239) 252-8800, within two working days of your receipt of this notice if you are hearing or voice impaired, call 711.

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-14395FL
November 20, 27, 2026 26-02021C

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
CASE NO.: 11-2026-CA-000806-0001-01
NEWREZ LLC,
Plaintiff, v.
MATTHEW KOUCKY A/K/A MATTHEW WILLIAM KOUCKY; THE FEDERAL SAVINGS BANK; MEADOWOOD OF NAPLES HOMEOWNERS ASSOCIATION, INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THEIR SUCCESSOR AND ASSIGNS; 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(s).

NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment of Foreclosure and Waiver of Deficiency or Order dated November 09, 2026 entered in Civil Case No. 11-2026-CA-000806-0001-01 in Circuit Court of the 20th Judicial Circuit in and for Collier County, Florida, wherein NEWREZ LLC, Plaintiff and MATTHEW KOUCKY A/K/A MATTHEW WILLIAM KOUCKY; THE FEDERAL SAVINGS BANK; MEADOWOOD OF NAPLES HOMEOWNERS ASSOCIATION, INC. and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THEIR SUCCESSOR AND ASSIGNS, are Defendant(s), and Crystal K. Kinzel, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11: 00 A.M. IN THE LOBBY ON THE 1ST FLOOR OF THE COURTHOUSE ANNEX, COLLIER COUNTY COURTHOUSE, 3315 TAMIAMI TRAIL EAST, NAPLES, FLORIDA 34112, in accordance with Chapter 45, Florida Statutes on January 7, 2027 the following described property as set forth in said Consent Final Judgment of Foreclosure and Waiver of Deficiency, to-wit:

Property Address:
a. Legal Description:
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.
b. Parcel ID No.: 59953003723

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A. Becker, Esq.
FBN: 1031460
File No.: 601141.000054
November 20, 27, 2026 26-02001C

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2025-CA-001366-0001-01
U.S. Bank Trust National Association, not in its individual capacity but solely as trustee on behalf of and for the benefit of Delta Loan Trust,
Plaintiff, vs.
Omar Alcazar, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025-CA-001366-0001-01 of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Collier County, Florida, wherein U.S. Bank Trust National Association, not in its individual capacity but solely as trustee on behalf of and for the benefit of Delta Loan Trust is the Plaintiff and Omar Alcazar; Melissa Marie Alcazar Rivera; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Crystal Kinzel, Collier County Clerk of Court will sell to the highest and best bidder for cash at, Collier County Courthouse Annex, 1st Floor Customer Service Department Multipurpose Room. 3315 Tamiami Trail East, Naples, FL 34112, beginning at 11:00 AM on the 17th day of December, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 198, SILVERWOOD AT AVE MARIA (PHASE 2), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 88 THROUGH 93, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
TAX ID: 73640105567

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 17th day of November, 2026.

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, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F01375
November 20, 27, 2026 26-02020C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP2713
IN RE: ESTATE OF SIGISMUND ALEXANDER GUCIK a/k/a SIGISMUND A. GUCIK a/k/a SIGISMUND GUCIK
Deceased.

The administration of the estate of SIGISMUND ALEXANDER GUCIK, deceased, whose date of death was June 30, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112-5324. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 20, 2026.

Personal Representative:
THADDEUS GUCIK
1032 Plaza Drive
Amherst, Ohio 44001

Attorney for Personal Representative:
/s/ Amy Meghan Neaher
AMY MEGHAN NEAHER, ESQ.,
Attorney
Florida Bar Number: 190748
SAFE HARBOR LAW FIRM
5237 Summerlin Commons Boulevard, #103
Fort Myers, Florida 33907
Telephone: (239) 317-3116
E-Mail: amy@safeharborlawfirm.com
November 20, 27, 2026 26-02015C

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 26-CA-000693
SORRENTO VILLAS OF NAPLES, INC., a Florida Not for Profit Corporation,
Plaintiff, v.
SORRENTO 72, LLC, ET AL.,
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered in this cause in the Circuit Court of Collier County, Florida on November 16, 2026, I will sell the property situated in Collier County, Florida, described as:

UNIT #72, GROUP C, SORRENTO VILLAS, A CONDOMINIUM, AS MORE FULLY SHOWN IN O.R. BOOK 528, PAGES 1 THROUGH 39, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; TOGETHER WITH ALL UNDIVIDED INTERESTS IN THE COMMON ELEMENTS OR SURPLUSES ACCRUING TO SAID PROPERTY, TOGETHER WITH STORAGE UNIT NO. 72.
Parcel ID #73980960006
Also known as: 1400 Pompei Lane, #72, Naples, FL 34103

at public sale, to the highest and best bidder, for cash, on January 14, 2027, beginning at 11:00 a.m., at the Collier County Government Courthouse Annex, 3315 Tamiami Trail East, Naples, FL 34112, First Floor, in the Multipurpose Room, in accordance with Chapter 45, Florida Statutes.

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

Crystal K. Kinzel,
As Clerk of the Court
Deputy Clerk

Kristie P. Mace, Esq.,
Attorney for Plaintiff
kmace@gadclaw.com
kgermanis@gadclaw.com
November 20, 27, 2026 26-02013C

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer
LV10184

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
Case No.: 11-2026-CA-002032-0001-01
NEWREZ LLC,
Plaintiff, v.
NELSON A. AYBAR; SANDY E. AYBAR; UNKNOWN SPOUSE OF NELSON A. AYBAR; UNKNOWN SPOUSE OF SANDY E. AYBAR; THE RANCH AT ORANGE BLOSSOM MASTER ASSOCIATION, INC.; THE FAIRMONT RESIDENTS ASSOCIATION, INC.; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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):
NELSON A. AYBAR
(LAST KNOWN ADDRESS)
13809 HERONWOOD LN, APT 19
FORT MYERS FL 33919
SANDY E. AYBAR
(LAST KNOWN ADDRESS)
11245 COLONIAL GATEWAY DR, APT 4302
FORT MYERS FL 33905
UNKNOWN SPOUSE OF NELSON A. AYBAR
13809 HERONWOOD LN, APT 19
FORT MYERS FL 33919
UNKNOWN SPOUSE OF SANDY E. AYBAR
11245 COLONIAL GATEWAY DR, APT 4302
FORT MYERS FL 33905

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

LOT 73, ORANGE BLOSSOM RANCH PHASE 1A ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 58 THROUGH 61, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
a/k/a 2088 Fairmont Lane NAPLES, FL 34120

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

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

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

WITNESS my hand and the seal of this Court this 11/05/2026.

CRYSTAL K. KINZEL
As Clerk of the Court
By /s/ OILEMYS RUIZ
Print Name: OILEMYS RUIZ ,
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
November 20, 27, 2026 26-02003C

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA
Case No.: 26-DR-2000
Division: FAMILY
IN RE: THE MARRIAGE OF:
RIGOBERTO MARTINEZ MALDONADO,
Petitioner / Husband, and
GISELA SORTO MEJIA,
Respondent /Wife.

TO: GISELA SORTO MEJIA

You are notified that an action for dissolution of marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Law Offices of Juan J. Mendoza, LLC., whose address is 27299 Riverview Center Blvd., Suite 102, Bonita Springs, FL 34134, on or before 12/14/2026. You must file the original with the clerk of this court either before service on petitioner's attorney or immediately after service. Otherwise, a default will be entered against you for the relief demanded in the petition.

As Clerk of the Court
(SEAL) By: Jennifer O'Donnell
Nov. 20, 27; Dec. 4, 11, 2026
26-02008C

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2953
IN RE ESTATE OF
NANCY FRANCES CORNELISON,
Deceased

The administration of the estate of NANCY FRANCES CORNELISON, deceased, whose date of death was September 19, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 13, 2026.

Personal Representative:
BRIAN NEIL CORNELISON
5793 Mayflower Way
Ave Maria, FL 34142

Attorney for Personal Representative:
JAMES R. NICI, ESQ.
E-Mail Address:
jnici@nicilawfirm.com
Florida Bar No. 0000507
Nici Law Firm, P.L.
1865 Veterans Park Drive, Suite 203
Naples, FL 34109
Telephone: (239) 449-6150
November 13, 20, 2026 26-01989C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-2789
IN RE: ESTATE OF
EILEEN A. DONOHUE
Deceased.

The administration of the Estate of Eileen A. Donohue, deceased, whose date of death was May 7, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E., Suite 102, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

John R. Simmon
Personal Representative
4413 Novato Court
Naples, FL 34109

George A. Wilson, Esq.
Attorney for Personal Representative
Florida Bar No. 332127
Wilson and Johnson, P.A.
2425 Tamiami Trail N., Suite 211
Naples, Florida 34103
Telephone: (239) 436-1500
E-mail Addresses:
gawilson@naplesestatelaw.com
ewhittier@naplesestatelaw.com
November 13, 20, 2026 26-01960C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002685
Division Probate
IN RE: ESTATE OF
RAMONA M. PHILLIPS,
Deceased.

The ancillary administration of the estate of Ramona M. Phillips, deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 2026-CP-002685. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative:
Michael F. Phillips
2000 Emerald Woods Lane
Highland Park, IL 60035

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
November 13, 20, 2026 26-01959C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2026-CP-002908
IN RE: ESTATE OF
SHELDON MARK FECHTOR,
DECEASED.

The administration of the estate of Sheldon Mark Fechtor, deceased, whose date of death was August 13, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is Collier County Circuit Court, 3315 Tamiami Trail East. Ste. 102, Naples, FL 34112. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 13, 2026.

MARJORIE F. FECHTOR
CHANCE FECHTOR
Co-Personal Representatives

JUAN D. BENDECK, ESQ.
Attorney for Personal Representatives
Florida Bar No. 78298
FBT GIBBONS LLP
9045 Strada Stell Court, Suite 301
Naples, Florida 34109
Telephone: 239-228-4871
Email: jbendeck@fbtgibbons.com
Secondary Email:
tpanozzo@fbtgibbons.com
November 13, 20, 2026 26-01956C

SECOND INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002476
Division Probate
IN RE: ESTATE OF
ANNE REAVES DUNLAP
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 Anne Reaves Dunlap, deceased, File Number 2026-CP-002476, 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 December 16, 2025; that the total value of the estate is $63,447.06 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
James R. Dunlap, as Trustee of the Anne Reaves Dunlap Trust dated October 14, 2008, as amended and restated on August 7, 2014
23944 Aldie Dam Road
Aldie, Virginia 20105

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

The date of first publication of this Notice is November 13, 2026.

Person Giving Notice:
James R. Dunlap
23944 Aldie Dam Road
Aldie, Virginia 20105

Attorney for Person Giving Notice:
William Rubenstein
E-mail Addresses:
wrubenstein@bsk.com,
mdileo@bsk.com
Florida Bar No. 37831
Bond, Schoeneck & King, PLLC
4001 Tamiami Trail North, Suite 105
Naples, Florida 34103
24257722.v1
November 13, 20, 2026 26-01987C

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE
The Lock Up Self Storage
13015 Livingston Rd.
Naples, Florida 34105

Will sell the contents of the following units to satisfy a lien to the highest bidder on 11/27/2026 by 12:00 p.m. at WWW. STORAGE TREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of the account.

Unit A2072 Napoleon Fuller
Shoes, Clothing, Totes, Boxes, Scooter
November 13, 20, 2026 26-01967C

SECOND INSERTION

NOTICE OF PUBLIC SALE
TO BE HELD AT:
www.storagetreasures.com
The Lock Up Self Storage
1025 Piper Blvd.
Naples, Florida 34110
DATE November 27, 2026
BEGINS AT: 11:30 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.

Jolaine Dunn, Unit #3414 – Miscellaneous furniture and items, Christmas ornaments, large plastic bags, Flatscreen T.V.
November 13, 20, 2026 26-01968C

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property belonging to those individuals listed below at the location 11201 Tamiami Trail E, Naples Fl 34113. Phone 239-303-8458. Auction date 12/3/2026 at 10:15am.

Kenneth Dunnder-
Household items, boxes, old stuff
Barbara Cortez-
Clothing and shoes, boxes, toys

The auction will be listed and advertised on www.storagetreasures.com. Purchase must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 13, 20, 2026 26-01965C

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 November 27, 2026 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 2135 – Davina Dawson –
Bags, Toys, Furniture
Unit 3510 – Corey Cotton –
Clothing, Boxes, Bedding, Misc.
November 13, 20, 2026 26-01970C

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

10550 Goodlette-Frank Rd Naples, FL 34109 on 12/03/2026 at 11:30 AM
Reginald Thermitus -
Household items, Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 13, 20, 2026 26-01971C

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:7391 Rattlesnake Hammock Rd. Naples, FL 34113 Phone: 239-303-8462. Auction on 12/01/2026 at 12:15 PM

Chanel Noel
Personal/furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 13, 20, 2026 26-01948C



SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-2633
IN RE: ESTATE OF
C. DANIEL BINKLEY, a/k/a
CHARLES DANIEL BINKLEY
Deceased.

The administration of the estate of C. Daniel Binkley, deceased, whose date of death was August 22, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail N., Suite 102, Naples, FL 34112. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative:
Jennifer N. Binkley
Personal Representative
1335 E. 54th Street
Savannah, GA 34104

Attorney for Personal Representative:
Mellissa D. Stubbs, Esq.
Florida Bar No. 1018975
Wilson and Johnson, P.A.
2425 Tamiami Trail N., Suite 211
Naples, Florida 34103
Telephone: (239) 436-1500
Email:
mdstubbs@naplesestatelaw.com
Secondary Email:
ewhittier@naplesestatelaw.com
4934-0664-8736, v. 1
November 13, 20, 2026 26-01963C

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
CASE NO. 11-2023-CA-000366-0001-XX
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE,
Plaintiff, vs.
BARBARA CHANEY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 22, 2025, and entered in 11-2023-CA-000366-0001-XX of the Circuit Court of the TWENTIETH Judicial Circuit in and for Collier County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE6 is the Plaintiff and BARBARA CHANEY; CREDIT CORP SOLUTIONS INC; UNKNOWN TENANT(S) IN POSSESSION N/K/A NICOLETTE ELLSWINK are the Defendant(s). Crystal K. Kinzel as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at in the lobby on the 1st floor of the Courthouse Annex, Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112, at 11:00 AM, on December 03, 2026, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN COLLIER COUNTY, FLORIDA, VIZ:
LOT 21, BLOCK 137, GOLDEN GATE, UNIT NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 114, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. BEING THE SAME PROPERTY CONVEYED TO BARBARA M. CHANEY BY DEED FROM LOUIS CASUSO AND GEORGE L. MACHIN RECORDED 01/16/1996 IN DEED BOOK 2138 PAGE 1787, IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA
Property Address: 4957 19TH AVE SW, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 5 day of November, 2026.

By: \S\Briana Fosah
Briana Fosah, Esquire
Florida Bar No. 1054184
Communication Email:
bfosah@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE
& PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-230848 - MaS
November 13, 20, 2026 26-01978C

SECOND 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. 112026CA001794000101
Santander Bank, N.A.
Plaintiff, vs.
Frank S. Ianno a/k/a Frank Ianno; Halina T. Ianno; Country Haven Condominium 5 Association, Inc.; Countryside Master Association, Inc. d/b/a Countryside Golf & Country Club; Country Haven Commons Association, Inc.
Defendants.

TO: Frank S. Ianno a/k/a Frank Ianno
Last Known Address: 36 Jessica Ln, Staten Island, NY 10309

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

UNIT 5110, COUNTRY HAVEN CONDOMINIUM 5, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1411, PAGE 390 THROUGH 456, AND ANY AMENDMENTS THEREOF, 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, to it on Orlando F. Amador, 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, 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 11/03/2026.

Crystal Kinzel
As Clerk of the Court
(SEAL) By Elizabeth Ramirez
As Deputy Clerk

Orlando F. Amador, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy,
Suite 135,
Tampa, FL 33634
File # 20-F01968
November 13, 20, 2026 26-01983C

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25CA2190
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
KENLY PANTOJA LICOURT, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 26, 2026, and entered in Case No. 25CA2190 of the Circuit Court of the Twentieth Judicial Circuit in and for Collier County, Florida in which Carrington Mortgage Services, LLC, is the Plaintiff and Kenly Pantoja Licourt, United States of America Acting through Secretary of Housing and Urban Development, Golden Gate Civic Association Inc, are defendants, the Collier County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at Collier County Courthouse Annex, 3315 Tamiami Trail East, Room 102, Naples, FL 34112,, Collier County, Florida at 11:00AM on the December 3, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 13, BLOCK 21, GOLDEN GATE, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 65 THROUGH 77, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
A/K/A 2136 SUNSHINE BLVD UNIT A & B 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.

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 09 day of November, 2026.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Dee Nwosu
Florida Bar #1006418
Dee Nwosu, Esq.
IM/24-034530
November 13, 20, 2026 26-01980C

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 26-CC-1932
NAPLES WINTERPARK VII, INC., a Florida not for profit corporation,
Plaintiff, vs.
PAMELA A. COVEY; UNKNOWN SPOUSE OF PAMELA A. COVEY; YONAILYN RIOS GONZALEZ; LIONARKIS ALVAREZ MUNOZ; AMALIA PLACENCIA RIOS; UNKNOWN OCCUPANT NO.1,
Defendants.

Notice is hereby given that, Crystal K. Kinzel, the Clerk of the Circuit Court for Collier County, will on Thursday, December 10, 2026, at 11:00 AM in the Collier County Courthouse, 1st Floor Customer Service Department, Multipurpose Room, 3315 Tamiami Trail East, Naples, Florida 34112, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Collier County, Florida:

Unit 3813 of Naples Winterpark VII, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1421, Page(s) 431 through 505, of the Public Records of Collier County, Florida, and any amendments thereto, together with its undivided share in the common elements

and commonly known as 4140 Looking Glass Lane, #5, Naples, Florida 34112; in accordance with the Final Judgment of Foreclosure entered November 9, 2026 in a case pending in said Court, the style of which is indicated above and the docket number of which is 26-CC-1932.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Court Services Manager, whose office is located at 3315 Tamiami Trail East, 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.

s/ Meredith Peck Ralston
Meredith Peck Ralston, Esq.
Attorney for Plaintiff
Florida Bar No. 106581
PECK & PECK, P.A.
5200 Tamiami Trail North,
Suite 101
Naples, Florida 34103
Telephone: 239-263-9811
Facsimile: 239-263-9818
E-mail
meredith@peckandpecklaw.com
service@peckandpecklaw.com
November 13, 20, 2026 26-01979C

PUBLISH YOUR LEGAL NOTICE
Call **941-906-9386**
or email **legal@businessobserverfl.com**
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V16

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP- 2603
IN RE: ESTATE OF DEENA L. McNELIS, Deceased.

The administration of the estate of DEENA L. McNELIS, deceased, whose date of death was May 16, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102 Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative:
BANK OF AMERICA, N.A.
By: DARLENE LEAKEAS
Sr. Vice President and Settlement Officer
One Town Center Road, Ste. 701
Boca Raton, FL 33486

Attorney for Personal Representative:
EDWARD V. SMITH
Florida Bar Number: 102848
SMITH ESTATE PLANNING
5147 Castello Drive
Naples, Florida 34103
Telephone: (239) 330-6163
E-Mail: ed@smitheplaw.com
mandy@smitheplaw.com
November 13, 20, 2026 26-01946C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002859000101
Division Probate
IN RE: ESTATE OF KANJANA RUSSELL
Deceased.

The administration of the estate of KANJANA RUSSELL, deceased, whose date of death was January 15, 2026, 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 13 November, 2026.

Personal Representative:
JIRAPHA THIPPANTHONG
159/103 Ratchapruek
Phase 3 Village
Suwinthawong Road
Saen Saep Sub-District,
Min Buri District,
Bangkok 10510

Attorney for Personal Representative:
CHRISTINA B. DAVIDOW, ESQ.
Attorney for Personal Representative
Florida Bar Number: 66356
Willis & Davidow,
Attorneys at Law, LLC
9015 Strada Stell Ct., Suite 106
Naples, Florida 34109
Telephone: (239) 465-0531
Fax: (888) 435-0911
E-Mail: cdavidow@willisdavidow.com
November 13, 20, 2026 26-01997C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 002963
Division Probate
IN RE: ESTATE OF DAVID B. RUTHERFORD
Deceased.

The administration of the estate of David B. Rutherford, deceased, whose date of death was July 23, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13 2026.

Personal Representative:
Susanne E. Adamchak
1775 S Queen St
York, Pennsylvania 17403

Attorney for Personal Representative:
Daniel Hooper Smith, Esq., Attorney
Florida Bar Number: 1006829
ADVOCATES IN AGING
WIESNER SMITH PLLC
328 N Rhodes Avenue
Sarasota, Florida 34237
Telephone: (941) 365-9900
Fax: (941) 365-4479
E-Mail: daniel@wiesnerlaw.com
Secondary E-Mail:
sherri@wiesnerlaw.com
Tertiary E-Mail:
rachel@wiesnerlaw.com
November 13, 20, 2026 26-01999C

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.
LV8237_V12

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:7391 Rattlesnake Hammock Rd. Naples, FL 34113 Phone: 239-303-8462. Auction on 12/01/2026 at 12:15 PM

George Arquilla IV
Personal/furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 13, 20, 2026 26-01949C

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 571 Airport Pulling Rd N Naples, FL 34104 Auction Date: 12/03/2026 Time: 10:15 am.

John Dvorsky
Small Vessel
(NOT FOR SALE)
Intech Printing
Minibikes (NOT FOR SALE),
Rugs, Sofa, Couch

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 13, 20, 2026 26-01947C

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 3121 Goodlette-Frank Rd.
Naples, FL 34103
Date: December 3rd 2026
Time: 10:45 AM
David Benson
Kitchen Equipment, Appliances, Electronics, Clothing, Household Items, Office Equipment, Tools, Supplies and Personal Effects

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 13, 20, 2026 26-01950C

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT FOR COLLIER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 11-2026-CA-000041-0001-01
ROLANDO GONZALEZ,
Plaintiff, v.
CYNTHIA MIRIAM GONZALEZ, DIANA CONSUELO PEREZ,
Defendants.

To: CYNTHIA MIRIAM GONZALEZ, 703 RED RIVER CT, APT. 16
BRANDON, FL 33511

The EAST 180 Feet of Tract 63, GOLDEN GATE ESTATES, Unit No. 70, in accordance with and subject to the Plat recorded in Plat Book 5, Page 6, of the Public Records of Collier County, Florida.
Folio No. 40297040008
Property Address: 264 GOLDEN GATE BLVD E, UNIT 70, NAPLES, FL 34120

YOU ARE HEREBY NOTIFIED that an action for a Fraud has been filed against you and you are required to serve a copy of your written defenses, if any to it on Jacqueline A. Salcines, Esq., attorney for Plaintiff, whose address is 706 S. Dixie Highway, Second Floor, Coral Gables, FL 33146 and file the original with the Clerk of the above styled Court on or before 12/03/2026 otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER.

Dated: 11/05/2026

CRYSTAL K. KINZEL
CLERK OF COURTS
(SEAL) Oilemys Ruiz
DEPUTY CLERK

Jacqueline A. Salcines, Esq.,
attorney for Plaintiff,
706 S. Dixie Highway, Second Floor,
Coral Gables, FL 33146
Nov. 13, 20, 27; Dec. 4, 2026
26-01954C

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10175

-- ESTATE/ SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-CP-2723
IN RE: ESTATE OF LOUISE S. MURPHY,
Deceased.

The administration of the estate of Louise S. Murphy, deceased, whose date of death was August 22, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 E. Tamiami Trail, Naples, Florid 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is November 13, 2026.

Daniel D. Peck
Personal Representative
5200 Tamiami Trail North, Suite 101
Naples, Florida 34103

Daniel D. Peck, Esq.
Florida Bar No. 169177
Attorney for Petitioner
PECK & PECK, P.A.
5200 Tamiami Trail North,
Suite 101
Naples, Florida 34103
November 13, 20, 2026 26-01988C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-2414
Division Probate
IN RE: ESTATE OF THOMAS P. SABIN,
Deceased.

The administration of the estate of Thomas P. Sabin, deceased, whose date of death was July 14, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 13, 2026.

Personal Representative:
Jonathan G. Belk
1803 Castro Street
San Francisco, CA 94131

Attorney for Personal Representative:
Nikki Sherwood
E-Mail Addresses:
NSherwood@nutter.com
Florida Bar No. 0118368
Nutter McClennen & Fish LLP
155 Seaport Blvd.
Boston, MA 02210
Telephone: 617-439-2128
9145448.1
November 13, 20, 2026 26-01995C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-2956
Division Probate
IN RE: ESTATE OF RONALD ERICKSON A/K/A RONALD M. ERICKSON
Deceased.

The administration of the estate of Ronald Erickson also known as Ronald M. Erickson, deceased, whose date of death was November 21, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E., 102, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 13, 2026.

Personal Representative:
Richard Fleisher
5861 Dogwood Way
Naples, Florida 34114

Attorney for Personal Representative:
Jeffrey R. Grant, Attorney
Florida Bar Number: 63918
von Briesen & Roper, s.c.
3555 Kraft Rd., Ste. 402
Naples, Florida 34105
Telephone: (239) 414-3010
Fax: (239) 414-3301
E-Mail: jeffrey.grant@vonbriesen.com
Secondary E-Mail:
jennifer.stoneburner@vonbriesen.com
November 13, 20, 2026 26-01986C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-CP-2974
IN RE: ESTATE OF KARL A. AMRHEIN,
Deceased.

The administration of the estate of Karl A. AmRhein, deceased, whose date of death was June 20, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E., Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Erich AmRhein,
Personal Representative
7 Franklin Street
Natick, MA 01760

Mellissa D. Stubbs, Esq.
Attorney for Personal Representative
Florida Bar No. 1018975
Wilson and Johnson, P.A.
2425 Tamiami Trail N., Suite 211
Naples, Florida 34103
Telephone: (239) 436-1500
E-mail:
mdstubbs@naplesestatelaw.com
4906-6876-1312, v. 1
November 13, 20, 2026 26-01996C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002741
IN RE: ESTATE OF JAMES SPENCER
Deceased.

The administration of the estate of James Spencer, deceased, whose date of death was August 22, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste 102, Naples, FL 34112. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative:
Joseph S. Spencer
283 White Oak Lane
Leesport, PA 19533

Attorney for Personal Representative:
Carol R. Sellers
Florida Bar Number: 893528
3525 Bonita Beach Rd.,
Suite 103
Bonita Springs, FL 34134
Telephone: (239) 992-2031
Fax: (239) 992-0723
November 13, 20, 2026 26-01998C

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. 11-2026-CC-002143-0001-01
EAGLE'S NEST ON MARCO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,
Plaintiff, vs.
TERENCE J. FINK AND DEBORAH A. FINK,
Defendant(s).

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 10, 2026, at 11:00 a.m., in the Lobby on the Third Floor of the Courthouse Annex, at the Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Collier County, Florida:

Unit/Week No. 31, in Condominium Parcel Number 1001 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
Facsmile (941) 955-0317
Email: service@michaelbelle.com
51107
November 13, 20, 2026 26-01994C

SECOND INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No: 11-2026-CP-002892-0001-01
IN RE: ESTATE OF PHILIP SPINUZZA
Deceased

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

You are hereby notified that an Order of Sunmary Administration has been entered in the estate of PHILIP SPINUZZA, deceased, File Number 11-2026-CP-002892-0001-01, by the Circuit Court for Collier County, Florida Probate Division, the address of which is 3315 East Tamiami Trail, Naples, FL 34112; that the decedent's date of death was September 27, 2026. The estate consists of Homestead property and assets less than five hundred dollars the names and addresses of those to whom it has been assigned by such Order are:

Name Address
Philip Spinuzza
745 Milan Court
Marco Island, FL 34145
Thomas J. Spinuzza
1193 Winterberry Drive
Marco Island, FL 34145
Gerald Spinuzza
421 Henderson Ct.
Marco Island, FL 34145
James Spinuzza
75 Broad Avenue South
Naples, FL 34102

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.

Publication of this notice has begun on November 13, 2026.

Thomas J. Spinuzza
1193 Winterberry Dr.
Marco Island, FL 34145
James Spinuzza
75 Broad Avenue South
Naples, FL 34102

RONALD S. WEBSTER
Fla. Bar No. 570559
800 N. Collier Blvd., #203
Marco Island, FL 34145
(239) 394-8999
November 13, 20, 2026 26-01957C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 11-2026-CP-002227-0001-01
IN RE: THE ESTATE OF JONATHAN GARCIA ARIAS
Deceased.

The administration ofthe estate of JONATHAN GARCIA ARIAS, deceased, whose date of death was May 31, 2026, 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 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 representatives or curators have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211; Florida Statutes.

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

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

The date of first publication of this notice is November 13, 2026

Personal Representatives:
SARA GARCIA ARIAS
1 Mustang Trail
Somerset, New Jersey 08873
MELISSA GARCIA ARIAS
4220 11th Avenue SW
Naples, Florida 34116

Attorney for Personal Representatives:
MICHELLE QUINTANA GOMEZ ESQ
Florida Bar No. 103367
GOMEZ LAW
145 Almeria Avenue.
Coral Gables, Florida 33134
Telephone: (305) 720-2601
Telefax No. (305) 446-2070
E-Mail: mqgomez@gomezlaw.com
Service: service@gomezlaw.com
November 13, 20, 2026 26-01962C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-002822
Division Probate
IN RE: ESTATE OF VIVIAN RUTH FERRELL,
Deceased.

The administration of the estate of Vivian Ruth Ferrell, deceased, whose date of death was September 4, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112-5324. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative:
Doreen Ann Scott

Attorney for Personal Representative:
Donna M. Flammang, Esquire
Florida Bar Number: 0015230
Brennan, Manna & Diamond, PL
9240 Bonita Beach Road, Suite 1101
Bonita Springs, FL 34135
Telephone: (239) 992-6578
E-Mail: dmflammang@bmdpl.com
Secondary E-Mail:
wsaguilera@bmdpl.com
Secondary E-Mail:
acroczko@bmdpl.com
4908-3800-3672, v. 1
November 13, 20, 2026 26-01961C

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Business Observer
LV10184

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 8471 Davis Blvd. Naples, FL 34104 on: 12/1/2026 at 10:45am

James White
Misc. Personal Items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

November 13, 20, 2026 26-01972C

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5304 Useppa Way Naples, FL 34109 December 3rd, 2026 at 11:30am

Mary Alexander-Mohler
Household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

November 13, 20, 2026 26-01966C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 26-CP-2744
IN RE: ESTATE OF JESSE V. FRANGIOSA JR., Deceased.

The administration of the estate of JESSE V. FRANGIOSA JR., deceased, whose date of death was July 6, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, 3315 Tamiami Trail East, Naples, Florida 34112. The names and addresses of the personal representative and attorney are set forth below.

Creditors served with this notice must file claims by the later of three months after first publication or thirty days after service.

Other creditors and persons having claims or demands against the estate must file their claims with this court within three months after first publication.

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.

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, sections 732.216– 732.228, Florida Statutes, applies or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of first publication of this notice is: November 13, 2026.

Personal Representative:
Matthew Frangiosa
112 Shasta Road
Plymouth Meeting, PA 19462

Attorney for Personal Representative:
Timothy J. Cotter, Esq.
599 9th Street North,
Suite 313
Naples, FL 34102
Email: tim@timothycotter.com
November 13, 20, 2026 26-01955C

SECOND INSERTION

NOTICE OF ACTION
Count I
IN THE CIRCUIT COURT, IN AND FOR COLLIER COUNTY, FLORIDA.
CASE NO.: 11-2026-CA-001921
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
MACIEJEWSKI ET.AL.,
Defendant(s).

To: VINCENT JAMES MACIEJEWSKI AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF VINCENT JAMES MACIEJEWSKI

And all parties claiming interest by, though, under or against Defendant(s) VINCENT JAMES MACIEJEWSKI AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF VINCENT JAMES MACIEJEWSKI

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

WEEK/UNIT: 43/602
of Sunset Cove Resort and Suites Condominium, a condominium according to the Declaration thereof recorded in Official Records Book 3698, Page 2185 of the Public Records of Collier County, Florida, and all amendments thereto if any, together with the remainder over in fee simple absolute, as tenant in common with the owners of Timeshare Estates in the herein described Condominium parcel in that percentage interest determined and established by aforesaid Declaration of Condominium

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 3301 East Tamiami Trail, Building L, Naples, Florida 34112, and whose telephone number is (239) 252-8800, within two working days of your receipt of this [describe notice]; if you are hearing or voice impaired, call 711.

Crystal K. Kinzel
CLERK OF THE CIRCUIT COURT
COLLIER COUNTY, FLORIDA

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
November 13, 20, 2026 26-01981C

SECOND INSERTION

NOTICE OF ACTION
Count II
IN THE CIRCUIT COURT, IN AND FOR COLLIER COUNTY, FLORIDA.
CASE NO.: 11-2026-CA-001921
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
MACIEJEWSKI ET.AL.,
Defendant(s).

To: CATHERINE A. VARNI AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CATHERINE A. VARNI

And all parties claiming interest by, though, under or against Defendant(s) CATHERINE A. VARNI AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CATHERINE A. VARNI.

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

WEEK/UNIT: 20/406
of Sunset Cove Resort and Suites Condominium, a condominium according to the Declaration thereof recorded in Official Records Book 3698, Page 2185 of the Public Records of Collier County, Florida, and all amendments thereto if any, together with the remainder over in fee simple absolute, as tenant in common with the owners of Timeshare Estates in the herein described Condominium parcel in that percentage interest determined and established by aforesaid Declaration of Condominium

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 3301 East Tamiami Trail, Building L, Naples, Florida 34112, and whose telephone number is (239) 252-8800, within two working days of your receipt of this [describe notice]; if you are hearing or voice impaired, call 711.

Crystal K. Kinzel
CLERK OF THE CIRCUIT COURT
COLLIER COUNTY, FLORIDA

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
November 13, 20, 2026 26-01982C

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-002786
IN RE: ESTATE OF MARY SHAYLA CHEYENNE BRILL, Deceased.

TO: The Father of Mary Shayla Cheyenne Brill

YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 12/18, 2026, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 10/21/2026

As Clerk of the Court
(SEAL) By: Oilemys Ruiz
As Deputy Clerk

Oct. 30; Nov. 6, 13, 20, 2026 26-01824C

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL CIRCUIT FOR COLLIER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 11-2026-CA-000041-0001-01
ROLANDO GONZALEZ, Plaintiff, v.
CYNTHIA MIRIAM GONZALEZ, DIANA CONSUELO PEREZ, Defendants.

To: DIANA CONSUELO PEREZ, 8290 LAKE DRIVE, UNIT 423 DORAL, FL 33166

The EAST 180 Feet of Tract 63, GOLDEN GATE ESTATES, Unit No. 70, in accordance with and subject to the Plat recorded in Plat Book 5, Page 6, of the Public Records of Collier County, Florida.
Folio No. 40297040008
Property Address: 264 GOLDEN GATE BLVD E, UNIT 70, NAPLES, FL 34120

YOU ARE HEREBY NOTIFIED that an action for a Fraud has been filed against you and you are required to serve a copy of your written defenses, if any to it on Jacqueline A. Salcines, Esq., attorney for Plaintiff, whose address is 706 S. Dixie Highway, Second Floor, Coral Gables, FL 33146 and file the original with the Clerk of the above styled Court on or before 12/29/2026 otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER.

Dated: 11/03/2026

CRYSTAL K. KINZEL
CLERK OF COURTS
(SEAL) Elizabeth Ramirez
DEPUTY CLERK

Jacqueline A. Salcines, Esq.,
attorney for Plaintiff,
706 S. Dixie Highway, Second Floor,
Coral Gables, FL 33146
Nov. 6, 13, 20, 27, 2026 26-01937C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
Case No. 26-CP-002456
IN RE: ESTATE OF MARJORIE L. SCHWARTZ, Deceased.

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

The administration of the Marjorie L. Schwartz, deceased, whose date of death was April 14, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112-5324. The names and addresses of the co-Personal Representatives and the co-Personal Representatives' attorney are set forth below.

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

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

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

Notwithstanding the time period set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

The date of first publication of this notice is November 13, 2026.

Jeffrey R. Schwartz
co-Personal Representative
600 Spinner Trace
Lafayette, IN 47909
Douglas B. Schwartz
co-Personal Representative
PO Box 4004
Lafayette, IN 47903

Caleb W. Pringle, Esquire
Attorney for
co-Personal Representatives
Florida Bar Number: 118863
Caleb W. Pringle, P.A.
2125 First Street, Suite 200
Fort Myers, FL 33901
Phone: (239) 332-4717
Fax: (239) 506-1137
Email:
caleb@strayhornandstrayhornlaw.com
Second Email: kristine@
strayhornandstrayhornlaw.com
November 13, 20, 2026 26-01990C

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 11-2026-CA-002102-0001-01
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD HUCK A/K/A RICHARD JOHN HUCK N/K/A RICHARD JOHN HUCK AND VICTORIA LOVE, et al.,
Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD HUCK A/K/A RICHARD JOHN HUCK N/K/A RICHARD JOHN HUCK
1380 9TH ST SW , NAPLES, FL 34117

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

THE WEST 310 FEET OF TRACT 127, OF GOLDEN GATE ESTATES UNIT NO. 193, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 100, 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, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 10 day of November, 2026.

CRYSTAL K. KINZEL
As Clerk of the Court
(SEAL) By Jane Garrison
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
26-01066
November 13, 20, 2026 26-01984C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-2920
IN RE: ESTATE OF HARRY C. ROSENBERG, Deceased.

The administration of the estate of HARRY C. ROSENBERG, deceased, whose date of death was August 27, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative:
DEBORAH E. ROSENBERG
487 Devils Lane
Naples, Florida 34103

Attorney for Personal Representative:
MARK R. KLYM, Attorney
Florida Bar Number: 0049003
Hahn Loeser & Parks LLP
5811 Pelican Bay Blvd,
Suite 650
Naples, Florida 34108
Telephone: (239) 552-2960
Fax: (239) 254-2947
E-Mail: mklym@hahnlaw.com
Secondary E-Mail:
mgonzalez@hahnlaw.com
Secondary E-Mail:
cpiglia@hahnlaw.com
21945257.1
November 13, 20, 2026 26-01985C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-326
IN RE: ESTATE OF SIMON B. BEEMSTERBOER Deceased.

The administration of the estate of Simon B. Beemsterboer, deceased, whose date of death was January 18, 2026, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 13, 2026.

Personal Representative:
Marie Manny
4041 Gulf Shore Blvd North #101
Naples, Florida 34103

Attorney for Personal Representative:
Ryan J. Beadle, Esq.
Florida Bar Number: 45340
Gulf Coast Counsel
5692 Strand Court,
Suite 1
Naples, FL 34110
Telephone: (239) 593-7900
Fax: (239) 593-7909
E-Mail: ryan@naples.law
Secondary E-Mail:
camden@naples.law
Tertiary E-Mail: service@naples.law
November 13, 20, 2026 26-01958C

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025-CA-002021
COMPUTERSHARE TRUST COMPANY, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFA 2024-NQM3 TRUST,
Plaintiff, v.
DENNIS MARK KRUEGER, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Mortgage Foreclosure dated September 22, 2026, issued in and for Collier County, Florida, in Case No. 2025-CA-002021, wherein COMPUTERSHARE TRUST COMPANY, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFA 2024-NQM3 TRUST is the Plaintiff, and DENNIS MARK KRUEGER, DENNIS KRUEGER, LAURA E. KRUEGER, EAGLE CREEK COMMUNITY ASSOCIATION, INC., EAGLE CREEK ESTATES HOMES NO. 1 NEIGHBORHOOD ASSOCIATION, INC. and EAGLE CREEK GOLF AND COUNTRY CLUB, INC. are the Defendants.

The Clerk of the Court, CRYSTAL KINZEL, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 07, 2027, at in-person sale beginning at 11:00 AM, in the multipurpose room on the 1st floor of the Courthouse Annex in the Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112 the following-described real property as set forth in said Consent Final Judgment of Mortgage Foreclosure, to wit:

SITES 658, 659 AND 660, EAGLE CREEK ESTATES AT EAGLE CREEK COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 32, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

Property Address: 556 Eagle Creek Drive, Naples, FL 34113

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

If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 3315 East Tamiami Trail, Suite 501, Naples, Florida 34112, (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.

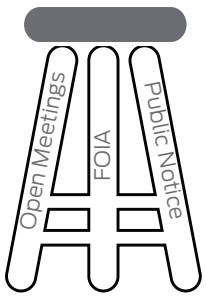
Dated This 10th day of November, 2026.

Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
25-000434-1
November 13, 20, 2026 26-01993C

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

Accessibility

Independence

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

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- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
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- Mortgage Foreclosures
- Name Changes
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