

COLLIER COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 3697 Kramer Dr Naples, FL 34109 on June 5th, 2025, at 11:15 AM

Ivonne Munoz  
Chair, Pillows, Suitcase, Desk, Jeans, Teddy bears, Shoes, Boxes.

Daniel Dunford  
Projector, Hockey stick, Football helmet, toy racing cars, Chicago bears jersey, Matchbox cars, shirts, pants (men), art painting, Sport hats.

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

May 16, 23, 2025	25-00709C
------------------	-----------

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 3121 Goodlette-Frank Rd N, Naples, FL 34103, June 5th, 2025, at 10:45am

Lori Dean  
Household items, boxes and personal goods

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

May 16, 23, 2025	25-00712C
------------------	-----------

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 571 Airport Pulling Rd N Naples, FL 34104 Auction Date: 06/5/2025 Time: 10:15 AM

Scott Grosso Garage Items  
Kimberly Flanders Household Goods

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

May 16, 23, 2025	25-00725C
------------------	-----------

FIRST INSERTION

**NOTICE**

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

PROBATE DIVISION

**CASE NO:**

**11-2015-GA-000151-0001-XX**

**IN RE: GUARDIANSHIP OF Donald Morf**

Notice is hereby given that in the Guardianship of Donald Morf, Deceased, the Clerk of the Circuit Court holds unclaimed funds that have not been distributed by the Guardian, Patrick Weber, in the amount of \$935.86 minus any clerk's fees. Any heirs or interested parties must contact Crystal K. Kinzel, Clerk of the Circuit Court, Probate Department at the Collier 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 05/12/2025.

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

May 16; July 18, 2025	25-00726C
-----------------------	-----------

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA

PROBATE DIVISION

**File No. 112025CP000981000101**

**IN RE: ESTATE OF GERALD A. LAMY, Deceased.**

The administration of the estate of GERALD A. LAMY, deceased, whose date of death was December 16, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

FIRST INSERTION

**NOTICE OF BOARD MEETING FRONTERRA COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Fronterra Community Development District ("District") will hold a Board of Supervisors meeting on **May 29, 2024, at 6:00 PM** at the Staybridge Suites Naples Marco Island, 610 Willoughby Drive, Suite #200, Naples, FL 34113.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at <https://www.watersedgecdd-riversreach.org>. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or [rmcgrath@gms-tampa.com](mailto:rmcgrath@gms-tampa.com).

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA

PROBATE DIVISION

**File No. 25-CP-1142**

**Division Probate**

**IN RE: ESTATE OF JOYCE A. FENELON**

**Deceased.**

The administration of the estate of JOYCE A. FENELON, deceased, whose date of death was March 21, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, 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

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: May 16, 2025.

**JUDITH G. LAMY**  
**Personal Representative**  
8721 Ferrara Court  
Naples, FL 34114

Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 413550  
Ryne E. Hartt, Esq.  
Florida Bar No. 1011330  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: [rhines@hnh-law.com](mailto:rhines@hnh-law.com)  
Secondary Email: [rhartt@hnh-law.com](mailto:rhartt@hnh-law.com)

May 16, 23, 2025	25-00716C
------------------	-----------

Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7- 1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Richard McGrath, District Manager  
Governmental Management Services – Tampa, LLC

May 16, 2025	25-00724C
--------------	-----------

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is: May 16, 2025.

**Personal Representative:**  
**/s/ Thomas D. Fenelon**  
**CARLE E. WESTMAN**  
20 Winewood Court  
Fort Myers, Florida 33919

Attorney for Personal Representative:  
/s/ Carl E. Westman  
CARLE 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](mailto:carl.westman@gray-robinson.com)  
Secondary E-Mail: [lyndsey.black@gray-robinson.com](mailto:lyndsey.black@gray-robinson.com)  
#63416319 v1

May 16, 23, 2025	25-00715C
------------------	-----------

FIRST INSERTION

**NOTICE TO CREDITORS**

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

PROBATE DIVISION

**Case No. 25-CP-1258**

**Division: PROBATE**

**IN RE: ESTATE OF RAYMOND L KUBA, JR., Deceased**

The administration of the estate of Raymond L Kuba, Jr., deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112-5324. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA

PROBATE DIVISION

**File No. 25-CP-852**

**Division Probate**

**IN RE: ESTATE OF JAMES GERALD BEATON**

**Deceased.**

The administration of the estate of James Gerald Beaton, deceased, whose date of death was July 23, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR COLLIER COUNTY FLORIDA,

PROBATE DIVISION

**FILE NO. 2025-CP-001164**

**IN RE: ESTATE OF SHEILA F. MATSON,**

**Deceased**

The administration of the estate of SHEILA F. MATSON, deceased, whose date of death was October 5, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, FL 34112- 5324. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

THE PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN FLORIDA STATUTE SECTIONS 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211, FLORIDA STATUTES.

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 May 16, 2025.

**Personal Representative:**  
**Betty J. Thayer**  
8580 Southeast Sabal Street  
Hobe Sound, Florida 33455

Attorney for Personal Representative:  
Britton G. Swank  
Florida Bar Number: 0651591  
Britton G. Swank, P.A.  
10175 Six Mile Cypress Parkway, Suite 4  
Fort Myers, Florida 33966  
Telephone: 239-208-3040  
Fax: 239-288-5570  
E-Mail: [ptg@swankelderlaw.com](mailto:ptg@swankelderlaw.com)  
[service@swankelderlaw.com](mailto:service@swankelderlaw.com)

May 16, 23, 2025	25-00717C
------------------	-----------

FIRST INSERTION

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 May 16, 2025.

**Personal Representative:**  
**Christopher Beaton**  
8973 Lloyd Place  
West Hollywood, California 90069

Attorney for Personal Representative:  
Kent A. Skrivan  
E-mail Addresses: [kent@sgnapleslaw.com](mailto:kent@sgnapleslaw.com), [heather@sgnapleslaw.com](mailto:heather@sgnapleslaw.com)  
Florida Bar No. 0893552  
Skrivan & Gibbs, PLLC  
1110 Pine Ridge Rd. Suite 300  
Naples, Florida 34108  
Telephone: (239) 597-4500

May 16, 23, 2025	25-00719C
------------------	-----------

FIRST INSERTION

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is May 16, 2025.

**Mary M. Matson,**  
**Personal Representative**  
91 South Reynolds Rd.  
Winslow, ME 04901  
William A. Lee, III, Esq., Attorney  
Florida Bar No. 245569  
325E Kennedy Memorial Dr. Unit 1  
Waterville, ME 04901  
Telephone: (207) 872-0112

May 16, 23, 2025	25-00721C
------------------	-----------

FIRST INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA

PROBATE DIVISION

**File No. 25-CP-1096**

**Division Probate**

**IN RE: ESTATE OF MICHAEL H. FEUER**

**Deceased.**

The administration of the estate of MICHAEL H. FEUER (the "Decedent"), deceased, whose date of death was February 18, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 16, 2025.

**Personal Representative:**  
**ELLEN J. FEUER**  
4351 Gulf Shore Blvd. N., Unit 17N  
Naples, Florida 34103

Attorney for Personal Representative:  
DAVID A. RUBEN, Attorney  
Florida Bar Number: 115165  
GrayRobinson, P.A.  
999 Vanderbilt Beach Road, Suite 612  
Naples, Florida 34108  
Telephone: (239) 598-3601  
Fax: (239) 598-3164  
E-Mail: [david.ruben@gray-robinson.com](mailto:david.ruben@gray-robinson.com)  
Secondary E-Mail: [lindsey.woyle@gray-robinson.com](mailto:lindsey.woyle@gray-robinson.com)

May 16, 23, 2025	25-00718C
------------------	-----------

FIRST 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 6/5/2025 at 10:15am.

Alexa Angenon-  
Clothing, shoes, appliances and toys

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.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.

May 16, 23, 2025	25-00735C
------------------	-----------

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 Your Treasure Trove located at 3496 Islandwalk Cir, in the County of Collier in the City of Naples, Florida 34119 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 May, 2025.

LEGACY UNCHARTED, LLC

May 16, 2025	25-00747C
--------------	-----------







FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
FOR COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO.: 2025-CP-936**  
**IN RE: ESTATE OF**  
**RICHARD W. CRAFT**  
**Deceased.**

The administration of the estate of Richard W. Craft, deceased, File Number 2025-CP-936, 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 unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is May 16, 2025.

**Laurie B. Craft**  
**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  
May 16, 23, 202525-00733C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-1300**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ROSELLA BLOOM BEDNAR**  
**Deceased.**

The administration of the estate of Rosella Bloom Bednar, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E., Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 May 16, 2025.

**Personal Representative:**  
**Mary Bednar Brennan**  
3737 Princeton Avenue  
Nashville, TN 37205  
WILSON & JOHNSON P.A.  
By: Jennifer J. Nackley  
Florida Bar No. 0968552  
Bigham Galleria Building  
2425 Tamiami Trail North, Suite 211  
Naples, Florida 34103  
Telephone: (239) 436-1500  
Email: jjnackley@naplesestatelaw.com  
Secondary Email:  
ewhittier@naplesestatelaw.com  
Attorneys for the Petitioner  
May 16, 23, 202525-00734C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-000743**  
**IN RE: ESTATE OF**  
**IRENE M. FINNEGAN,**  
**Deceased.**

The administration of the estate of Irene M. Finnegan, deceased, whose date of death was November 18, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative or curator has no duty to discover whether any

property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 May 16, 2025.

**Brian C. Finnegan**  
**Personal Representative**  
704 Howell Dr.  
Brielle, New Jersey 08730  
Patrick F. Mize, Esq.  
Attorney for Personal Representative  
Florida Bar No. 91556  
Harrison LLP  
8625 Tamiami Trail N., Suite 202  
Naples, Florida 34108  
Telephone: (239) 316-1400  
Fax: (239) 302-2348  
Email: pmize@harrisonllp.com  
Secondary Email:  
dbleggi@harrisonllp.com  
FLService@harrisonllp.com  
May 16, 23, 202525-00738C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-1239**  
**Division Probate**  
**IN RE: ESTATE OF**  
**GARY ALAN BOHYER**  
**Deceased.**

The administration of the estate of Gary Alan Bohyer, deceased, whose date of death was November 17, 2024, 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 May 16, 2025.

**Personal Representative:**  
**Patrick A. Bohyer**  
217 Marietta Rd.  
Nelsonville, Ohio 45764  
**Kayce C. Bohyer**  
35 St. Charles St.  
Nelsonville, OH 45764  
Attorney for Personal Representative:  
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  
May 16, 23, 202525-00740C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-1199**  
**Division Probate**  
**IN RE: ESTATE OF**  
**CAROL F. LADER**  
**Deceased.**

The administration of the estate of Carol F. Lader, deceased, whose date of death was April 2, 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. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is May 16, 2025.

**Personal Representative:**  
**Marvin L. Lader**  
7575 Pelican Bay Boulevard, #608  
Naples, Florida 34108  
Attorney for Personal Representative:  
Andrew J. Krause, Esq., Attorney  
Florida Bar Number: 0330922  
GrayRobinson, PA  
999 Vanderbilt Beach Road Suite 612  
Naples, Florida 34108  
Telephone: (239) 598-3601  
Fax: (239) 598-3164  
E-Mail:  
Andy.krause@gray-robinson.com  
Secondary E-Mail:  
jennifer.starnes@gray-robinson.com  
#63534708 v1  
May 16, 23, 202525-00739C

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
**PURSUANT TO CHAPTER 45**  
**IN THE CIRCUIT COURT OF THE**  
**TWENTIETH JUDICIAL CIRCUIT**  
**IN AND FOR COLLIER COUNTY,**  
**FLORIDA**  
**CASE NO.: 2024-CA-001485**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR RCF 2 ACQUISITION TRUST,**  
**Plaintiff, vs.**  
**VERONICA SALAZAR; DANIEL**  
**GONZALEZ; 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 May 8, 2025 in Civil Case No. 2024-CA-001485, 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 OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff, and VERONICA SALAZAR; DANIEL GONZALEZ; 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 June 19th, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE SOUTH 75 FEET OF TRACT 85, GOLDEN GATE ESTATES UNIT 48, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 78 AND 79, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 12th day of May, 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: Zachary Ullman  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1092-13577B  
May 16, 23, 202525-00736C

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-001306**  
**IN RE: ESTATE OF**  
**JOHN R. WOLSKI,**  
**DECEASED.**

The administration of the estate of JOHN R. WOLSKI (the "Decedent"), whose date of death was March 18, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 May 16, 2025.

**MARA J. WOLSKI,**  
**Personal Representative**  
21 Cypress Point Drive  
Naples, Florida 34105  
KIMBERLY LEACH JOHNSON, ESQ.  
Florida Bar Number: 335797  
DALLAS E. KLEMMER, ESQ.  
Florida Bar Number 1044938  
Attorneys for Personal Representative  
Quarles & Brady LLP  
1395 Panther Lane, Suite 300  
Naples, Florida 34109  
May 16, 23, 202525-00737C

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
20TH JUDICIAL CIRCUIT, IN AND  
FOR COLLIER COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.**  
**11-2025-CA-000424-0001-01**  
**CITIBANK, N.A., NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE OF**  
**BRAVO RESIDENTIAL FUNDING**  
**TRUST 2023-NQM7,**  
**Plaintiff, vs.**  
**LUIS ALFREDO BURBANO;**  
**CRISTINA BURBANO; SKYSAIL**  
**VILLAGE HOMEOWNERS**  
**ASSOCIATION, INC.;**  
**FRUVERCOMP, LLC; UNKNOWN**  
**PERSON IN POSSESSION OF THE**  
**SUBJECT PROPERTY,**  
**Defendant(s)**

To the following Defendant(s):  
LUIS ALFREDO BURBANO (LAST KNOWN ADDRESS)  
3995 PEGASUS WAY  
NAPLES, FLORIDA 34120  
CRISTINA BURBANO (LAST KNOWN ADDRESS)  
3995 PEGASUS WAY  
NAPLES, FLORIDA 34120  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 76, SKYSAIL - PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE(S) 40, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

a/k/a 3995 PEGASUS WAY, NAPLES, FLORIDA 34120

has been filed against you and you are required to serve a copy of your written defenses, if any, to, to Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 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

FIRST INSERTION

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

Notice is hereby given that the undersigned Crystal K. Kinzel, Clerk of the Circuit Court of Collier County, Florida, will on June 5, 2025 at eleven o'clock a.m. held in the first floor of the Court-house Annex, Collier County Court-house, 3315 Tamiami Trail East, Naples, Florida, offer for sale and sell at public outcry to the highest bidder for cash, the following described property situated in Collier County, Florida, to-wit:

Unit No. C-11, of MARCO INN VILLAS APARTMENTS OF MARCO, a Condominium, according to the Declaration of Condominium thereof recorded in O.R. Book 440, Page 7 and all exhibits and amendments thereof, of the Public Records of Collier County, Florida.

Pursuant to the order or final judgment entered in a case pending in said Court, the style of which is:

**MARCO INN VILLAS, INC., a Florida Corporation not-for-profit, Plaintiff, vs.**  
**THOMAS F. HUDGINS, as Curator of the ESTATE OF KEVIN W. NESBITT; KATHLEEN PATRICIA MALINOWSKI, GEOFFREY NESBITT, and THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Defendants.**

and whose docket number is 24-CC-3041

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.

/s/ Alfred F. Gal, Jr.  
ALFRED F. GAL, JR.  
SAMOUCÉ & Gal, P.A.  
3060 Tamiami Trail, Suite 202  
Naples, Florida 34103  
alfredgal@sandglawfirm.com  
(239) 596-9522  
May 16, 23, 202525-00710C

FIRST INSERTION

**NOTICE OF ACTION**  
**(formal notice by publication)**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-001255**  
**IN RE: ESTATE OF**  
**TEODORO CAVAZOS,**  
**Deceased.**

TO: CHRISTINA CAVAZOS  
Unknown

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 07/07/2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 9th day of May, 2025

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

Robert D. Hines, Esq.,  
Hines Norman Hines, P.L.,  
1312 W. Fletcher Avenue, Suite B,  
Tampa, FL 33612  
May 16, 23, 30; June 6, 202525-00713C

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 5th day of May, 2025.

CRYSTAL K. KINZEL  
As Clerk of the Court (SEAL) By Oilemys Ruiz  
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.: 25-00052 SM, LLC  
V1.20140101  
May 16, 23, 202525-00714C



Business  
Observer

HOW TO  
PUBLISH  
YOUR  
LEGAL  
NOTICE  
IN THE  
BUSINESS  
OBSERVER

CALL  
941-906-9386

and select the  
appropriate  
County name  
from the  
menu option  
  
OR E-MAIL:  
legal@businessobserverfl.com

Business  
Observer

LV0244

---

ESTATE / SALES/ ACTIONS / PUBLIC SALES ---

---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **25-CP-1228**  
Division Probate  
IN RE: ESTATE OF  
**HOWARD JEFFREY  
LARSON NAHMIA**, A.K.A.  
**HOWARD LARSON NAHMIA**  
Deceased.

The administration of the estate of HOWARD JEFFREY LARSON NAHMIA, a.k.a. HOWARD LARSON NAHMIA, deceased, whose date of death was November 20, 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. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is May 16, 2025.

**Personal Representative:**  
**BARBARA DEVORIN NAHMIA**  
6229 Antigua Way  
Naples, Florida 34113  
Attorney for Personal Representative:  
Brandon R. Bytnar, Esq., Attorney  
Florida Bar Number: 66365  
The Law Office of  
Brandon R. Bytnar, P.L.  
9120 Galleria Court, Suite B  
Naples, Florida 34109  
Telephone: (239) 592-9211  
Fax: (239) 963-1479  
E-Mail: brandon@bytnarlaw.com  
Secondary E-Mail:  
sasha@bytnarlaw.com  
May 16, 23, 2025 25-00744C

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.  
**11-2024-CA-000905-0001-XX**  
**CROSSCOUNTRY  
MORTGAGE, LLC,**  
**Plaintiff, vs.**  
**TODD P SASSER, et al.,**  
**Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 23, 2024 in Civil Case No. 11-2024-CA-000905-0001-XX of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Collier County, Naples, Florida, wherein CROSSCOUNTRY MORTGAGE, LLC is Plaintiff and Todd P Sasser, et al., are Defendants, the Clerk of Court, CRYSTAL K. KINZEL, will sell to the highest and best bidder for cash on the 1st Floor of the Courthouse Annex in the Multipurpose Room in Customer Service, Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112 in accordance with Chapter 45, Florida Statutes on the 12th day of June, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 10, Block J, HENDERSON CREEK PARK 1ST ADDITION, as recorded in Plat Book 8, Page 41 of the Public Records of Collier County, Florida, and a portion of the vacated part of Sonderhen Circle, described as follows:

From the point of Beginning of the Southeast corner of said Lot 10, run N. 89 Degrees 24' 50" W, for 30.00 feet; thence run N 61 Degrees 23' 07" W, for 110.07 feet to the Southeasterly Right-of-Way Line of Sonderhen Circle; thence run 18.07 feet along the arc of a curve, concave to the Northwest, having a radius of 3079.93 feet and subtended by a chord having a length of 18.07 feet and bearing N 40 Degrees 57' 24" E to a point of compound curvature, thence run 53.28 feet

along the arc of a curve, concave to the Northwest, having a radius of 50.00 feet, and subtended by a chord having a length of 50.79 feet and bearing N. 10 Degrees 15' 43.5" E, the last two courses lying along the Southeasterly Right-of-Way Line of Sonderhen Circle; thence run 35.37 feet along the arc of a curve, concave to the Southeast, having a radius of 230.00 feet and subtended by a chord having a length of 35.33 feet and bearing N 56 Degrees 09' 36.5" E; thence run S 29 Degrees 17' 06" E. (indicated on plat as being a 29 Degrees 28' 46" E) for 156.24 feet to the Point of Beginning.

TOGETHER with that certain 1980 GLEN mobile home with Identification Numbers FLFL2AA04792303 and FLFL2BA04792303 and Title Numbers 17567295 and 17567294, respectively (together with all attachments, equipment and parts, now on and hereafter acquired).

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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, LLC  
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  
24-09202FL  
May 16, 23, 2025 25-00749C

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 06/02/2025 at 11:00 a.m.the following Vessels may be sold at public sale for storage charges PURSUANT TO FS 328.17 DESCRIPTION OF VESSELS  
Tenant: Laurence Zieper 2004 Sea Doo Hin # CEC50026J304 FL6867MP  
Title:0090706969. Tenant JASON R ZINN Description of Vessel 2004 PLX/Hurricane Hin # PLX74790G304 FL5843MJ Title:0088733107 Tenant/Owner VANESSA AIMEE PETROSELLI / Jimmy Haimann Lien Holder SUNCOAST CREDIT UNION 2023 Bayliner Hin # BLBX2095H223 FL4434TP Title:0151414077 Sale to be held at PORT 32 Marco Island LLC D/B/A PORT 32 MARCO ISLAND 705 E Elckam Cir, Marco Island, FL 34145 PORT 32 Marco Island/D/B/A PORT 32 MARCO ISLAND reserves the right to bid/reject any bid  
May 16, 23, 2025 25-00742C

**ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**  
The Board of Supervisors ("Board") of the Orange Blossom Ranch Community Development District ("District") will hold a public hearing and regular meeting as follows:  
DATE: June 5, 2025  
TIME: 6:00 p.m.  
LOCATION: The Ranch at Orange Blossom Amenity Center  
1938 Hawthorne Road  
Naples, Florida 34120  
The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.orangeblossomranchcdd.net/.  
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.  
Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.  
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
District Manager  
May 16, 23, 2025 25-00741C

FIRST 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.  
**11-2025-CA-000624-0001-01**  
**NEWREZ LLC D/B/A  
SHELLPOINT MORIGAGE  
SERVICING,**  
**Plaintiff, vs.**  
**BRIAN ALLAN HARRINGTON  
A/K/A BRIAN HARRINGTON,  
et al.,**  
**Defendant.**  
To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST LINDA L. HARRINGTON A/K/A LINDA HARRINGTON A/K/A LINDA L. CLAT-WORTHY, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEES, OR OTHER CLAIMANTS  
ADDRESS: UNKNOWN  
MICHAEL HURLEY  
4856 OAKRIDGE DRIVE, NORTH ROYALTON, OH 44133  
UNKNOWN SPOUSE OF MICHAEL HURLEY  
4856 OAKRIDGE DRIVE, NORTH ROYALTON, OH 44133  
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:  
LOT 10, BLOCK 5, VICTORIA PARK ONE, ACCORDING TO THE PLAT IN PLAT BOOK 11, PAGES 7 AND 8, 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 Morgan B Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court 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 05/13/2025  
CRYSTAL K. KINZEL  
CLERK OF COURT  
OF COLLIER COUNTY  
As Clerk of the Court (SEAL) BY: Rozio Moran  
Deputy Clerk

MCCALLA RAYMER  
LEIBERT PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: AccountsPayable@mccalla.com  
25-11496FL  
May 16, 23, 2025 25-00743C

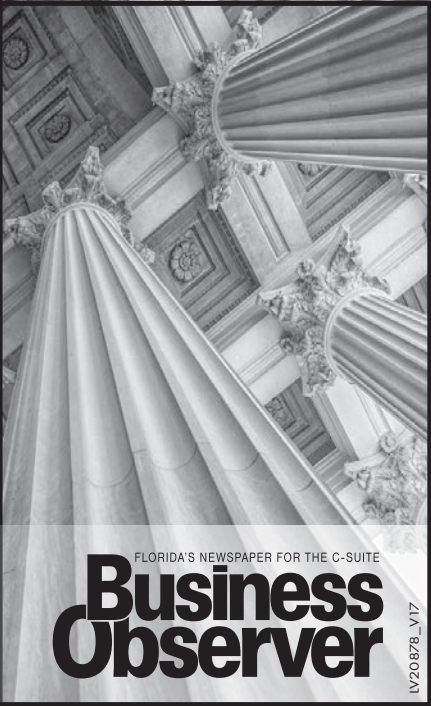
FIRST INSERTION

**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.:  
**11-2025-DR-000974-FM01-01**  
**DOMESTIC RELATIONS**  
**MADELYN PEREZ PEREZ,**  
**Petitioner and**  
**ENRIQUE TENORIO GARCIA**  
**Respondent**  
TO: ENRIQUE TENORIO GARCIA; UNKNOWN ADDRESS IN MEXICO;  
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 MADELYN PEREZ PEREZ attorney, Albert Bastista, whose address is 9853 Tamiami Trail, N., Suite 203, Naples, FL 34108; on or before June 27, 2025 and file the original with the clerk of this Court at Collier County Courthouse, 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.  
The action is asking the court to determine the parenting plan and time-sharing for your minor child, and the Petitioner is also seeking dissolution of marriage from you.  
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: 05/13/2025  
(SEAL) By: Soraya Diaz  
Deputy Clerk  
Collier County Clerk of Court  
May 16, 23, 30; June 6, 2025 25-00745C

PUBLISH  
YOUR  
LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf









--- PUBLIC SALES ---		
SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> Storquest Self Storage will hold a public auction to sell personal property described belonging to those individuals listed at the location that is indicated: 8890 Founders Square Drive, Naples FL 34120 on 5/24/25 at 11:00 A.M. Tenant Name: Luscetta Plunkett #3301 The auction will be listed and advertised on 5/09/25 and 5/16/25 on www.storagetreasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Storquest Self Storage may refuse any bid and may rescind any purchases up until the winning bidder takes possession. May 9, 16, 202525-00696C		

--- ESTATE ---		
SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001064</b> <b>IN RE: ESTATE OF JOSEPHINA CAUBO, Deceased.</b> The administration of the estate of JOSEPHINA CAUBO, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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: May 9, 2025. Signed on this day of 5/6/2025. <b>PAUL J. CAUBO</b> <b>Personal Representative</b> 215 Belmont Forest Court, Unit 102 Lutherville-Timonium, Maryland 21093 Geena G. Kandel Attorney for Personal Representative Florida Bar No. 1019226 FisherBroyles, LLP 999 Vanderbilt Beach Road, Suite 200 Naples, Florida 34108 Telephone: (239) 496-0750 Email: geena.kandel@fisherbroyles.com Secondary Email: lisa.lye@fisherbroyles.com May 9, 16, 202525-00686C		

SAVE TIME



Email your Legal Notice  
legal@businessobserverfl.com

Deadline Wednesday at noon  
Friday Publication

SARASOTA • MANATEE  
HILLSBOROUGH • PASCO  
PINELLAS • POLK • LEE  
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE G-SUITE  
Business Observer

--- ACTIONS ---		
SECOND INSERTION		
<b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. <b>11-2025-CA-000165-0001-01</b> <b>PACIFIC ASSET HOLDING LLC, Plaintiff, vs. GRISEL D'AGOSTINO AND ANTHONY D'AGOSTINO, JR., et. al. Defendant(s),</b> TO: GRISEL D'AGOSTINO, ANTHONY D'AGOSTINO, JR., whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 4, MAPLE RIDGE AT AVE MARIA PHASE 7A, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 70, PAGE 28, IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. WITNESS my hand and the seal of this Court at Collier County, Florida, this 5th day of May, 2025. CRYSTAL K. KINZEL CLERK OF THE CIRCUIT COURT (SEAL) BY: OILEM JSR DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-232700 May 9, 16, 202525-00703C		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY FLORIDA <b>Case No.: 2025-CA-000500</b> <b>Civil Action</b> <b>ADRIAN LUGO, Plaintiff, v. MOHAN SITLANI AKA MOHANLAL WADHUMAL SITANI INDIVIDUALLY AND AS, TRUSTEE OF THE SITLANI TRUST DATED NOVEMBER 7, 2006, DANIEL J. SITLANI, DAVID R. SITLANI, MIKON FINANCIAL SERV. INC. A Florida Profit Corporation AND OCEAN BANK, Florida Profit Corporation, Defendants.</b> TO: Daniel J. Sitlani of 15832 210th Ave NE, Woodinville, WA 98077 Mohan Sitlani aka Mahanlal Wadhuma- l Sitani individually and as Trustee of the Sitlani Trust Dated November 7, 2006, 1913 San Antonio Ave, Berkeley, CA 94707. YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Action to Quiet Title. The action was instituted in the Twentieth Judicial Circuit Court, Collier County, Florida, and is styled ADRIAN LUGO, vs. MOHAN SITLANI AKA MOHANLAL WADHUMAL SITANI INDIVIDUALLY AND AS, TRUSTEE OF THE SITLANI TRUST DATED NOVEMBER 7, 2006, DANIEL J. SITLANI, DAVID R. SITLANI, MIKON FINANCIAL SERV. INC. A Florida Profit Corporation and OCEAN BANK, Florida Profit Corporation. You are required to serve a copy of your written defenses, if any, to the action on Neil Morales, Esq., Plaintiff's attorney, whose address is 2272 Airport Road South, Suite 209, Naples, FL 34112, on or before 6/9/2025, and file the original with the clerk of this court either before service on Neil Morales, Esq. or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you. DATED: 5/1/2025 CRYSTAL K. KINZEL CLERK OF THE CIRCUIT COURT (SEAL) By: Mark V. Pompas Deputy Clerk Neil Morales, Esq., Plaintiff's attorney, 2272 Airport Road South, Suite 209, Naples, FL 34112 May 9, 16, 23, 30, 202525-00683C		

SECOND INSERTION		
<b>NOTICE OF ACTION FOR FAMILY LAW CASES WITH MINOR CHILDREN</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA Case No.: <b>11-2024-DR-002118-FM01-01</b> <b>Division: Domestic Relations</b> <b>Jose Etienne, Petitioner, and Emos Sylvestre, Respondent.</b> (Specify action) NEWS PAPPER TO: Emos Sylvestre 1922 LEONE DR TALLAHASSEE, FL 32308 YOU ARE NOTIFIED that an action for DIVORCE has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jose Etienne, whose address is 10306 KINGDOM CT NSPLES, FL 34114, on or before 03/18/2025, and file the original with the clerk of this Court at _____, 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. (If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located) NONE. 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 addresses 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: 2/14/25 CLERK OF THE CIRCUIT COURT (SEAL) Timothy Kinzel May 9, 16, 23, 30, 202525-00685C		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA CIVIL ACTION CASE NO.: <b>11-2025-CA-000227-0001-01</b> <b>CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs. LAWRENCE HENDRICKSON, et al, Defendant(s).</b> To: LAWRENCE HENDRICKSON Last Known Address: 1312 Ridge Street Naples, FL 34103 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Collier County, Florida: LOT 115, ROSEMARY HEIGHTS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 78, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. A/K/A 1312 RIDGE STREET NAPLES FL 34103 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the Business Observer. **See 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 on this 6th day of May, 2025. Crystal K. Kinzel Clerk of the Circuit Court and Comptroller Collier County, Florida (Court Seal) By: Oilemys Ruiz Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 24-032207 May 9, 16, 202525-00699C		

--- SALES ---		
SECOND INSERTION		
<b>NOTICE OF SALE</b> IN THE 20th JUDICIAL CIRCUIT COURT IN AND FOR COLLIER COUNTY, FLORIDA <b>Case No. 11-2024-CA-002372</b> <b>21ST MORTGAGE CORPORATION, Plaintiff, vs. EDDIE MARTINEZ; UNKNOWN SPOUSE OF EDDIE MARTINEZ; and UNKNOWN TENANT Defendant.</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 8, 2025, entered in Case No.: 11-2024-CA-002372 of the Circuit Court in and for Collier County, Florida, wherein EDDIE MARTINEZ, are the Defendants, that Crystal K. Kinzel, the Clerk of Court, will sell to the highest and best bidder for cash, in the lobby on the third floor of the Courthouse Annex, in the Collier County Courthouse, Building 3315, Tamiami Trail East, Naples, FL 34112-5324, on June 19, 2025, at 11:00 a.m., the following described real property as set forth in the Final Judgment: Legal: STARTING AT THE RE-ESTABLISHED ORIGINAL QUARTER SECTION CORNER ON THE EAST LINE OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 28 EAST, MARKING THE SOUTHEAST CORNER OF THE NORTH-		

SECOND INSERTION		
EAST QUARTER OF SAID SECTION 36, RUN ALONG THE CENTER LINE OF SAID SECTION 36, ON A BEARING OF SOUTH 88° 45' WEST, A DISTANCE OF 1,358.60 FEET; THENCE NORTH 0° 41' 15"; WEST A DISTANCE OF 45.40 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF THE RIGHT-OF-WAY OF STATE ROAD S 850; THENCE NORTH 269.20 FEET, THENCE WEST 200 FEET, TO THE POINT OF BEGINNING; THENCE WEST 100 FEET; THENCE SOUTH 129.60 FEET; THENCE EAST 100 FEET; THENCE NORTH 129.60 FEET; TO THE POINT OF BEGINNING ALL LYING AND BEING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA. TOGETHER WITH A 2022 JACOBSEN 56X28 MODEL MANUFACTURED HOME BEARING SERIAL NOS.: JAC-FL37927A AND JACFL37927B. NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS		

SECOND INSERTION		
THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. NOTICE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS FUNCTION SHOULD CONTACT COUNTY CIVIL NOT LATER THAN ONE (1) DAY PRIOR TO THE FUNCTION AT Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112 (239) 252-2646; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770. By: /s/ Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwhite@deanmead.com secondary email: callender@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 5651189.v1 May 9, 16, 202525-00705C		

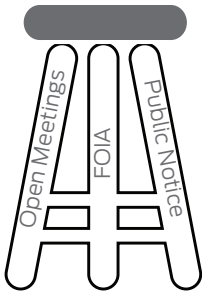


--- ACTIONS / ESTATE / SALES---													
SECOND INSERTION	SECOND INSERTION												
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1127</b> <b>IN RE: ESTATE OF KENNETH AUGUST JOSEPHSON, aka KENNETH A. JOSEPHSON aka K.A. JOSEPHSON Deceased.</b></p> <p>The administration of the Estate of KENNETH AUGUST JOSEPHSON, also known as KENNETH A. JOSEPHSON and K.A. JOSEPHSON, 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, Ste. 102, Naples, FL 34112. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>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.</p> <p>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</p>	<p>NOTICE.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is: May 9, 2025.</p> <p>Signed on this 6th day of May, 2025.</p> <p><b>LORI E. NICHOLS</b> <b>Personal Representative</b> 4160 Steamboat Bend, Unit No. 202 Fort Myers, FL 33919</p> <p>ALAN F. HILFIKER Attorney for Personal Representative Florida Bar No. 0206040 Dentons Cohen &amp; Grigsby, P.C. 9110 Strada Place, Suite 6200 Naples, Florida 34108 Telephone: (239) 390-1900 Email: alan.hilfiker@dentons.com Secondary Email: shannon.haas@dentons.com May 9, 16, 202525-00708C</p>												
SECOND INSERTION	SECOND INSERTION												
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1094</b> <b>Division Probate</b> <b>IN RE: ESTATE OF DANIEL R. CONROY A/K/A DANIEL RICHARD CONROY, Deceased.</b></p> <p>The administration of the estate of DANIEL R. CONROY a/k/a DANIEL RICHARD CONROY, deceased, whose date of death was December 29, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E, Ste. 102, Naples, Florida 34112-5324. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this Notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The Personal Representative has no</p>	<p>duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is May 9, 2025.</p> <p><b>Personal Representative:</b> <b>KATHERINE A. CONROY</b> <b>c/o Alison K. Douglas, Esq.</b> <b>CUMMINGS &amp; LOCKWOOD LLC</b> P.O. Box 413032 Naples, Florida 34101-3032 Attorney for Personal Representative: ALISON K. DOUGLAS, ESQ. Florida Bar No. 0899003 CUMMINGS &amp; LOCKWOOD LLC P.O. Box 413032 Naples, Florida 34101-3032 Telephone: (239) 262-8311 E-mail Addresses: adouglas@cl-law.com, msmith@cl-law.com 8908855.1.docx 5/1/2025 May 9, 16, 202525-00680C</p>												
SECOND INSERTION	SECOND INSERTION												
<p><b>NOTICE TO CREDITORS (summary administration)</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA <b>File No. 2025-CP-001128</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF ROBERT ALLEN MOUNTS, a/k/a ROBERT MOUNTS Deceased.</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of ROBERT ALLEN MOUNTS a/k/a ROBERT MOUNTS, deceased, File Number 2025-CP-001128; by the Circuit Court for Collier County, Florida, Probate Division, the address of which is P. O. Box 413044, Naples, FL 34101-3044, that the decedent's date of death was March 7, 2025; that the total value of the estate is \$100.00 and that the names of those to whom it has been assigned by such order are:</p> <table><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Creditors:</td><td>NONE</td></tr><tr><td>Beneficiary:</td><td>JOSEPH RYAN MOUNTS 21 N. Water Street, Apt. 1 McVeytown, VA 17051</td></tr><tr><td></td><td>NICHOLAS SCOTT MOUNTS 226 S. Taylor Street Red Bud, IL 62278</td></tr><tr><td></td><td>ROBERT ALLEN MOUNTS, JR. 143 Cherokee Drive Ruston, LA 71270</td></tr><tr><td></td><td>NICHOLAS SCOTT MOUNTS, TRUSTEE OF THE ADIA SUE MOUNTS TESTAMENTARY TRUST UNDER WILL OF ROBERT ALLEN MOUNTS DATED FEBRUARY 21, 2020</td></tr></tbody></table>	Name	Address	Creditors:	NONE	Beneficiary:	JOSEPH RYAN MOUNTS 21 N. Water Street, Apt. 1 McVeytown, VA 17051		NICHOLAS SCOTT MOUNTS 226 S. Taylor Street Red Bud, IL 62278		ROBERT ALLEN MOUNTS, JR. 143 Cherokee Drive Ruston, LA 71270		NICHOLAS SCOTT MOUNTS, TRUSTEE OF THE ADIA SUE MOUNTS TESTAMENTARY TRUST UNDER WILL OF ROBERT ALLEN MOUNTS DATED FEBRUARY 21, 2020	<p><b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA <b>Case No: 25DR899</b> <b>Division: Domestic Relations</b> <b>Alejandro Vazquez Perez, Petitioner, and Nelly Landaburo Sanchez, Respondent,</b> TO: Nelly Landaburo Sanchez (Respondent's last known address) na 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 Alejandro Vazquez Perez, whose address is 1160 Reserve way unit 204 Naples FL 34105 on or before 6/9/2025, 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.</p> <p>The action is asking the court to de-</p>
Name	Address												
Creditors:	NONE												
Beneficiary:	JOSEPH RYAN MOUNTS 21 N. Water Street, Apt. 1 McVeytown, VA 17051												
	NICHOLAS SCOTT MOUNTS 226 S. Taylor Street Red Bud, IL 62278												
	ROBERT ALLEN MOUNTS, JR. 143 Cherokee Drive Ruston, LA 71270												
	NICHOLAS SCOTT MOUNTS, TRUSTEE OF THE ADIA SUE MOUNTS TESTAMENTARY TRUST UNDER WILL OF ROBERT ALLEN MOUNTS DATED FEBRUARY 21, 2020												
SECOND INSERTION	SECOND INSERTION												
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2024-CP-3093</b> <b>IN RE: ESTATE OF ROBERT PAUL ST. ARMAND, Deceased.</b></p> <p>The administration of the estate of ROBERT PAUL ST. ARMAND, deceased, whose date of death was October 7, 2024, file number 2024-CP-3093, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy. of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p>	<p>cide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located;} na 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.</p> <p>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.</p> <p>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.</p> <p>Dated: 5/1/2025</p> <p>CLERK OF THE CIRCUIT COURT (SEAL) By: Richard B. Roy Jr May 9, 16, 23, 30, 202525-00704C</p>												
SECOND INSERTION	SECOND INSERTION												
<p><b>Notice to Creditors</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL IN AND FOR COLLIER COUNTY, FLORIDA <b>File No. 2025-CP-1227</b> <b>Probate Division</b> <b>IN RE: ESTATE OF THOMAS T. NGUYEN, Deceased.</b></p> <p>The administration of the estate of THOMAS T. NGUYEN, deceased, whose date of death was March 26, 2025, is pending in the Clerk of Courts - Probate, the address of which is 3315 Tamiami Trail East, Naples, FL 34112. The names and addresses of the personal representative and of the personal representative's attorney are set forth below.</p> <p>All creditors of the Decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or de-</p>	<p><b>DIANE ST. ARMAND</b> <b>Personal Representative:</b> 39 Backriver Rd, Hingham, MA 02043 ALEXANDER L. KAPLAN, ESQ. Attorney for Personal Representative: ALEXANDER L. KAPLAN, ESQ. Florida Bar No. 612774 ALEXANDER L. KAPLAN, P.A. 4487 Prescott Lane Naples, FL 34119 Telephone: (239) 566-8675 May 9, 16, 202525-00694C</p>												
SECOND INSERTION	SECOND INSERTION												
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO.</b> <b>11-2024-CA-001417-0001-01</b> <b>PROVIDENT FUNDING ASSOCIATES, L.P.</b> <b>Plaintiff, vs.</b> <b>MARTHA A. DOWMAN, et. al., Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 11-2024-CA-001417-0001-01 of the Circuit Court of the 20th Judicial Circuit in and for Collier County, Florida, wherein, PROVIDENT FUNDING ASSOCIATES, L.P., Plaintiff, and MARTHA A. DOWMAN, et. al., are Defendants, Clerk of Circuit Court, CRYSTAL K. KINZEL will sell to the highest bidder for cash at 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 June 19, 2025 at 11:00 AM, the following described property:</p> <p>LOT 93 OF SUMMIT PLACE IN NAPLES, PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE(S) 80, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLOR-</p>	<p>mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is May 09, 2025.</p> <p><b>Hoai-Huong L. Rubin,</b> <b>Personal Representative</b> 3 Valley Spring Road Newton, MA 02458 John Thomas Cardillo, Esq. Florida Bar #: 0649457 CARDILLO LAW, PLLC PO Box 808 Naples, FL 34106 Phone: (239) 774-2229 Fax: (239) 774-2494 JT@CardilloLawNaples.com SJ@CardilloLawNaples.com Attorney for Personal Representative May 9, 16, 202525-00693C</p>												
SECOND INSERTION	SECOND INSERTION												
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO. 2025-CP-001189</b> <b>IN RE: ESTATE OF GUENTER FRIEDRICH METSCH, Deceased.</b></p> <p>The administration of the estate of Guenter Friedrich Metsch, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, Florida 34112. The name and address of the personal representative is set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate 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.</p> <p>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</p>	<p>THE action is asking the court to de-</p>												
SECOND INSERTION	SECOND INSERTION												
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO. 2025-CP-001189</b> <b>IN RE: ESTATE OF GUENTER FRIEDRICH METSCH, Deceased.</b></p> <p>The administration of the estate of Guenter Friedrich Metsch, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, Florida 34112. The name and address of the personal representative is set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate 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.</p> <p>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</p>	<p>THE action is asking the court to de-</p>												
SECOND INSERTION	SECOND INSERTION												
<p><b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA <b>Case No.: 11-2025-DR-000660</b> <b>FELIX GUZMAN PAULINO, Petitioner, and JUANA HERNANDEZ LOPEZ, Respondent,</b> TO: JUANA HERNANDEZ LOPEZ UNKNOWN, MEXICO 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 FELIX GUZMAN PAULINO, whose address is PO BOX 1876, IMMOKALEE, FL 34143 on or before 6-1-2025, and file the original with the clerk of this Court at COLLIER COUNTY CLERK OF THE CIRCUIT COURT,CIVIL DEPT, 3315 TAMAMI TRAIL E, STE 102, NAPLES, FL 34112 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p>	<p>The action is asking the court to decide how the following real or personal property should be divided: NONE 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.</p> <p>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.</p> <p>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.</p> <p>Dated: 4/7/2025</p> <p>CLERK OF THE CIRCUIT COURT (SEAL) By: Bianca Fernandez 11-2025-DR-000660-FM01-01 4/7/2025 Deputy Clerk Apr. 25; May 2, 9, 16, 202525-00636C</p>												
SECOND INSERTION	SECOND INSERTION												
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 25-CC-226</b> <b>ROYAL ARMS VILLAS CONDOMINIUM, INC., a Florida not for profit corporation, Plaintiff, vs.</b> <b>ROY CHARLES BURNISON; SARAH ELIZABETH ROUTLEY ; MCB 47 LLC d/b/a SERVPRO OF EAST NAPLES; and UNKNOWN TENANT, Defendants.</b> TO: ROY CHARLES BURNISON Last Known Address: 1849 Harbor Lane, Naples, Florida 34104 YOU ARE HEREBY NOTIFIED that an action has been filed against you in the above-styled court to enforce and foreclose a Claim of Lien on the following property located at 160 Georgetown Boulevard, Naples, Florida 34112 in Collier County, Florida which is legally described as:</p> <p>Unit No. 27, of Royal Arms Villas, a Condominium, according to the Declaration of Condominium, recorded in OR Book 736, Page 234, and all exhibits</p>	<p>and amendments thereof, of the Public Records of Collier County, Florida.</p> <p>AND you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney Meredith Peck Ralston, Esq. of Peck &amp; Peck, P.A., Attorney for Plaintiff, whose address is 5200 Tamiami Trail North, Suite 101, Naples, Florida 34103, and file the original with the Clerk of this Court within 30 days after the first publication of this notice, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Verified Complaint.</p> <p>This notice shall be published once during each week for two (2) consecutive weeks in the Business Observer.</p> <p>WITNESS my hand and seal of this Court on this 2 day of May, 2025.</p> <p>CRYSTAL K. KINZEL, Clerk of Courts (SEAL) By: Kathleen Murray AS DEPUTY CLERK Meredith Peck Ralston, Esq. Peck &amp; Peck, P.A., Attorney for Plaintiff, 5200 Tamiami Trail North, Suite 101, Naples, Florida 34103 May 9, 16, 202525-00684C</p>												
SECOND INSERTION	SECOND INSERTION												
<p><b>AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY <b>CASE NO.:</b> <b>11-2025-DR-000590-FM01-01</b> <b>In The Marriage of: OTO PATZNER</b> <b>Petitioner/Husband, and MARIA KIPIKASA Respondent/Wife.</b> TO: Maria Kipikasa 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 OTO PATZNER whose address is c/o Law Offices of Gabriela Riza, PA, 46 N Washington Blvd. Suite 1, Sarasota, FL 34236 on or before MAY 30, 2025 and file the original with the clerk of this Court at Collier County Courthouse, 3315 Tamiami Trail E, 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.</p> <p>The action is asking the court to de-</p>	<p>cide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located;} NONE Publication selection: BUSINESS OBSERVER for 4 consecutive weeks; 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.</p> <p>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.</p> <p>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.</p> <p>Dated: 5/6/2025</p> <p>CLERK OF THE CIRCUIT COURT (SEAL) By: Bianca Fernandez Deputy Clerk May 9, 16, 23, 30, 202525-00700C</p>												
SECOND INSERTION	SECOND INSERTION												
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO. 2025-CP-001189</b> <b>IN RE: ESTATE OF GUENTER FRIEDRICH METSCH, Deceased.</b></p> <p>The administration of the estate of Guenter Friedrich Metsch, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Ste. 102, Naples, Florida 34112. The name and address of the personal representative is set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate 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.</p> <p>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</p>	<p>NOTICE.</p> <p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is May 9, 2025.</p> <p><b>Patrick F. Mize, Esq.</b> <b>Personal Representative</b> Florida Bar Number: 91556 Harrison LLP 8625 Tamiami Trail N., Suite 202 Naples, Florida 34108 Telephone: (239) 316-1400 E-Mail: pmize@harrisonllp.com Secondary E-Mail: FLService@harrisonllp.com May 9, 16, 202525-00706C</p>												



# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)