

COLLIER COUNTY LEGAL NOTICES

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

FIRST INSERTION

NOTICE OF SALE

BEST LIEN SERVICES:7290 SW 41 ST MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLE LISTED BELOW AT THE FOLLOWING LOCATION TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES.

2015 CHEV 2D
2 G 1 F F 1 E 3 5 F 9 2 5 8 3 9 3
APR 3,2025 COASTAL COLLISION : 3776 ARNOLD AVE NAPLES, FL 34104 P#:239-231-3095 TOTAL: \$2,603.50

THE LIEN CLAIMED BY THE LIENOR IS SUBJECT TO ENFORCEMENT PURSUANT TO SECTION 713.585, F.S. AND THE VEHICLE MAY BE SOLD TO SATISFY THE LIEN.

THE LIEN IS CLAIMED FOR LABOR, SERVICES PERFORMED, AND STORAGE CHARGES, IF ANY, AND THE AMOUNT DUE IN CASH ON THE DAY OF SALE, IF PAID TO THE LIENOR, WOULD REDEEM THE MOTOR VEHICLE.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE THE OWNER OR ANY PERSON CLAIMING AN INTEREST OR A LIEN ON THE VEHICLE MAY FILE A DEMAND FOR HEARING WITH THE CLERK OF THE CIRCUIT COURT IN THE COUNTY WHERE THE VEHICLE IS HELD TO DETERMINE WHETHER THE VEHICLE HAS BEEN WRONGFULLY TAKEN OR WITHHELD FROM HIM OR HER.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE A CUSTOMER OR A PERSON OF RECORD CLAIMING A LIEN ON THE VEHICLE MAY POST A CASH OR SURETY BOND IN THE AMOUNT STATED ON THE INVOICE WITH THE CLERK OF THE CIRCUIT COURT WHERE THE DISPUTED TRANSACTION OCCURRED.

ANY PERSON(S) CLAIMING ANY INTEREST IN THE ABOVE VEHICLES SHOULD CONTACT BEST LIEN SERVICES (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE.

March 21, 2025 25-00422C

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 StarDive Softworks located at 8630 Erice Court in the City of Naples, Collier County, FL 34114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of March, 2025.
Christopher J. Carmo
March 21, 2025 25-00414C

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Michelle Ortiz will engage in business under the fictitious name TOTAL SHINE CLEANING SERVICE, with a physical address 490 LEAWOOD CIR NAPLES, FL 34104, with a mailing address 490 LEAWOOD CIR NAPLES, FL 34104, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
March 21, 2025 25-00425C

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that AUDRA LYNNE HANNERS, owner, desiring to engage in business under the fictitious name of AMERICAN PATRIOT MEDICAL located at 2054 MINNEOLA ST, NAPLES, FLORIDA 34120 intends to register the said name in COLLIER county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 21, 2025 25-00404C

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Cubesmart, L.P., 5 Old Lancaster Rd, Malvern, FL 19355, desiring to engage in business under the fictitious name of CubeSmart 966, with its principal place of business in the State of Florida in the County of Collier, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
March 21, 2025 25-00403C

FIRST INSERTION

NOTICE OF SALE

BEST LIEN SERVICES:7290 SW 41 ST MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES.

2015 GMC TK
1GT120E84FF566228 APR .17,2025 ROLAND AUTO SERVICES & TOWING : 1801 COMMERCIAL DR NAPLES, FL 34112 P#:239-253-0878 TOTAL: \$10,718.42

2022 HOND 4D 2HGFE-2F58NH577650 APR .17,2025 PINTO'S AUTO REPAIR LLC : 3671 33RD AVE NE NAPLES, FL 34120 P#:239-234-3857 TOTAL: \$5,427.14

THE LIEN CLAIMED BY THE LIENOR IS SUBJECT TO ENFORCEMENT PURSUANT TO SECTION 713.585, F.S. AND THE VEHICLE MAY BE SOLD TO SATISFY THE LIEN.

THE LIEN IS CLAIMED FOR LABOR, SERVICES PERFORMED, AND STORAGE CHARGES, IF ANY, AND THE AMOUNT DUE IN CASH ON THE DAY OF SALE, IF PAID TO THE LIENOR, WOULD REDEEM THE MOTOR VEHICLE.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE THE OWNER OR ANY PERSON CLAIMING AN INTEREST OR A LIEN ON THE VEHICLE MAY FILE A DEMAND FOR HEARING WITH THE CLERK OF THE CIRCUIT COURT IN THE COUNTY WHERE THE VEHICLE IS HELD TO DETERMINE WHETHER THE VEHICLE HAS BEEN WRONGFULLY TAKEN OR WITHHELD FROM HIM OR HER.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE A CUSTOMER OR A PERSON OF RECORD CLAIMING A LIEN ON THE VEHICLE MAY POST A CASH OR SURETY BOND IN THE AMOUNT STATED ON THE INVOICE WITH THE CLERK OF THE CIRCUIT COURT WHERE THE DISPUTED TRANSACTION OCCURRED.

ANY PERSON(S) CLAIMING ANY INTEREST IN THE ABOVE VEHICLES SHOULD CONTACT BEST LIEN SERVICES (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE.

March 21, 2025 25-00423C

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION
FILE NO.: 25-CP-614
IN RE: ESTATE OF
JOANNE K. BARON ANTONIDES
Deceased.

The administration of the estate of Joanne K. Baron Antonides, deceased, File Number 2025-CP-614, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
The date of first publication of this Notice is March 21, 2025.

Peggy Altman Personal Representative

/s/ Jeffrey Perlow
Jeffrey S. Perlow, Esq.
Attorney for Personal Representative
Florida Bar No.: 354759
5425 Park Central Court
Naples, Florida 34109
(239) 514-2910
jeffperlow@hotmail.com
March 21, 28, 2025 25-00405C

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION
CASE NO.: 25-CP-634
IN RE: THE ESTATE OF
DALE EDWARD CHLUMSKY,
Deceased.

The administration of the estate of DALE EDWARD CHLUMSKY, deceased, whose date of death was December 7, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is PO Box 413044-3044, Naples, FL 34101. 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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-0075
Division Probate
IN RE: ESTATE OF
BRUCE WILLIAM CRONNELLY
Deceased.

The administration of the estate of Bruce William Cronnelly, deceased, whose date of death was December 27, 2023, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, Florida 34112-5324. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 March 21, 2025.

Personal Representative:

/s/ Susan Cronnelly
Susan Cronnelly
859 Tanbark Drive #102
Naples, Florida 34108

Attorney for Personal Representative:

/s/ William Skrivan
William Skrivan
E-mail Addresses:
william@sgnapsleslaw.com
Florida Bar No. 1059270
Skrivan & Gibbs, PLLC
1110 Pine Ridge Rd. Ste. 300
Naples, Florida 34108
Telephone: 239-597-4500
March 21, 28, 2025 25-00406C

FIRST INSERTION

NOTICE TO CREDITORS

CIRCUIT COURT - 20TH JUDICIAL CIRCUIT - COLLIER COUNTY, FLORIDA

PROBATE DIVISION
File No. 25-CP-0711
IN RE: ESTATE OF
MYRA W. MORRISON,
Deceased.

The administration of the estate of Myra W. Morrison, deceased, whose date of death was February 20, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 March 21, 2025.

Personal Representative:

Signed by: Myra Hollie Morrison
Nielsen
Myra Hollie Morrison Nielsen
100 Glenview Place, Unit 904
Naples, FL 34108

Attorney for Personal Representative:
DocuSigned by: William M. Burke
William M. Burke
E-mail: wburke@cyklawfirm.com
Florida Bar Number: 0967394
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail, Suite 300
Naples, FL 34103
Telephone: (239) 435-3535
Fax: (239) 435-1218
March 21, 28, 2025 25-00412C

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT COLLIER COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 2024-3284-CP
IN RE: Estate of
WILNER JORAM,
Deceased.

The administration of the estate of WILNER JORAM, deceased, whose date of death was October 9, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 East 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, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL 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 March 21, 2025.

Personal Representative:

BALLAION ICILMA CADET
JORAM
3884 16th Ave SE,
Naples, Florida 34117

Attorney for Personal Representative:
Deborah A. Stewart, Esq.
DStewart@dslaw.org
Florida Bar No. 0015301
400 Fifth Avenue South Suite 200
Naples, Florida 34102
(239) 262-7090
March 21, 28, 2025 25-00411C

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-0738
Division Probate
IN RE: ESTATE OF
WILLIAM BLANCO
Deceased.

The administration of the estate of William Blanco, deceased, whose date of death was January 27, 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 34112-5324. 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.

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.

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 March 21, 2025.

Personal Representative:

Guillermo Blanco Soto

952 Goodlette Rd. N. #262A

Naples, FL 34102

Attorney for Personal Representative:

Joshua A. Grant, Attorney

Florida Bar Number: 1002763

Grant Cottrell, PLLC

5147 Castello Drive

Naples, FL 34103

Telephone: (239) 649-4848

Fax: (239) 643-9810

E-Mail: josh@grantcottrell.com

Secondary E-Mail:

jennifer@grantcottrell.com

March 21, 28, 2025

25-00430C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No.
11-2025-CP-000520-0001-01
IN RE: ESTATE OF
ROBERT JOHN FLOWER
Deceased.

The administration of the Florida Ancillary Estate of Robert John Flower, deceased, whose date of death was June 9, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102 Naples, FL 34112. The 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.

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 March 21, 2025.

Personal Representative:

/s/ Angela Flower

Angela Flower

127 Warwick Rd

Bronxville, New York 10708

Attorney for Personal Representative:

/s/ Charles Francis

Charles Francis, Attorney

Florida Bar Number: 0601100

Post Office Box 51246

Jacksonville Beach, FL 32240

Telephone: (904) 2427979

Fax: (904) 2427977

E-Mail: cfrancis@francislaw.com

Secondary E-Mail:

legalsst@cfrancislaw.com

March 21, 28, 2025

25-00408C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000573
IN RE: ESTATE OF
FRANK L. DYNDA
Deceased.

The administration of the estate of Frank L. Dynnda, deceased, whose date of death was September 17, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is P.O. Box 413044, Naples, Florida 34101-3044. 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.

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 March 21, 2025.

Personal Representative:

SUSAN GARCIA

1059 Albany Ct

Naples, FL 34105

Attorney for Personal Representative:

EDWARD E. WOLLMAN

Florida Bar No. 0618640

Email: ewollman@wga-law.com

Alternate Email:

pleadings@wga-law.com

PATRICK COURVILLE

Florida Bar No. 0115708

Email: pcourville@wga-law.com

Alternate Email:

pleadings@wga-law.com

Attorneys for Personal Representative

WOLLMAN, GEHRKE &

ASSOCIATES, PA

2235 Venetian Court, Suite 5

Naples, FL 34109

Telephone: 239-435-1533

Facsimile: 239-435-1433

March 21, 28, 2025

25-00418C

FIRST INSERTION

NOTICE OF ACTION OF
PETITIONER'S PETITION FOR
DISSOLUTION OF MARRIAGE
AND OTHER RELIEF
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA

FAMILY DIVISION
CASE NO.: 24-DR-2473
IN RE: THE MARRIAGE OF:
DEJAN PETROVIC

Petitioner, and

DOMINIQUE CATHERINE PEPE

Respondent.

TO: DOMINIQUE CATHERINE

PEPE

25 Autumn Ridge Road #1

Brandford, CT 06405

Physical Description: Age: 35; Race:

Caucasian; Hair Color: Blonde; Height:

5'2"; Date of Birth: March 26, 1989

YOU ARE NOTIFIED THAT an ac-

tion for Petitioner's Petition For Dis-

solution of Marriage And Other Relief

has been filed against you and that

you are required to serve a copy of

your written defenses, if any, to it on

the DEJAN PETROVIC, to Brenda

M. Miranda, Esquire, c/o Family First

Legal Group, 2950 Immokalee Road,

Suite 2, Naples, Florida 34110 on or

before May 5, 2025 and file the origi-

nal with the Clerk of this Court at

3315 Tamiami Trail East, Suite 102, Naples, Florida 34112, before service on Petitioner, DEJAN PETROVIC or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

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

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

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

Dated: March 18, 2025

CLERK OF THE CIRCUIT COURT

(SEAL) By: Jane Garrison

11-2024-DR-002473-FM01-01

3/18/2025

Deputy Clerk

Mar. 21, 28, Apr. 4, 11, 2025

25-00433C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000706
Division Probate
IN RE: ESTATE OF
DUANE W. BECKHORN,
Deceased.

The administration of the estate of Duane W. Beckhorn, deceased, whose date of death was January 22, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 215, 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.

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 March 21, 2025.

Personal Representatives:

Kirk D. Beckhorn

c/o Dunwoody White & Landon, P.A.

4001 Tamiami Trail North, Suite 200

Naples, FL 34103

Jay A. Beckhorn

c/o Dunwoody White & Landon, P.A.

4001 Tamiami Trail North, Suite 200

Naples, FL 34103

Attorney for Personal Representatives:

DUNWODY WHITE & LANDON, P.A.

Alfred J. Stashis, Jr., Esq.

Florida Bar Number: 14772

Jonathan T. Baker

Florida Bar Number: 97793

4001 Tamiami Trail North, Suite 200

Naples, FL 34103

Telephone: (239) 263-5885

Fax: (239) 262-1442

March 21, 28, 2025

25-00435C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000704
Division Probate
IN RE: ESTATE OF
RICHARD E. MANDEL,
Deceased.

The administration of the estate of Richard E. Mandel, deceased, whose date of death was January 4, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

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 March 21, 2025.

Personal Representative:

Deanna L. Mandel

c/o Dunwoody White & Landon,

P.A.

4001 Tamiami Trail North,

Suite 200

Naples, FL 34103

Attorneys for Personal Representative:

DUNWODY WHITE & LANDON, P.A.

Alfred J. Stashis, Jr., Esq.

Florida Bar Number: 14772

Jonathan T. Baker, Esq.

Florida Bar Number: 97793

4001 Tamiami Trail North, Suite 200

Naples, FL 34103

Telephone: (239) 263-5885

Fax: (239) 262-1442

March 21, 28, 2025

25-00417C

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE; regarding timeshare interest(s) owned by the Obligor(s) (see **Schedule "1"** attached hereto for Obligors and their notice address) at **Charter Club of Naples Bay, a Condominium**, located in **Collier County, Florida**, and more specifically described as follows: Unit Week(s) (**See Exhibit "A-1"**), in Condominium Parcel (**See Exhibit "A-1"**), in THE CHARTER CLUB OF NAPLES BAY, a Condominium according to the Declarations of Condominium thereof recorded in Official Records Book 857, Page 324; Official Records Book 950, Pages 1562; and Official Records Book 1670, Page 736, Public Records of Collier County, Florida, and all amendments to such instrument. Pursuant to the Declaration(s) / Plan(s) referenced above, **The Charter Club of Naples Bay Owners Association, Inc., a Florida non-profit corporation** (the "Association"), did cause a Claim of Lien to be recorded in public records of said county. Obligor is liable for payment in full of amounts as shown in the lien plus costs; and is presently in default of obligation to pay. Trustee is conducting a non-judicial foreclosure pursuant to Florida Statute 721.855. The Obligor must pay all sums no later than 30 days from the first date of publication by contacting Trustee or the Trustee will proceed with the sale of the timeshare interest at such date, time and location as Trustee will include in the Notice of Sale. The Trustee is: **First American Title Insurance Company, a Nebraska corporation**, duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. **Batch No.: Foreclosure HOA 147917-CCN16-HOA, NOD. Schedule "1":** Obligors, Notice Address; Richard L. Frank and Esther R. Frank, 13640 N 21st Ave Phoenix, Az 85029-1611 United States; Hoppy Dale Vick and Aloma Ann Vick, 217 Lincoln Blvd North Pekin, IL 61554-1103 United States; Michael E. Doherty and Susan F. Doherty, 3710 Fair Dawn Dr Colorado Spgs, Co 80920-4504 United States; Sherril D. Lindsey and Jori L. Bailey and Rhonda Y. Whaley, 8923 S Carpenter St Chicago, IL 60620-3456 United States; Arthur N. Taylor and Joyce M. Taylor, 340 Logston Ln Berea, Ky 40403-2140 United States; Annie M. Wells, Trustee Of The Annie M. Wells Living Trust, 4670 Bellewood Dr Rm 246 Huntsville, Al 35802 United States; Brian Supples, 16212 Mead St Clermont, Fl 34714-5004 United States. **Exhibit "A-1":** Contract No., Unit Week No., Condominium Parcel No.; 16732251, 33, B052 (inventory 3A-33-B); 16732725, 51, 3B; 16739497, 24, 3C; 16739712, 15, 5C; 16740134, 30, 7B; 16742865, 40, 10B; 17070328, 41, 3A.

March 21, 28, 2025

25-00402C

FIRST INSERTION

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 11-2025-CP-00643-0001-01
Division: PROBATE
IN RE: ESTATE OF
ANNE E. O'GRADY CURTIN
Deceased.

The administration of the estate of Anne E. O'Grady Curtin, deceased, whose date of death was January 10, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail, East, Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative 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.

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 March 21, 2025.

Personal Representative:

Susan M. Gouldin
25 Oak Place
Bernardsville, New Jersey 07924
Attorney for Personal Representative:
A. Stephen Kotler, Attorney
Florida Bar Number: 629103
KOTLER LAW FIRM P.L.
999 Vanderbilt Beach Road, Suite 200
Naples, Florida 34108
Telephone: (239) 325-2333
Fax: (239) 325-1853
E-Mail: skotler@kotlerpl.com
Secondary E-Mail:
paralegal@kotlerpl.com
March 21, 28, 2025 25-00431C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 112025CP000120000101
Division Probate
IN RE: ESTATE OF
BRUCE ANDREW LARSON
Deceased.

The administration of the estate of Bruce Andrew Larson, deceased, whose date of death was May 14, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

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 March 21, 2025.

Personal Representative:

Stanley Larson
968 201st St
Balaton, Minnesota 56115
Attorney for Personal Representative:
Matthew Goodwin
Florida Bar Number: 112513
Alexandra Kane
Florida Bar Number: 1039243
Attorney
Goodwin Law, P.A.
9955 Tamiami Trail North, STE 4
Naples, Florida 34108
Telephone: (239) 207-3403
E-Mail: alexandra@flestatelaw.com
March 21, 28, 2025 25-00428C

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 11-2024-CP-002735
IN RE: ESTATE OF
HAROLD A. STRUTHERS
Deceased.

The administration of the estate of Harold A. Struthers, deceased, whose date of death was October 8, 2023, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. 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.

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 March 21, 2025.

Flora A. Struthers,

Personal Representative
7372 Longview Court
Naples, Florida 34109
William M. Pearson
Attorney for Personal Representative
Florida Bar Number: 521949
Gunster Yoakley & Stewart, PA
5551 Ridgewood Drive, Suite 501
Naples, Florida 34108
Telephone: (239) 514-1000
Fax: (239) 514-0377
E-Mail: wpearson@gunster.com
Secondary E-Mail:
eservice@gunster.com
ACTIVE:24348947.1
March 21, 28, 2025 25-00429C



Q What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

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 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 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 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

lv20906_v11

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

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.

11-2023-CA-000227-0001-XX NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF STEVEN MELVIN THOMAS A/K/A STEVEN M. THOMAS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS., et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Amended Consent Final Judgment of Foreclosure entered February 11, 2025, nunc pro tunc to January 17, 2025 in Civil Case No. 11-2023-CA-000227-0001-XX of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Collier County, Naples, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Any and all unknown parties claiming by, through, under, and against the estate of Steven Melvin Thomas a/k/a Steven M. Thomas, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants., 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 Multipur-

pose Room in Customer Service, Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112 in accordance with Chapter 45, Florida Statutes on the 17th day of April, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4, of Section 30, Township 49 South, Range 27 East, Collier County, Florida.

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

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.

By: /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
22-01850FL
March 21, 28, 2025 25-00426C

FIRST INSERTION

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

Case No. 2024- CA- 2382 WINDING CYPRESS HOMEOWNERS ASSOCIATION, INC, Plaintiff, v. VICTORIA DIGIAMMARINO, UNKNOWN SPOUSE OF VICTORIA DI GIAMMARINO, UNKNOWN TENANT #1, AND UNKNOWN TENANT #2, Defendants.

TO: VICTORIA DIGIAMMARINO
Last Known Address: 6906 Winding Cypress Drive, Naples, FL 34114
YOU ARE NOTIFIED that an action has been filed against you for foreclosure of Plaintiff's lien for such unpaid amounts due to the above-named Plaintiff for the following premises located in Collier County, Florida:

Lot 431, WINDING CYPRESS PHASE 3, according to the plat thereof, as recorded in Plat Book 65, Page(s) 23 through 31, of Public Records of Collier County,

Florida.
Property Address: 6906 Winding Cypress Drive, Naples, FL 34114.

You are required to serve a copy of your written defenses, if any, to this action on the Plaintiff's attorney, Kristie Mace, Esq., Goede, DeBoest & Cross, PLLC, 2030 McGregor Blvd., Fort Myers, Florida 33901, within thirty (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

Dated on this 13 day of March, 2025.
Crystal K Kinzel
Clerk of the Circuit Court of Collier County
(SEAL) By Jane Garrison
11-2024-CA-002382-0001-01
3/13/2025
As Deputy Clerk
Plaintiff's attorney, Kristie Mace, Esq.,
Goede, DeBoest & Cross, PLLC,
2030 McGregor Blvd.,
Fort Myers, Florida 33901
March 21, 28, 2025 25-00409C

FIRST INSERTION

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

PROBATE DIVISION CASE NO:

11-2022-GA-000039-0001-XX IN RE: GUARDIANSHIP OF Thomas Halloran

Notice is hereby given that in the Guardianship of Thomas Halloran, Deceased, the Clerk of the Circuit Court holds unclaimed funds that have not been distributed by the Guardian, Patrick C Weber, in the amount of \$2,314.27 minus any clerk's fees. Any heirs or interested parties must contact Crystal K. Kinzel, Clerk of the Circuit Court, Probate Department at the Col-

lier County Courthouse, 3315 Tamiami Trail E, Suite 102, Naples, FL 34112, Phone (239) 252-2728.

After the expiration of six months from the date of the first publication of this notice, the undersigned Clerk shall deposit the afore-mentioned funds with the Chief Financial Officer of the State of Florida, after deduction of the fees and the costs of this publication, pursuant to Florida Statutes 744.534.

Dated this 03/14/2025.
Crystal K. Kinzel
Clerk of the Circuit Court
(Seal) /s/ Krista Risch
11-2022-GA-000039-0001-XX
3/14/2025
By: Krista Risch, Deputy Clerk
March 21, 28, 2025 25-00416C

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA CASE NO.:

11-2024-CA-002611-0001-01 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2007-OPT1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OPT1, Plaintiff, vs. FRED F. HARBEK A/K/A FREDERICK F. HARBEK A/K/A FRED HARBEK; TANIA ITURRALDE A/K/A T. F. ITURRALDE; PREMIUM ROOFING, LLC, Defendant(s).

TO: Fred F. Harbec a/k/a Frederick F. Harbec a/k/a Fred Harbec Residence Unknown
Tania Iturralde a/k/a T. F. Iturralde Residence Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Collier County, Florida:

LOT 21, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION

FIRST INSERTION

16, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, THENCE EASTERLY ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SAID SECTION 420 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID LINE 234.35 FEET, THENCE SOUTHERLY ALONG THE CENTER LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, 208.81 FEET, THENCE WESTERLY AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 234.36 FEET, THENCE NORTHERLY AND PARALLEL WITH THE CENTER LINE OF SAID SECTION 208.64 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 30 FEET FOR RIGHT-OF-WAY AND LESS THE EAST 30 FEET FOR RIGHT-OF-WAY. ALL IN SECTION 16, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

Street Address: 6216 Hansen Road, Naples, Florida 34112
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's

attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, on or before 30 days from 1st date of publication, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 03-04, 2025.
Crystal K. Kinzel
Clerk of said Court
(SEAL) By: Esmeralda Santiago
3/4/2025
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:24-400457
March 21, 28, 2025 25-00419C

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of IDB plumbing located at 5322 Myrtle Ln, in the County of Collier, in the City of Naples, Florida 34113 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Naples, Florida, this 13th day of March, 2025.
ISLAND DESIGN BUILD AND REMODELING, INCORPORATED
March 21, 2025 25-00413C

FIRST INSERTION

Fictitious Name Notice
Notice is hereby given that 24HR DOOR REPAIR & THE GLASS-DUDES LLC, OWNER, desiring to engage in business under the fictitious name of 24HR IMPACT WINDOWS & DOORS located at 4100 CORPORATE SQUARE, STE 110, NAPLES, FLORIDA 34104 intends to register the said name in COLLIER county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 21, 2025 25-00424C

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

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 4/3/2025 at 10:15am.

Mark Stillwagon-
Fire Pit, Barbeque Grill, Mattress
Jessica Levi-
Lamps, Mattress, Boxes, Furniture etc.
The auction will be listed and advertised on www.storage-treasures.com. Purchase must be made with cash only and paid at the above referenced facility in order to complete the transaction. Life Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
March 14, 21, 2025 25-00376C

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 8471 Davis Blvd. Naples, FL34104 on: 4/3/2025 at 10:45am.

Tenant Name: Sandra Streeter
General Description of Property:
Misc. Personal Items
Tenant Name: Shari Goodin
General Description of Property:
Misc. Personal Items
Tenant Name: Jane Washburn
General Description of Property:
Misc. Personal Items

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
March 14, 21, 2025 25-00382C

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 571 Airport Pulling Rd N Naples, FL 34104 Auction Date: 04/03/2025 Time: 10:15 AM

Carolann Hallberg
Household goods
Marcus Green
Household goods
Benjamin Santos
Flooring equipment
James Barrs
Household goods
Kyle Gorman
Household goods
Odgie Frederica
Household goods
Wilder Charles
Household goods
Yubisle Perez
Household goods
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
March 14, 21, 2025 25-00375C

SUBSEQUENT INSERTIONS

--- ACTIONS ---

THIRD INSERTION

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

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

Case No.: 24-DR-2603
THE MARRIAGE OF: CORLINE STERLING, Petitioner, and LOUBEN PIERRE, Respondent,
TO: LOUBEN PIERRE, 2764 Fountainview cir apt #106 Naples, FL 34109

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you

are required to serve a copy of your written defenses, if any, to it on Corline Sterling, whose address is 2764 Fountainview cir apt # 106 Naples FL 34109 on or before 03/27/2025 and file the original with the clerk of this Court at 3315 Tamiami Trail East, Naples FL 34112 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation

of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated: 02/27/2025
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/Monica Garcia
11-2024-DR-002603-FM01-01
2/27/2025
Deputy Clerk
March 7, 14, 21, 28, 2025 25-00350C



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-205
Division Probate
IN RE: ESTATE OF
PHILIP D. FARHAT
Deceased.

The administration of the estate of Philip D. Farhat, deceased, whose date of death was October 12, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 March 14, 2025.

Personal Representative:

Anthony Richard Carter Farhat

836 SE 47th Street
Cape Coral FL 33904

Attorney for Personal Representative:
Kent A. Skrivan, Esq.

E-mail Addresses:

kent@sgnapleslaw.com,

kerry@sgnapleslaw.com

Florida Bar No. 0893552

Skrivan & Gibbs, PLLC

1110 Pine Ridge Road, Ste. 300

Naples, Florida 34108

Telephone: (239) 597-4500

March 14, 21, 2025

25-00397C

SECOND INSERTION

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

File No. 2025-CP-000650

Division: PROBATE

IN RE: ESTATE OF

ANDREW W. DAHL,

Deceased.

The administration of the estate of ANDREW W. DAHL (the "Decedent"), whose date of death was November 30, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

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 March 14, 2025.

Personal Representative:

JANICE W. DAHL

257 Monterey Drive
Naples, Florida 34119

Attorney for Personal Representative:
KIMBERLEY A. DILLON, ESQ.

Florida Bar Number: 14160

Quarles & Brady LLP

1395 Panther Lane, Suite 300

Naples, Florida 34109

Telephone: (239) 464-4965

Fax: (239) 659-5004

E-Mail: kimberley.dillon@quarles.com

Secondary E-Mail:

debra.seymour@quarles.com

March 14, 21, 2025

25-00381C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-900
Division Probate
IN RE: ESTATE OF
GEORGE F. HICKOX,
Deceased.

The administration of the estate of George F. Hickox, deceased, whose date of death was September 18, 2023, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 401 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 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 March 14, 2025.

Personal Representative:

s/Cynthia Hickox

Cynthia Hickox

909 Spanish Moss Trail

Naples, FL 34108

Attorney for Personal Representative:

s/Christopher G. Price

Christophe G. Price

E-Mail Addresses:

cmprice@sarrettprice.com

mfisher@sarrettprice.com

Florida Bar No. 0014622

Sarrett Price PA

999 Vanderbilt Beach Road,

Suite 200

Naples, FL 34108

Telephone: 239-325-3350

March 14, 21, 2025

25-00389C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0652
Division Probate
IN RE: ESTATE OF
MICHAEL P. RHODES
Deceased.

The administration of the estate of Michael P. Rhodes, deceased, whose date of death was February 15, 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 34112-5324. 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.

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 writ-

ten demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

NOTWITHSTANDING THE TIME 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 March 14, 2025.

Personal Representative:

/s/Denise Denard

Denise Denard

2271 Harbor Rd

Naples, Florida 34104

Attorney for Personal Representative:
/s/ Jeffrey R. Grant

Jeffrey R. Grant, Attorney

Florida Bar Number: 63918

Grant Cottrell, PLLC

5147 Castello Drive

Naples, FL 34103

Telephone: (239) 649-4848

Fax: (239) 643-9810

E-Mail: jeff@grantcottrell.com

Secondary E-Mail:

jennifer@grantcottrell.com

March 14, 21, 2025

25-00380C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
COLLIER COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-685
Division Probate
IN RE: ESTATE OF
PAUL J. HARVEY
Deceased.

The administration of the estate of PAUL J. HARVEY, deceased, whose date of death was February 6, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative 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.

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 March 14, 2025.

Personal Representative:

Signed by: SUSAN LEAMAN

12035 Datura Place

Naples, Florida 34120

Attorney for Personal Representative:

/s/ Brandon R. Bytnar

Brandon R. Bytnar, Esq., Attorney

Florida Bar Number: 66365

The Law Office of Brandon R.

Bytnar, P.L.

9120 Galleria Court, Suite B

Naples, Florida 34109

Telephone: (239) 592-9211

Fax: (239) 963-1479

E-Mail: brandon@bytnarlaw.com

March 14, 21, 2025

25-00394C

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR COLLIER COUNTY,
FLORIDA
Case No.:

11-2024-CA-002480-0001-01

TRUIST BANK,

Plaintiff, vs.

**THE UNKNOWN SPOUSE,
HEIRS, DEVISEES, GRANTEEES,
CREDITORS, OR OTHER PARTIES
CLAIMING BY, THROUGH,
UNDER OR AGAINST JOHN A.
RYBA, WHO IS KNOWN TO BE
DEAD, et al.,
Defendants.**

To: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOHN A. RYBA, WHO IS KNOWN TO BE DEAD

1932 CRESTVIEW WAY, NAPLES, FL 34119

UNKNOWN TRUSTEE OR SUCCESSOR TRUSTEE(S) OF THE JOHN A. RYBA REVOCABLE TRUST, DATED MAY 20, 2020

1932 CRESTVIEW WAY, NAPLES, FL 34119

UNKNOWN TENANT #1

1932 CRESTVIEW WAY, NAPLES, FL 34119

UNKNOWN TENANT #2

1932 CRESTVIEW WAY, NAPLES, FL 34119

YOU ARE NOTIFIED that an action to enforce a lien on and to foreclose on a mortgage on the following property in

Collier County, Florida:
Lot 54, Block A, Heritage Greens, according to the map or plat thereof as recorded in Plat Book 28, Page 78, 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 ARTHUR S. BARKSDALE, IV, Plaintiff's attorney, whose address is ALVAREZ, THOMPSON & SMOAK, P.A., P.O. Box 3511, Orlando, FL 32802, Email STB@atslawyers.com, 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 the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

his is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: 03-04-2025

CRYSTAL K. KINZEL

CLERK OF THE COURT

(SEAL) By: Esmerelda Santiago

11-2024-CA-002480-0001-01

3/4/2025

As Deputy Clerk

ARTHUR S. BARKSDALE, IV,

Plaintiff's attorney,

ALVAREZ, THOMPSON &

SMOAK, P.A.,

P.O. Box 3511,

Orlando, FL 32802,

Email STB@atslawyers.com

March 14, 21, 2025

25-00374C

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR COLLIER COUNTY,
FLORIDA - A CIVIL ACTION
Case Number: 2024-CC-1130
LAKEWOOD VILLAS IV
HOMEOWNERS ASSOCIATION,
INC., a Florida corporation
not-for-profit,
Plaintiff, vs.

**KELLI DEFEDERICIS;
UNKNOWN SPOUSE OF KELLI
DEFEDERICIS, if married;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendants.**

TO: KELLI DEFEDERICIS; UNKNOWN SPOUSE OF KELLI DEFEDERICIS, if married; UNKNOWN TENANT #1; UNKNOWN TENANT #2, and all parties having or claiming to have any right, title or interest in the property herein described:

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

Lot 2, Block E, Lakewood Unit No. 2, according to the plat thereof as recorded in Plat Book 12, Page 22, Public Records of Collier County, Florida, being more particularly described as follows: Commencing at the Northeast corner of undivided Block "E", of Lakewood Unit 2, according to the plat thereof, as recorded in Plat Book 12, Page 22, Public Records of Collier County, Florida; thence along the East line of said Block "E", South 1 degree 32' 28" East 55.33 feet; thence South 88 degrees 27' 32" West, 25.00 feet for the Place of Beginning of Villa Lot 2 herein

described; thence South 1 degree 32' 28" East 16.33 feet; thence South 88 degrees 27' 32" West 23.33 feet; thence South 1 degree 32' 28" East 22.00 feet; thence South 88 degrees 27' 32" West 39.58 feet; thence North 1 degree 32' 28" West 38.33 feet; thence North 88 degrees 27' 32" East 62.91 feet to the Place of Beginning; being a part of undivided Block "E", of Lakewood Unit No. 2 (Plat Book 12, Page 22), Collier County, Florida.

has been filed against you and all parties having or claiming to have any right, title or interest in the property, and you are required to serve a copy of your written defenses, if any, to it on J. Todd Murrell, Esq., the plaintiff's attorney, whose address is The Murrell Law Firm, P.A., 5415 Jaeger Road, Suite B, Naples, Florida 34109, within 30 days after the first publication of this notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED this 06 day of February, 2025.

CRYSTAL K. KINZEL

CLERK OF THE CIRCUIT COURT

(SEAL) By: Rozio Moran

11-2024-CC-001130-0001-01

2/6/2025

As Deputy Clerk

J. Todd Murrell, Esq.

Plaintiff's attorney,

The Murrell Law Firm, P.A.,

5415 Jaeger Road, Suite B,

Naples, Florida 34109

March 14, 21, 2025

25-00385C

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR COLLIER COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000443

--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

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

CASE NO.: 11-2020-CA-000912 CITIBANK, N.A., AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF WAMU ASSET-BACKED CERTIFICATES WAMU SERIES 2007-HE2 TRUST,

Plaintiff, vs. PABLO FLORES, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated February 23, 2025, and entered in Case No. 11-2020-CA-000912 of the Circuit Court of the Twentieth Judicial Circuit in and for Collier County, Florida in which Citibank, N.A., as Trustee, in trust for registered Holders of WA Mu Asset-Backed Certificates WA Mu Series 2007-HE2 Trust, is the Plaintiff and Pablo Flores, Vielka Jean, Unknown Party #1 N/K/A Donnie Arejula, 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 May 1, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

THE NORTH 165 FEET OF TRACT NO. 100, GOLDEN GATE ESTATES UNIT NO. 12, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 105 AND 106 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. A/K/A 620 3RD ST SW NAPLES FL 34117

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 11 day of March, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/19-017565
March 14, 21, 2025 25-00399C

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-0611 Division Probate IN RE: ESTATE OF ROBERT F. STOICO Deceased.

The administration of the estate of ROBERT F. STOICO, deceased, whose date of death was January 15, 2025, 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.

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.

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: March 14, 2025.

Personal Representative:
FIFTH THIRD BANK, N.A.
/s/ Michelle Montilla
By: MICHELLE MONTILLA
Its: Vice President & Senior Estate Settlement Advisor

200 E. Las Olas Blvd., Suite 1200
Ft. Lauderdale, FL 33301
Attorney for Personal Representative:
/s/ Carl E. Westman
CARL E. WESTMAN, Attorney
Florida Bar Number: 121579
GrayRobinson, P.A.
999 Vanderbilt Beach Road,
Suite 612
Naples, Florida 34108
Telephone: (239) 598-3601
Fax: (239) 598-3164
E-Mail:
carl.westman@gray-robinson.com
Secondary E-Mail:
lyndsey.black@gray-robinson.com
#62936749 v1
March 14, 21, 2025 25-00396C

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 11-2024-CA-001245-0001-01 CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs.

ALEXANDER VANEGAS; NATALIA J. MORENO RONCANCIO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

To the following Defendant(s):
ALEXANDER VANEGAS (LAST KNOWN ADDRESS)
408 BUCKNER AVE N.
EVERGLADES CITY, FL 34139
UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY (LAST KNOWN ADDRESS)
408 BUCKNER AVE N.
EVERGLADES CITY, FL 34139

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

LOT 4, BLOCK 10, REPLAT OF BLOCKS 4, 5, 10, 27, 28, 32 & LOTS 1 TO 7 INC., & 14 BLOCK 31, & BLOCK 9 EXCEPT LOT 1, OF THE TOWN OF EVERGLADES, AS PER THE PLAT FILED IN PLAT BOOK 3, PAGE 73, OF THE PUBLIC RECORDS OF COLLIER COUNTY.

a/k/a 408 BUCKNER AVE N., EVERGLADES CITY, FLORIDA 34139

33323 on or before, 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.2.065.

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

WITNESS MY HAND AND THE SEAL OF THIS COURT this day of 03/10, 2025.

CRYSTAL K. KINZEL
As Clerk of the Court
By Soraya Diaz (SEAL)
11-2024-CA-001245-0001-01
3/10/2025
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-00582 NML
V1.20140101
March 14, 21, 2025 25-00386C

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR COLLIER COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 11-2024-CA-001543-0001-01 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. KATHLEEN PATRICIA MALINOWSKI A/K/A KATHLEEN P. NESBITT, et al., Defendant.

To: KIMBERLY A. MACKIN
970 CAPE MARCO DR #404, MARCO ISLAND FL 34145
UNKNOWN SPOUSE OF KIMBERLY A. MACKIN
970 CAPE MARCO DR #404, MARCO ISLAND FL 34145
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
UNIT NO. C-11 OF MARCO INN VILLAS APARTMENTS OF MARCO, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDO-

MINIMUM RECORDED IN O.R. BOOK 440, PAGE 7, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Lauren A. Bromfield, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS MY HAND AND SEAL OF SAID COURT on the day of 09/25, 2024.

CLERK OF THE COURT
As Clerk of the Court
(SEAL) BY: E Santiago
Deputy Clerk

Lauren A. Bromfield, Esq.,
McCalla Raymer Leibert Pierce, LLC,
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-10168FL
March 14, 21, 2025 25-00388C

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-0662 Division Probate IN RE: ESTATE OF NORMA ANNE LESTER Deceased.

The administration of the estate of NORMA ANNE LESTER, deceased, whose date of death was February 4, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

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 March 14, 2025.

Personal Representative:
DocuSigned by: Danielle Johnson
4454 McMurdo Ct.
Castle Rock, Colorado 80108

Attorney for Personal Representative:
/s/ Christina B. Davidow
Christina B. Davidow, Esq., Attorney
Florida Bar Number: 66356
Willis & Davidow, Attorneys at Law, LLC
9015 Strada Stell Ct.,
Suite 106
Naples, FL 34109
Telephone: (239) 465-0531
Fax: (888) 435-0911
E-Mail: cdavidow@willisdavidow.com
Secondary E-Mail:
crinaldi@willisdavidow.com
March 14, 21, 2025 25-00395C

SECOND INSERTION

AMENDED 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.: 2010-CA-005998 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST, Plaintiff, vs.

LUIS DEL RISCO A/K/A LUIS ARTURO DE RISCO; ADRIANA P. ACOSTA; UNKNOWN TENANT(S) N/K/A JOHN VILLEGAS; UNKNOWN SPOUSE OF MICHAEL A. TOMANY L/K/A; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 30, 2013 in Civil Case No. 2010-CA-005998, 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 OF LSF10 MASTER PARTICIPATION TRUST is the Plaintiff, and LUIS DEL RISCO A/K/A LUIS ARTURO DE RISCO; ADRIANA P. ACOSTA; UNKNOWN TENANT(S) N/K/A JOHN VILLEGAS; UNKNOWN SPOUSE OF MICHAEL A. TOMANY L/K/A; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,

GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Crystal K. Kinzel will sell to the highest bidder for cash at 3315 Tamiami Trail East, Naples FL 34112 on April 24, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE EAST 150 FEET OF TRACT 104, GOLDEN GATE ESTATES, UNIT NO. 27, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PROPERTY ADDRESS: 3633 WHITE BOULEVARD NAPLES, FL 34117

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 4th day of March, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: John J. Cullaro
2025.03.04 09:35:07-05'00'
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1338-153B
March 14, 21, 2025 25-00384C

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION Case No. 24-CP-3258 IN RE: ESTATE OF JEANETTE MAZZAPELLE, Deceased.

The administration of the estate of JEANETTE MAZZAPELLE, deceased, whose date of death was August 24, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112-5324. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent

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

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

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

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

MARY JANE YTURRASPE, Personal Representative
44 Kingsland Place
Babylon, NY 11702

JIM D. SHUMAKE
ATTORNEY AT LAW
Counsel for Personal Representative
The Courtview Building
2666 Airport Road South
Naples, FL 34112-4885
Telephone: (239) 643-5858
Primary Service E-mail:
JDShumakelaw@yahoo.com
Jim D. Shumake, Esquire
Florida Bar No. 352314
March 14, 21, 2025 25-00392C

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 11-2023-CA-003235-0001-XX KEYBANK, NA Plaintiff, vs. GARRY N. SAVAGE, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 11-2023-CA-003235-0001-XX of the Circuit Court of the 20th Judicial Circuit in and for Collier County, Florida, wherein, KEYBANK, NA, Plaintiff, and, GARRY N. SAVAGE, et. al., are Defendants, Clerk of Circuit Court, Crystal K. Kinzel will sell to the highest bidder for cash at in the lobby on the 1st floor of the Courthouse Annex in the Multipurpose Room in Customer Service in the Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112, on April 24, 2025 at 11:00 AM, the following described property:

UNIT NO. 407, MARINA BAY CLUB OF NAPLES, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORD BOOK 1619, PAGE 1422, AND ALL AMENDMENTS THERETO, IN THE PUBLIC RECORDS OF COLLIER

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

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 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 6th day of March, 2025.
GREENSPOON MARDER, LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email: Karissa.Chin-Duncan@gmlaw.com

By: /s/ Karissa Chin-Duncan
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
23-002121-01/58075.0023/
Jean Schwartz
March 14, 21, 2025 25-00379C

SECOND INSERTION

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

CASE No. 11-2024-CA-002402-0001-01 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LOUIS DESARNO AKA LOUIS O. DESARNO, DECEASED, et al., Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LOUIS DESARNO AKA LOUIS O. DESARNO, DECEASED
784 LANDOVER CIR #D204, NAPLES, FL 34104
ARTHUR LONGO
784 LANDOVER CIR #D204, NAPLES, FL 34104
1063 PAINTBRUSH DR, SUNNYVALE, CA 94086
1825 GRANGER AVE, LOS ALTOS, CA 94024
5131 US HIGHWAY 50, SALEM, IL 62881
UNKNOWN SPOUSE OF ARTHUR LONGO
784 LANDOVER CIR #D204, NAPLES, FL 34104
1063 PAINTBRUSH DR, SUNNYVALE, CA 94086
1825 GRANGER AVE, LOS ALTOS, CA 94024
5131 US HIGHWAY 50, SALEM, IL 62881

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Collier County, Florida:
UNIT NO. D8-204, NEWCASTLE, A CONDOMINIUM, ACCORDING TO THAT CERTAIN

DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1489, PAGES 528 THROUGH 596, INCLUSIVE, AS AMENDED AND RESTATED IN O.R. BOOK 1961, PAGES 901 THROUGH 949, AS SUBSEQUENTLY AMENDED, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 30 days from 1st date of publication otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

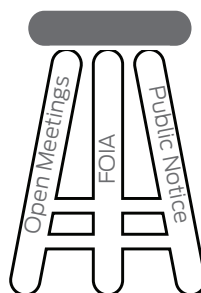
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Charles Rice, Administrative Services Manager, whose office is located at 3315 East Tamiami Trail,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

WITNESS MY HAND AND SEAL OF SAID COURT on this day of 03-04-2025.

Crystal K Kinzel
As Clerk of said Court
(SEAL) By: Esmerelda Santiago
11-2024-CA-002402-0001-01
3/4/2025
As Deputy Clerk
Greenspoon Marder, LLP,
Default Department,
Attorneys for Plaintiff,
Trade Centre South, Suite 700,
100 West Cypress Creek Road,
Fort Lauderdale, FL 33309
Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(24-001830-01)
March 14, 21, 2025 25-00373C

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence

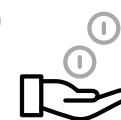


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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

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

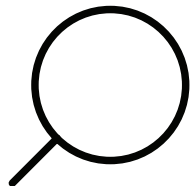


Citizens continue to learn about vital civic matters from newspaper notices.

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

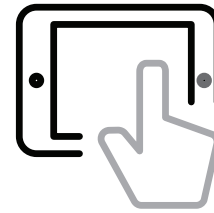
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



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