

COLLIER COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of NCEF located at 2590 Goodlette-Frank Road North in the City of Naples, Collier County, FL 34103 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of June, 2025.

Naples Children Foundation, Inc.  
Maria Jimenez-Lara  
June 13, 2025                      25-00856C

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Naples Children and Education Foundation located at 2590 Goodlette-Frank Road North in the City of Naples, Collier County, FL 34103 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of June, 2025.

Naples Children Foundation, Inc.  
Maria Jimenez-Lara  
June 13, 2025                      25-00857C

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of NWWF located at 2590 Goodlette-Frank Road North in the City of Naples, Collier County, FL 34103 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of June, 2025.

Naples Children Foundation, Inc.  
Maria Jimenez-Lara  
June 13, 2025                      25-00858C

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Naples Winter Wine Festival located at 2590 Goodlette-Frank Road North in the City of Naples, Collier County, FL 34103 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of June, 2025.

Naples Children Foundation, Inc.  
Maria Jimenez-Lara  
June 13, 2025                      25-00859C

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 Marco Island Life located at 840 S Collier Blvd Unit 403, in the County of Collier, in the City of Marco Island, Florida 34145 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Marco Island, Florida, this 06 day of June, 2025.

MARCO ISLAND LIFE ENTERPRISES INC.  
June 13, 2025                      25-00860C

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of DC Dental Center located at 15044 Sandpiper Lane, Suite 2/3 in the City of Naples, Collier County, FL 34114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of June, 2025.

Daniel Corris  
June 13, 2025                      25-00872C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA  
**File No. 11-2025-CP-001270-0001-01**  
**Division Levy Reis**  
**IN RE: ESTATE OF**  
**DONNA V. LORO, a/k/a**  
**DONNA VENDITTI LORO,**  
**Deceased.**

The administration of the estate of DONNA V. LORO, a/k/a DONNA VENDITTI LORO, deceased, whose date of death was September 4, 2024, is pending in the Circuit Court for Collier County, Florida, File Number 11-2025-CP-001270-0001-01, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court ON OR BEFORE 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 unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of first publication of this Notice is June 13, 2025,

**Personal Representative:**  
**Christine C. Gill, Esquire**  
Florida Bar Number: 0983764  
100 SE 6th Street  
Fort Lauderdale, Florida 33301  
(954) 462-3430  
Attorney for Personal Representative:  
JOHN F. PHILLIPS, Esquire  
Florida Bar Number: 348740  
110 SE 6th Street  
110 Tower Suite 1700  
Fort Lauderdale, FL 33316  
954-765-1350  
Email: JohnPhilpa@aol.com  
June 13, 20, 2025                      25-00846C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 2025-CP-001443**  
**IN RE: ESTATE OF**  
**RANENDRA L. DASVARMA,**  
**Deceased.**

The administration of the estate of RANENDRA L. DASVARMA, deceased, whose date of death was March 19, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: June 13, 2025

Signed on this 19th day of May, 2025.

**JAY R. DASVARMA**  
**Personal Representative**  
1402 Jackson Street  
Baltimore, Maryland 21230  
Brian V. McAvoy  
Attorney for Personal Representative  
Florida Bar No. 0047473  
Roetzel & Andress LPA  
999 Vanderbilt Beach Road, Suite 401  
Naples, Florida 34108  
Telephone: (239) 649-6200  
Email: bmcavoy@ralaw.com  
Secondary Email: serve.bmcavoy@ralaw.com  
June 13, 20, 2025                      25-00847C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 25-CP-1529**  
**Division Probate**  
**IN RE: ESTATE OF**  
**WERNER G. JOHN**  
**Deceased.**

The administration of the estate of Werner G. John, deceased, whose date of death was April 16, 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, 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. 732.221, 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 June 13, 2025.

**Personal Representative:**  
**Renee Marsh**  
107 Woods Way  
Stroudsburg, Pennsylvania 18360  
Attorney for Personal Representative:  
Alyssa Keogh, Attorney  
Florida Bar Number: 0461547  
Holmes Fraser, P.A.  
711 5th Avenue South,  
Suite 200  
Naples, Florida 34102  
Telephone: (239) 228-7273  
E-Mail: akeogh@holmesfraser.com  
June 13, 20, 2025                      25-00853C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No.: 2025-CP-1273**  
**Division: Probate**  
**IN RE: THE ESTATE OF**  
**SANDRA J. GIBSON**

The administration of the estate of Sandra J. Gibson, deceased, File Number 2025-CP-1273, 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 unmatured, 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 unmatured, 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 June 13, 2025.

**Tara Borek**  
**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  
jefferperlow@hotmail.com  
June 13, 20, 2025                      25-00849C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No.**  
**11-2025-CP-001229-0001-01**  
**IN RE: ESTATE OF**  
**THOMAS GORDON MARSHALL**  
**Deceased.**

The administration of the estate of Thomas Gordon Marshall, deceased, whose date of death was March 19, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trl E , Ste 102, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 06/13/2025.

**Personal Representative:**  
**Thomas Glenn Marshall**  
6073 Solomons Island Road  
Tracy Landing, Maryland 20779  
Attorney for Personal Representative:  
Andrew Ponnock, Attorney  
Florida Bar Number: 195420  
10100 West Sample Road, 3rd Fl  
Coral Springs, FL 33065  
Telephone: (954) 340-4051  
Fax: (954) 340-3411  
E-Mail: andy@ponnocklaw.com  
Secondary E-Mail:  
eservice@ponnocklaw.com  
June 13, 20, 2025                      25-00848C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No. 2025-CP-001274**  
**Division Probate**  
**IN RE: ESTATE OF**  
**THOMAS B. GARLICK**  
**(a/k/a THOMAS B. GARLICK, JR.),**  
**Deceased.**

The administration of the estate of Thomas B. Garlick (a/k/a Thomas B. Garlick, Jr.), deceased, whose date of death was March 27, 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, FL 34112. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

All 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 June 13, 2025.

**Personal Representatives:**  
**Mary Eleanor Katherine Garlick**  
c/o Dunwody White & Landon, P.A.  
4001 Tamiami Trail North, Suite 200  
Naples, FL 34103  
**Thomas B. Garlick, III**  
c/o Dunwody White & Landon, P.A.  
4001 Tamiami Trail North, Suite 200  
Naples, FL 34103  
**F. Timothy. Garlick**  
c/o Dunwody White & Landon, P.A.  
4001 Tamiami Trail North, Suite 200  
Naples, FL 34103  
Attorneys for Personal Representatives:  
DUNWODY WHITE & LANDON, P.A.  
Alfred J. Stashis, Jr., Esq.  
Florida Bar Number: 14772  
Jonathan T. Baker, Esq.  
Florida Bar Number: 97793  
4001 Tamiami Trail North, Suite 200  
Naples, FL 34103  
Telephone: (239) 263-5885  
Fax: (239) 262-1442  
June 13, 20, 2025                      25-00852C

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA  
**PROBATE DIVISION**  
**File No.**  
**11-2025-CP-001438-0001-01**  
**Division Probate**  
**IN RE: ESTATE OF**  
**HENRY BRAXTON BOWMAN II**  
**Deceased.**

The administration of the estate of HENRY BRAXTON BOWMAN II, deceased, whose date of death was April 23, 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, 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 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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is June 13, 2025.

**Personal Representative:**  
**ROBERT BOWMAN**  
701 Sunset Hill Dr.  
Rockwall, TX 75087  
Attorney for Personal Representative:  
Lisa H. Lipman  
FISHER BROYLES, LLP  
Email Addresses:  
lisa.lipman@fisherbroyles.com  
lisa.lye@fisherbroyles.com  
Florida Bar No. 030485  
999 Vanderbilt Beach Road, Suite 200  
Naples, FL 34108  
Telephone: 239-480-0420  
June 13, 20, 2025                      25-00854C

FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of United Pressure Clean located at 128 Calais CT in the City of Naples, Collier County, FL 34112 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of June, 2025.

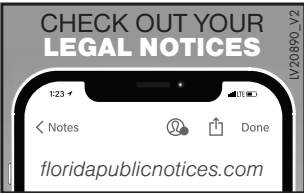
Mike Thomas  
June 13, 2025                      25-00850C

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 06/27/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to E.S. 715.109: A 2022 CHAM mobile home bearing vehicle identification numbers FL26100PHA104120A and FL-26100PHA104120B and all personal items located inside the mobile home. Last Tenant: David Lorin Sullivan and Mary Cotton Sullivan. Sale to be held at: Naples Estates, 400 Palm Haven Boulevard, Naples, Florida 34112 (239) 774-7867.

June 13, 20, 2025                      25-00882C





--- ESTATE ---		
FIRST INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1508</b> <b>Division 02</b> <b>IN RE: ESTATE OF</b> <b>HELENE MARIE SKERRY</b> <b>Deceased.</b></p> <p>The administration of the estate of Helene Marie Skerry, deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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>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</p>	<p>creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</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 NOTICE.</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 June 13, 2025.</p> <p><b>Personal Representative:</b> <b>Madilyn Caggiano</b> P.O. Box 452 Billerica, MA 01821 Attorney for Personal Representative: Haylee N. Blessing, Attorney Florida Bar Number: 1059314 Henderson, Franklin, Starnes &amp; Holt, P.A. 3451 Bonita Bay Boulevard, Suite 206 Bonita Springs, Florida 34134 Telephone: (239) 344-1100 Fax: (239) 344-1200 E-Mail: haylee.blessing@henlaw.com Secondary E-Mail: denise.edwards@henlaw.com June 13, 20, 2025 25-00868C</p>	
FIRST INSERTION		
<p><b>NOTICE TO CREDITORS</b> <b>(Summary Administration)</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1547</b> <b>Division 02</b> <b>IN RE: ESTATE OF</b> <b>MARY ANN VASQUEZ</b> <b>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 Mary Ann Vasquez, deceased, File Number 25-CP-1547, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E, Suite 102, Naples, FL 34112; that the decedent's date of death was April 26, 2025; that the total value of the estate is \$20,103 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>Name Address Eric J. Vasquez 1500 11th Street Cody, WY 82414 Paul Vincent Vasquez 803 Geddy Lane Downingtown, PA 19335 Mark Joseph Vasquez 428 Alderbrook Drive Wayne, PA 19087</p> <p>ALL INTERESTED PERSONS ARE</p>	<p>NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is June 13, 2025.</p> <p><b>Personal Giving Notice:</b> <b>Eric J. Vasquez</b> 1500 11th Street Cody, WY 82414 Attorney for Personal Giving Notice Amanda Leigh Goodman, Attorney Florida Bar Number: 105169 GOODMAN BREEN 3838 Tamiami Trail N, Suite 300 Naples, FL 34103 Telephone: (239) 403-3000 Fax: (239) 403-0010 E-Mail: agoodman@goodmanbreen.com Secondary E-Mail: gbprobate@gmail.com June 13, 20, 2025 25-00869C</p>	
FIRST INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE TWENTIETH JUDICIAL CIRCUIT COURT IN AND FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1510</b> <b>IN RE: ESTATE OF</b> <b>STEPHEN M. SINCHEK,</b> <b>Deceased.</b></p> <p>The administration of the estate of Stephen M. Sinchek, deceased, whose date of death was May 2, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 East Tamiami Trail, Naples, Florida 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 WITH-</p>	<p>IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</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 June 13, 2025.</p> <p><b>Personal Representative:</b> <b>Katherine M. Sinchek</b> 1645 W Ogden Avenue, Unit #612 Chicago, Illinois 60612 Attorney for Personal Representative: Brad A. Galbraith Florida Bar No. 0494291 GALBRAITH WEATHERBIE LAW, PLLC 999 Vanderbilt Beach Rd., Suite #509 Naples, Florida 34108 Telephone: (239) 325-2300 Fax: (239) 325-1065 Primary E-mail: bgalbraith@gwtrust.law Secondary E-mail: aboswell@gwtrust.law June 13, 20, 2025 25-00867C</p>	
FIRST INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1492</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>PATTI KNIGHT A/K/A</b> <b>PATRICIA KNIGHT A/K/A</b> <b>PATTY KNIGHT</b> <b>Deceased.</b></p> <p>The administration of the estate of Patti Knight A/K/A Patricia Knight, A/K/A Patty Knight, deceased, whose date of death was May 23, 2025, 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 representatives and the personal representatives' 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</p>	<p>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 NOTICE.</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 June 13, 2025.</p> <p><b>Personal Representatives:</b> <b>Douglas L. Rankin, Esq.</b> Attorney for Personal Representatives: Douglas L Rankin, Attorney Florida Bar Number: 365068 2335 Tamiami Trail N STE 308 NAPLES, FL 34103 Telephone: (239) 262-0061 Fax: (239) 262-2092 E-Mail: dlr@drankinlaw.com Secondary E-Mail: kj@drankinlaw.com June 13, 20, 2025 25-00873C</p>	
FIRST INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1586</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>ROBERT D. MARTIN</b> <b>Deceased.</b></p> <p>The administration of the estate of Robert D. Martin, deceased, whose date of death was March 26, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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</p>	<p>is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</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 NOTICE.</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 June 13, 2025.</p> <p><b>Personal Representative:</b> <b>Robert J. Cobuzzi</b> 4751 Gulf Shore Boulevard North Unit 1808 Naples, Florida 34103 Attorney for Personal Representative: Robert T. Kleinknecht Attorney for Petitioners Florida Bar Number: 181330 Oakstone Law PL 225 Banyan Blvd., Suite 230 Naples, Florida 34102 Telephone: (239) 206-3454 E-Mail: rkleinknecht@oakstonelaw.com Secondary E-Mail: asmith@oakstonelaw.com June 13, 20, 2025 25-00866C</p>	
FIRST INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1309</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>FRANK ROSSETTI</b> <b>Deceased.</b></p> <p>The administration of the estate of FRANK ROSSETTI, deceased, whose date of death was February 24, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Unit 102, Naples, Florida, 34112. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</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>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,</p>	<p>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.</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 NOTICE.</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 June 13, 2025.</p> <p><b>Personal Representative:</b> <b>SUZANNE OSGOOD</b> 15 Marten Drive West Nyack, New York 10994 Attorney for Personal Representative: Conrad Willkomm, Esq. Florida Bar Number: 697338 Law Office of Conrad Willkomm, P.A. 3201 Tamiami Trail North, Second Floor Naples, Florida 34103 Telephone: (239) 262-5303 Fax: (239) 262-6030 E-Mail: conrad@swfloridalaw.com Secondary E-Mail: kara@swfloridalaw.com June 13, 20, 2025 25-00871C</p>	

Q&A

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

935 1/23/25



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ESTATE / ACTIONS / SALES ---

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FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> The administration of the estate of David F. Heinzel, deceased, whose date of death was January 16, 2025; File Number 2025-CP-000590 is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail E., Suite 102, Naples, FL 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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 WITH-	IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. <b>MARGARET M. HEINZEL</b> <b>Personal Representative</b> 8633 Champions Pt. Apt/ No.804 Naples, FL 34113 JEFFREY M. JANEIRO, Esq. Attorney for Personal Representative Florida Bar No. 0697745 Law Office of Jeffrey M. Janeiro, P.L. 3400 Tamiami Trail N., Suite 203 Naples, FL 34103 Telephone: (239) 513-2324 June 13, 20, 202525-00875C

FIRST INSERTION	
<b>NOTICE TO CREDITORS (Summary Administration)</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION PROBATE DIVISION <b>CASE NO.: 2025-CP-1511</b> <b>BARRY A. SHORT</b> <b>Deceased.</b> TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE. You are hereby notified that an Order of Summary Administration has been entered in the Estate of Barry A. Short, deceased, File Number 2025-CP-1511, by the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 501, Naples, FL, 34112; that the Decedent's date of death was April 25, 2025, that the total value of the Estate is \$4,372.39, and that the name and address of those to whom it has been assigned by such Order are: Name Address Joel L. Weeks, as Trustee of the Barry Barry A. Short Trust dated 05-11-2011, as amended 600 Washington Avenue, Suite 2500 St. Louis, MO 63101 ALL INTERESTED PERSONS ARE NOTIFIED THAT:	All creditors of the Estate of the Decedent and persons having claims or demands against the Estate of the Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 13, 2025. <b>Person Giving Notice:</b> <b>Joel L. Weeks, Trustee</b> 600 Washington Avenue, Suite 2500 St. Louis, Missouri 63101 <b>Petitioner</b> Attorney for Person Giving Notice: Timothy D. Yeaglin Florida Bar No. 0039695 Lewis Rice LLC 600 Washington Avenue, Suite 2500 St. Louis, Missouri 63101 314-444-7848 Email: tyeaclin@lewisrice.com June 13, 20, 202525-00870C

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA Probate Division <b>File No. 25-CP-1437</b> <b>IN RE: ESTATE OF</b> <b>ROBERT S. BIGLOW, JR.,</b> <b>deceased.</b> The administration of the intestate estate of Robert S. Biglow, deceased, who died on December 7, 2024, File Number , is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3301 Tamiami Trail East, P.O. Box 413044, Naples, Florida 34101-3044. The name and address of the personal representative and the personal representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-	TICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice to Creditors is June 13, 2025 <b>KB</b> <b>Michael Biglow</b> <b>Personal Representative</b> 10614 Tanager Trail Brecksville, Ohio 44141 Ber Brian J. Downey, Esq. FL Bar Number: 0017975 Barrett McNagny LLP Attorney for Personal Representative 215 East Berry Street Fort Wayne, IN 46802 260-423-8874 bjd@barrettlaw.com June 13, 20, 202525-00863C

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA CIVIL ACTION <b>Case Number: 25-CC-1182</b> <b>WALDEN OAKS OF NAPLES HOMEOWNER'S ASSOCIATION, INC., a Florida corporation</b> <b>not-for-profit,</b> <b>Plaintiff, vs.</b> <b>ARMANDO ALBERTO TOVAR, UNKNOWN SPOUSE OF</b> <b>ARMANDO ALBERTO TOVAR, DISCOVER BANK and UNKNOWN TENANT(S)</b> <b>Defendants.</b> TO: ARMANDO ALBERTO TOVAR, and all parties having or claiming to have any right, title or interest in the property herein described: YOU ARE NOTIFIED that an action to foreclose a claim of lien on the following property in Collier County, Florida: Unit No. 5-G, Barrington, a Condominium, according to the Declaration of Condominium thereof as recorded in O.R. Book 1331, Pages 885 through 917, inclusive, as amended and restated	in O.R. Book 2572, page 2865, and subsequent amendments thereto, of the Public Records of Collier County, Florida, has been filed against you and all parties having or claiming to have any right, title or interest in the property, and you are required to serve a copy of your written defenses, if any, to it on Alfred F. Gal, Jr., the plaintiff's attorney, whose address is Samouce & Gal, P.A., 3060 Tamiami Trail N., Suite 202, Naples, Florida 34103, within 30 days after the first publication of this notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DATED this 6 day of June, 2025. CRYSTAL K. KINZEL CLERK OF THE CIRCUIT COURT (SEAL) By: Jane Garrison As Deputy Clerk Alfred F. Gal, Jr., the plaintiff's attorney, Samouce & Gal, P.A., 3060 Tamiami Trail N., Suite 202, Naples, Florida 34103 June 13, 20, 202525-00855C

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA. <b>CASE No.</b> <b>11-2025-CA-000789-0001-01</b> <b>THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., THE ALTERNATIVE LOAN TRUST 2003-22CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-59, PLAINTIFF, VS.</b> <b>THE UNKNOWN SUCCESSOR TRUSTEE OF THE DOUGLAS L. JONES LIVING TRUST, DATED JULY 11, 2019, ET AL.</b> <b>DEFENDANT(S).</b> To: THE UNKNOWN SUCCESSOR TRUSTEE OF THE DOUGLAS L. JONES LIVING TRUST, DATED JULY 11, 2019 RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 260 14th Street SE, NAPLES, FL 34117 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Collier County, Florida: THE NORTH 150 FEET OF TRACT 101, GOLDEN GATE ESTATES, UNIT NO. 48, ACCORDING TO THE PLAT THEREOF, OF RECORD IN PLAT BOOK 5, PAGE(S) 78 AND 79, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA has been filed against you, and you are required to serve a copy of your writ-	ten defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once a week for two consecutive weeks in the Business Observer. 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 ADA Coordinator Collier County, John Carter, Administrative Services Manager at 239-252-8800 , 3315 East Tamiami Trail, Suite 501, Naples, FL 34112 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. Date: June 10, 2025 Crystal K. Kinzel Clerk of the Circuit Court (SEAL) By: Kathleen Murray Deputy Clerk of the Court Kathleen Murray DC Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441 Our Case #: 25-000136/ 11-2025-CA-000789-0001-01/BOA June 13, 20, 202525-00878C

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA <b>CASE NO.:</b> <b>11-2024-CA-002615-0001-01</b> <b>U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL5, MORTGAGE-BACKED NOTES, SERIES 2024-RTL5, Plaintiff, v.</b> <b>PERSISTENT HOLDINGS CORPORATION, a Florida Corporation; DONALD STERN, an Individual; MARABELLA ISLES HOMEOWNERS ASSOCIATION, INC. F/K/A TEMPLE CITRUS HOMEOWNERS ASSOCIATION, INC.; GREGORY S. POHL; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 23, 2025 entered in Civil Case No. 11-2024-CA-002615-0001-01 in the Circuit Court of the 20th Judicial Circuit in and for Collier County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL5, MORTGAGE-BACKED NOTES, SERIES 2024-RTL5, Plaintiff and PERSISTENT HOLDINGS CORPORATION, a Florida Corporation; DONALD STERN, an Individual; MARABELLA ISLES HOMEOWNERS ASSOCIATION, INC. F/K/A TEMPLE CITRUS HOMEOWNERS ASSOCIATION, INC.; GREGORY S. POHL are defendants, Crystal K. Kinzel, Clerk of Court, will sell the property at public sale in the lobby on the 3rd Floor of the Courthouse Annex, Collier County Courthouse, 3315 Tamiami Trail East, Naples, FL 34112 beginning at 11:00 AM on July 24, 2025 the following described property as set forth in said Final Judgment, to-wit:. LOT 174, TEMPLE CITRUS GROVE, AS RECORDED IN PLAT BOOK 57, AT PAGE 9, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. Property Address: 13644 Mandarin Cir, Naples, FL 34109 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Taji S. Foreman Taji S. Foreman, Esq. FBN: 0058606 File No: 3843.000134 June 13, 20, 202525-00876C	

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA Division: Probate <b>Case No: 2025-CP-1442</b> <b>IN RE: THE ESTATE OF GRACE ELIZABETH LAWSON</b> The administration of the estate of Grace Elizabeth Lawson, deceased, File Number 2025-CP-1442, 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 unmatured, 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 June 13, 2025. <b>William L. Lawson</b> <b>Personal Representative</b> /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 June 13, 20, 202525-00881C	

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1571</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>MARK EDWARD BUCHANAN</b> <b>Deceased.</b> The administration of the estate of Mark Edward Buchanan, deceased, whose date of death was September 18, 2023, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent	and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 13, 2025. <b>Personal Representative:</b> <b>/s/ James Edward Buchanan</b> <b>James Edward Buchanan</b> 4290 Hazel Avenue Unit B, Palm Beach Gardens, Florida 33410 Attorney for Personal Representative: William G. Morris Florida Bar Number: 321613 247 N. Collier Blvd., Ste 202 Marco Island, FL 34145 Telephone: (239) 642-6020 Fax: (239) 642-0722 E-Mail: e-service@vgmorrisslaw.com June 13, 20, 202525-00880C

FIRST INSERTION	
<b>NOTICE OF SALE</b> <b>UNDER FLA. STAT. CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA <b>CASE NO: 2024-CA-000687</b> <b>ATHENE ANNUITY AND LIFE COMPANY, Plaintiff v.</b> <b>4371 PINE RIDGE ROAD LIMITED LIABILITY COMPANY; ET AL., Defendant(s).</b> NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure and Final Judgment of Damages for Breach of Guaranty dated May 15, 2025, in the above-styled cause, the Clerk of Circuit Court Crystal K. Kinzel, shall sell the subject property at public sale on the 17th day of July, 2025, at 11:00 A.M. to the highest and best bidder for cash, on the First Floor of the Collier County Courthouse Annex in the Collier County Courthouse, located at 3315 Tamiami Trail East Napes, Florida Suite 102 on the following described property: THE WEST 75 FEET OF THE EAST 150 FEET OF TRACT 78, GOLDEN GATE ESTATES UNIT NO. 26, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK	7, AT PAGE 15, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. Property address: 4371 Pine Ridge Road, Naples, FL 34119. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT If you are a person with a disability who needs any accommodations 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, Phone: (239) 252-8800, Fax: (239) 252-8272, charlesr@ca.cjis20.org 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: June 6, 2025. BITMAN, O'BRIEN, PLLC /s/ Wendy Griffith Wendy Griffith, Esquire Florida Bar No.: 72840 wgriffith@bitman-law.com Attorneys for Plaintiff June 13, 20, 202525-00877C

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>FILE NUMBER: 2025-1054-CP</b> <b>IN RE: ESTATE OF</b> <b>PRESCOTT BIGELOW III</b> <b>Deceased.</b> The administration of the estate of Prescott Bigelow III, deceased, whose date of death was December 23, 2023, File Number 2025-1054-CP, 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 has been served must file their claims within 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 SO 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 June 13, 2025. <b>Personal Representative:</b> <b>Juanita W. Bigelow</b> 7926 Portofino Court Naples, Florida 34114 Attorney for Personal Representative: Anthony J. Dimora, Esquire Florida Bar Number: 0092347 Dominico R. Palma, Esquire Florida Bar Number: 103514 Woodward, Pires & Lombardo, P.A. 606 Bald Eagle Drive, Suite 500 Marco Island, Florida 34146 Telephone Number: (239) 394-5161 adimora@wpl-legal.com dapalma@wpl-legal.com gdcrow@wpl-legal.com June 13, 20, 202525-00879C

Q&A

Who benefits from legal notices?

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

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

lv18237\_v13

lv20906\_v11



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT FOR THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR COLLIER COUNTY,  
FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.:  
11-2024-CA-001409-0001-01  
NEWREZ LLC D/B/A/  
SHELLPOINT MORTGAGE  
SERVICING  
Plaintiff(s), vs.  
SUSAN TOBIAS; et al.,  
Defendant(s).  
NOTICE IS HEREBY GIVEN THAT,  
pursuant to Plaintiff's Final Judgment  
of Foreclosure entered on May 23,  
2025 in the above-captioned action,  
the Clerk of Court, Crystal K. Kinzel,  
will sell to the highest and best bidder  
for cash at the First Floor of the Col-  
lier County Courthouse Annex, in the  
Customer Service Multipurpose Room,  
3315 Tamiami Trail East, Naples, Flor-  
ida 34112 in accordance with Chapter  
45, Florida Statutes on the 17th day of  
July, 2025 at 11:00 AM on the following  
described property as set forth in said  
Final Judgment of Foreclosure or order,  
to wit:  
LOT 13, BLOCK B, WILDCAT  
COVE TWO, ACCORDING TO  
THE PLAT THEREOF, RE-  
CORDED IN PLAT BOOK 30,  
PAGE 1 OF THE PUBLIC RE-  
CORDS OF COLLIER COUN-  
TY, FLORIDA.  
Property address: 14855 Sterling  
Oaks Drive, Naples, FL 34110  
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.  
AMERICANS WITH DISABILI-  
TIES ACT. IF YOU ARE A PERSON  
WITH A DISABILITY WHO NEEDS  
ANY ACCOMMODATION IN ORDER  
TO PARTICIPATE IN THIS PRO-  
CEEDING, YOU ARE ENTITLED, AT  
NO COST TO YOU, TO THE PROVI-  
SION OF CERTAIN ASSISTANCE.  
PLEASE CONTACT JOHN CARTER,  
ADMINISTRATIVE SERVICES MAN-  
AGER, WHOSE OFFICE IS LOCAT-  
ED AT 3315 EAST TAMiami TRAIL,  
SUITE 501, NAPLES, FLORIDA 34112,  
AND WHOSE TELEPHONE NUM-  
BER IS (239) 252-8800, AT LEAST 7  
DAYS BEFORE YOUR SCHEDULED  
COURT APPEARANCE, OR IMME-  
DIATELY UPON RECEIVING THIS  
NOTIFICATION IF THE TIME BE-  
FORE THE SCHEDULED APPEAR-  
ANCE IS LESS THAN 7 DAYS; IF  
YOU ARE HEARING OR VOICE IM-  
PAIRED, CALL 711.  
Respectfully submitted,  
PADGETT LAW GROUP  
BETZY FALGAS, ESQ.  
Florida Bar # 76882  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
TDP File No. 24-004351-1  
June 13, 20, 202525-00845C

FIRST INSERTION

NOTICE OF ACTION  
Count I  
IN THE CIRCUIT COURT, IN AND  
FOR COLLIER COUNTY, FLORIDA.  
CASE NO.: 11-2025-CA-000333  
HOLIDAY INN CLUB VACATIONS  
INCORPORATED  
Plaintiff, vs.  
DOMINGO ET.AL.,  
Defendant(s).  
To: BALDWIN M. DOMINGO AND  
ANY AND ALL UNKNOWN HEIRS,  
DEVISEES AND OTHER CLAIM-  
ANTS OF BALDWIN M. DOMINGO  
And all parties claiming interest by,  
though, under or against Defendant(s)  
BALDWIN M. DOMINGO AND ANY  
AND ALL UNKNOWN HEIRS, DEVI-  
SEES AND OTHER CLAIMANTS OF  
BALDWIN M. DOMINGO  
YOU ARE NOTIFIED that an action  
to foreclose a mortgage/claim of lien on  
the following described property in Col-  
lier County, Florida:  
WEEK/UNIT:  
19 ODD/401  
of Sunset Cove Resort and Suites  
Condominium, a condominium  
according to the Declaration  
thereof recorded in Official Re-  
cords Book 3698, Page 2185 of  
the Public Records of Collier  
County, Florida, and all amend-  
ments thereto if any, together  
with the remainder over in fee  
simple absolute, as tenant in  
common with the owners of  
Timeshare Estates in the herein  
described Condominium parcel  
in that percentage interest  
determined and established by  
aforesaid Declaration of Condo-

minium  
Together with all the tenements,  
hereditaments and appurte-  
nances thereto belonging or in  
anywise appertaining.  
has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Jerry E.  
Aron, Plaintiff's attorney, whose ad-  
dress is 801 Northpoint Parkway, Suite  
64, West Palm Beach, Florida, 33407,  
within thirty (30) days after the first  
publication of this Notice, and file the  
original with the Clerk of this Court  
either before service on Plaintiff's at-  
torney or immediately thereafter, oth-  
erwise a default will be entered against  
you for the relief demanded in the  
Complaint.  
If you are a person with a disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Administrative Ser-  
vices 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 re-  
ceipt of this [describe notice]; if you  
are hearing or voice impaired, call 711.  
6/5/2025  
(SEAL) Bianca Fernandez  
Crystal K. Kinzel  
CLERK OF THE CIRCUIT COURT  
COLLIER COUNTY, FLORIDA  
Jerry E. Aron,  
Plaintiff's attorney,  
801 Northpoint Parkway, Suite 64,  
West Palm Beach, Florida, 33407  
June 13, 20, 202525-00864C

FIRST INSERTION

NOTICE OF ACTION  
Count V  
IN THE CIRCUIT COURT, IN AND  
FOR COLLIER COUNTY, FLORIDA.  
CASE NO.: 11-2025-CA-000333  
HOLIDAY INN CLUB VACATIONS  
INCORPORATED  
Plaintiff, vs.  
DOMINGO ET.AL.,  
Defendant(s).  
To: DESMOND K. HUGHES and  
LINDSEY D.J. HUGHES  
And all parties claiming interest by,  
though, under or against Defendant(s)  
DESMOND K. HUGHES and LIND-  
SEY D.J. HUGHES  
YOU ARE NOTIFIED that an action  
to foreclose a mortgage/claim of lien on  
the following described property in Col-  
lier County, Florida:  
WEEK/UNIT:  
29/403  
of Sunset Cove Resort and Suites  
Condominium, a condominium  
according to the Declaration  
thereof recorded in Official Re-  
cords Book 3698, Page 2185 of  
the Public Records of Collier  
County, Florida, and all amend-  
ments thereto if any, together  
with the remainder over in fee  
simple absolute, as tenant in  
common with the owners of  
Timeshare Estates in the herein  
described Condominium parcel  
in that percentage interest  
determined and established by  
aforesaid Declaration of Condo-  
minium  
Together with all the tenements,

hereditaments and appurte-  
nances thereto belonging or in  
anywise appertaining.  
has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on Jerry E.  
Aron, Plaintiff's attorney, whose ad-  
dress is 801 Northpoint Parkway, Suite  
64, West Palm Beach, Florida, 33407,  
within thirty (30) days after the first  
publication of this Notice, and file the  
original with the Clerk of this Court  
either before service on Plaintiff's at-  
torney or immediately thereafter, oth-  
erwise a default will be entered against  
you for the relief demanded in the  
Complaint.  
If you are a person with a disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Administrative Ser-  
vices 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 re-  
ceipt of this [describe notice]; if you  
are hearing or voice impaired, call 711.  
6/5/2025  
(SEAL) Bianca Fernandez  
Crystal K. Kinzel  
CLERK OF THE CIRCUIT COURT  
COLLIER COUNTY, FLORIDA  
Jerry E. Aron,  
Plaintiff's attorney,  
801 Northpoint Parkway, Suite 64,  
West Palm Beach, Florida, 33407  
June 13, 20, 202525-00865C

FIRST INSERTION

NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT OF THE  
TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR COLLIER COUNTY,  
FLORIDA  
Case No: 2024-CA-001519-0001-01  
TVC MORTGAGE TRUST  
2023-RTL1 BY U.S. BANK TRUST  
NATIONAL ASSOCIATION, NOT  
IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER  
TRUSTEE,  
Plaintiff, vs.  
GUILLARO WORLDWIDE  
ENTERPRISES, LLC; et al,  
Defendants.  
NOTICE IS HEREBY GIVEN that pur-  
suant the Final Judgment of Foreclo-  
sure dated 05/09/2025, and entered in  
Case No. 2024-CA-001519-0001-01 of  
the Circuit Court of the TWENTIETH  
Judicial Circuit in and for Collier Coun-  
ty, Florida wherein TVC MORTGAGE  
TRUST 2023-RTL1 BY U.S. BANK  
TRUST NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUST-  
EE, is the Plaintiff and GUILLARO  
WORLDWIDE ENTERPRISES, LLC;  
EDWARD ANTHONY GUILLARO, II;  
KENNETH BESK; APEX PROPERTY  
SERVICES, LLC, are the Defendants,  
Collier County Clerk of Courts, will  
sell to the highest and best bidder for  
cash in -person on the first floor of the  
Courthouse Annex in the Multipurpose  
Room in Customer Service at the Col-  
lier County Courthouse, located at 3315  
Tamiami Trail East, Naples, FL 34112,  
beginning at 11:00 A.M. on July 18,

2025, the following described property  
set forth in said Final Judgment, to wit:  
LOT 21, BLOCK 305, MARCO  
BEACH UNIT NINE, AC-  
CORDING TO THE PLAT  
THEREOF, AS RECORDED  
IN PLAT BOOK 6, PAGE(S) 69  
THROUGH 73, OF THE PUB-  
LIC RECORDS OF COLLIER  
COUNTY, FLORIDA Commonly  
known as: 580 Inlet Dr, Marco  
Island, FL 34145  
Any person or entity claiming an in-  
terest in the surplus, if any, resulting  
from the Foreclosure Sale, other than  
the property owner as of the date of the  
Lis Pendens, must file a claim with the  
Clerk no later than the date that the  
Clerk reports the funds as unclaimed.  
If you fail to file a claim, you will not be  
entitled to any remaining funds. If the  
sale is set aside, the Purchaser may be  
entitled to only a return of the sale de-  
posit less any applicable fees and costs  
and shall have no other recourse against  
the Mortgagee, the Mortgagee or the  
Mortgagee's attorney.  
DATED June 5th, 2025  
/s/ J. Bennett Kitterman  
J. Bennett Kitterman, Esq.  
Florida Bar No. 98636  
Lender Legal PLLC  
1800 Pembroke Drive, Suite 250  
Orlando, FL 32810  
Tel: (407) 730-4644  
Attorney for Plaintiff  
Service Emails:  
bkitterman@lenderlegal.com  
EService@LenderLegal.com  
June 13, 20, 202525-00851C



SAVE  
TIME

E-mail your Legal Notice  
legal@businessobserverfl.com

LV20890\_V3

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE  
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.  
PUBLIC STORAGE # 00121, 13191 Tamiami Trl E, Naples, FL 34114, (239) 610-1150 Time: 09:30 AM  
Sale to be held at www.storagetreasures.com.  
1202 - Whelpley, Kristal; 2031 - Steele, Cara; 3007 - brookbank, Ciara; 3085 - Peoples, Andrew; 3198 - Bueno, Juan; 4007 - Naude, Guerson  
PUBLIC STORAGE # 00131, 8705 Addison Place Dr, Naples, FL 34119, (239) 944-5375 Time: 09:45 AM  
Sale to be held at www.storagetreasures.com.  
1326 - Saint-Hilaire, Maxiane; 1413 - Lopez, Crystal; 1520 - Rodriguez, Lindsey; 2020 - Naples Elite Frenchies Jackson, Neiyamia; 2324 - Parker, Natalie; 2622 - Khalamov, Irene; 2708 - Gay, Drew; 3008 - Dalton, Melissa; 3625 - Scholes, Stephanie; 3818 - ortiz, Maria  
PUBLIC STORAGE # 22131, 1361 Airport Rd S, Naples, FL 34104, (239) 430-0200 Time: 10:00 AM  
Sale to be held at www.storagetreasures.com.  
1069 - Vilpre, Victor; 2025 - SPAGNUOLO, RICHARD; 2083 - Hernandez, Elsa D; 2114 - Mostafa, Beau; 2126 - Loughridge, Emmy; 3127 - Patton, Jennifer; 4062 - Brodhun, Ellen; 4071 - Brodhun, Ellen  
PUBLIC STORAGE # 25428, 15800 Old 41 North, Naples, FL 34110, (941) 212-2707 Time: 10:15 AM  
Sale to be held at www.storagetreasures.com.  
A037 - Richter, Lloyd; A066 - Acebes, Carlos; A080 - Thibeault, Nicole; B022 - Wilks, Sherri; B038 - Marincek, Jennifer; B047 - Guerrero, maria; B080 - Lewis, Samantha; C003 - Young, Benjamin; C020 - Pauly, Rachel; D007 - Nieves, Lisa; D018 - Rosario, Max Irasque; D041 - Toussaint, Luclass  
PUBLIC STORAGE # 25435, 3555 Radio Road, Naples, FL 34104, (941) 229-6127 Time: 10:30 AM  
Sale to be held at www.storagetreasures.com.  
A049 - pappalardo, Jason; A117 - McDaniel, Amanda; A332 - montero, norma; A634 - Thacker, Kyle; A712 - Greco, Lou; A826 - Vanston, Jennifer; B049 - Medina, Juan; E252 - Marius, Louise; H348 - Beams, Shawan; H373 - Vincent, Pierre; I411 - Davis, Gigi; I417 - Warren, Rich  
PUBLIC STORAGE # 25849, 7325 Davis Blvd, Naples, FL 34104, (305) 615-1925 Time: 11:45 AM  
Sale to be held at www.storagetreasures.com.  
A1406 - Gomez, Jorge; A1412 - Joubert, Christine; A1481 - Pierre, Handerson; C2105 - Nicholas, Sonia; C2109 - Cruz, Germaine; D0111 - Heiston, Dominic; D2205 - Taboada, Adel; D2251 - Rojas, Sara; F0012 - Gonzalez, Roberto; F1351 - rios, francisco; F2220 - Jean, Daniella; F2267 - Jones, Brenda; F2326 - Fults, Brian; F2346 - Meissner, Jami  
PUBLIC STORAGE # 26659, 3807 White Lake Blvd, Naples, FL 34117, (239) 920-5315 Time: 12:00 PM  
Sale to be held at www.storagetreasures.com.  
1016 - Tressler, Oliver; 1021 - ServPro of East Naples Bergeron, Tayler; 1022 - ServPro of East Naples Bergeron, Tayler; 1067 - aguiar, kamila; 1159 - Lucas, Claudia; 1166 - howard, Demodrick; 1362 - ServPro of East Naples Bergeron, Tayler; 1378 - Pye, Linda; 2050 - Noble, Diana; 2079 - Cannon, Brandon; 2158 - Mendoza, Margarito; 2192 - Miranda, Andy; 2222 - Pozada, Isbert; 2261 - Santiago, Stephanie; 2321 - Sanabria, Anabelle; 2327 - Manning, Bill; 2383 - Maulden, Jakeela; 2409 - Pye, Linda; 2413 - Carvajal, Marion; 2449 - Burger, Gareshia; 2572 - Alfonso, Lazaro; 2589 - Rosario, Magdiel; 2606 - REYES, RAQUEL  
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
June 6, 13, 202525-00828C

SECOND INSERTION

NOTICE OF PUBLIC SALE  
PURSUANT TO FLORIDA  
STATUTES SECTION 715.109 ---  
NOTICE IS HEREBY GIVEN THAT  
PUBLIC SALE OF THE FOLLOW-  
ING PROPERTY WILL BE HELD  
AT 9:00A.M. ON WEDNESDAY,  
JUNE 18, 2025 --- AUCTION WILL  
BE CONDUCTED ONLINE ONLY -  
INTERNET BIDDING WITH LIVE  
AUDIO - www.stamplerauctions.  
com --- FORMER TENANT: SBG  
SUBS LLC --- PLACE OF ASSETS:  
12620 TAMiami TRAIL - NAPLES  
FL 34113 --- ALL OF FORMER  
TENANT'S PERSONAL PROPERTY  
INCLUDING, BUT NOT LIMITED  
TO:  
Bread Ovens, 3-Door Freezers,  
Reach-In Freezers, Hotwells, Sand-  
wich Cold Units, Bread Cabinets, Bunn  
Brewers, Slicers, Bubbler Machines,  
Speed Ovens, Ice Maker, Bread Retard-  
ers, Microwave, Cabinets with Stainless  
Steel Tops, Counters, Sinks, Stainless  
Steel Tables, Bread Cooling Racks,  
Cookie Display Cases, Chip Racks,  
"Open" Signs, Booths, Tables, Chairs,  
Trash Cans, More ---  
LANDLORD: SUBWAY REAL ES-  
TATE LLC - 1 CORPORATE DRIVE  
#100 - SHELTON CT  
06484 --- AUCTIONEER: STAM-  
PLER AUCTIONS - 5412 STIRLING  
ROAD - DAVIE, FL  
33314 --- 954.921.8888 --- AB196 |  
AU295  
June 6, 13, 202525-00834C

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-1319-CP  
Division PROBATE  
IN RE: ESTATE OF  
DONALD JAMES PROULX a/k/a/  
DONALD JAMES PROULX, SR.  
Deceased.  
The administration of the estate of  
DONALD JAMES PROULX a/k/a  
DONALD JAMES PROULX, SR., de-  
ceased, whose date of death was March  
3, 2025, is pending in the Circuit Court  
for Collier County, Florida, Probate  
Division, the address of which is 3315  
Tamiami Trail East, Unit 102, Naples,  
Florida, 34112. The names and address-  
es 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 de-  
mands against decedent's estate on  
whom a copy of this notice is required  
to be served must file their claims  
with this court ON OR BEFORE

SECOND INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
COLLIER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-1190  
Division PROBATE  
IN RE: ESTATE OF  
JOSEPH R. CLAPP  
Deceased  
The administration of the estate of  
Joseph R. Clapp, deceased, whose date  
of death was March 2, 2025, is pend-  
ing in the Circuit Court for COLLIER  
County, Florida, Probate Division, the  
address of which is 3315 Tamiami Trail  
East, Naples, Florida 34112. The names  
and addresses of the personal represen-  
tative and the personal representative's  
attorney are set forth below.  
All creditors of the decedent and oth-  
er 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE.  
The personal representative has no

duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228.  
applies, or may apply, unless a written  
demand is made by a creditor as spec-  
ified under s. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 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 June 6, 2025.  
Personal Representative:  
Christopher J. Clapp  
Post Office Box 213  
Hanover, Massachusetts 02339  
Attorney for Personal Representative:  
William K. Skrivan  
E-mail Addresses:  
william@sgnapleslaw.com,  
heather@sgnapleslaw.com  
Florida Bar No. 1059270  
Skrivan & Gibbs, PLLC  
1110 Pine Ridge Road,  
Suite 300  
Naples, Florida 34108  
Telephone: (239) 597-4500  
June 6, 13, 202525-00833C

SECOND INSERTION

THE LATER OF 3 MONTHS AFTER  
THE TIME OF THE FIRST PUBLI-  
CATION OF THIS NOTICE OR 30  
DAYS AFTER THE DATE OF SER-  
VICE OF A COPY OF THIS NOTICE  
ON THEM.  
The Personal Representative has no  
duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
Florida Statutes, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under s. 732.2211,  
Florida Statutes. The written demand  
must be filed with the clerk.  
All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE  
OF THE FIRST PUBLICATION OF  
THIS NOTICE.  
ALL CLAIMS NOT FILED  
WITHIN THE TIME PERIODS SET

FORTH IN FLORIDA STATUTES  
SECTION 733.702 WILL BE FOR-  
EVER 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 June 6, 2025.  
Personal Representative:  
DONALD PROULX, II,  
a/k/a DJ PROULX  
29 Ridge Rd.  
Concord, New Hampshire 03301  
Attorney for Personal Representative:  
Conrad Willkomm, Esq.  
Florida Bar Number: 697338  
Law Office of Conrad Willkomm, P.A.  
3201 Tamiami Trail North,  
Second Floor  
Naples, Florida 34103  
Telephone: (239) 262-5303  
Fax: (239) 262-6030  
E-Mail: conrad@swfloridalaw.com  
Secondary E-Mail:  
kara@swfloridalaw.com  
June 6, 13, 202525-00838C

PUBLISH YOUR  
LEGAL NOTICE  
Call 941-906-9386  
or email legal@businessobserverfl.com



FLORIDA'S NEWSPAPER FOR THE C-SUITE  
Business  
Observer

LV20878\_V16

OFFICIAL  
COURTHOUSE  
WEBSITES

MANATEE COUNTY  
manateeclerk.com

SARASOTA COUNTY  
sarasotaclerk.com

CHARLOTTE COUNTY  
charlotteclerk.com

LEE COUNTY  
leeclerk.org

COLLIER COUNTY  
collierclerk.com

HILLSBOROUGH  
COUNTY  
hillsclerk.com

PASCO COUNTY  
pascoclerk.com

PINELLAS COUNTY  
mypinellasclerk.gov

POLK COUNTY  
polkcountyclerk.net

ORANGE COUNTY  
myorangeclerk.com

LV20890\_V3



--- PUBLIC SALES / ESTATE / ACTIONS ---		
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO.: 25-CP-1330</b> <b>IN RE: THE ESTATE OF DAVID C. VARISCO</b> <b>Deceased.</b></p> <p>The administration of the estate of DAVID C. VARISCO, deceased, whose date of death was November 3, 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.</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. 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 June 6, 2025.</p> <p><b>Personal Representative:</b> <b>MARY L. VARISCO</b> 1276 Laurel Court Marco Island, FL 34145 Attorney for Personal Representative: LISA B. GODDY Florida Bar No. 0507075 Email: lgoddy@wga-law.com Alternate Email: pleadings@wga-law.com EDWARD E. WOLLMAN Florida Bar No. 0618640 Email: ewollman@wga-law.com Alternate Email: pleadings@wga-law.com Attorneys for Personal Representative WOLLMAN, GEHRKE &amp; ASSOCIATES, PA 2235 Venetian Court, Suite 5 Naples, FL 34109 Telephone: (239)435-1533 Facsimile: (239)435-1433 June 6, 13, 202525-00832C</p>	<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA CIVIL DIVISION <b>Case No.: 24-CC-1138</b> <b>NAPLES LUMBER &amp; SUPPLY CO., INC., a Florida corporation,</b> <b>Plaintiff, v.</b> <b>LISA B. HOMES, LLC, and 895 24th AVE ANNEX, LLC,</b> <b>Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment of Lien Foreclosure dated May 30, 2025, and entered in Case No. 24-CC-1138, of the Circuit Court of the Twentieth Judicial Circuit in and for Collier County, Florida, wherein NAPLES LUMBER &amp; SUPPLY CO., INC, is the Plaintiff, and LISA B. HOMES, LLC and 895 24TH AVE ANNEX, LLC, are the Defendants, the Clerk, Crystal K. Kinzel, will sell to the highest best bidder for cash on the 1st Floor of the Collier County Courthouse Annex in the multipurpose room at 3315 Tamiami Trail East, Naples, FL 34112 at eleven o'clock a.m. on the 10th day of July, 2025 in accordance with Chapter 45, Florida Statutes, the following described real property as set forth in the Final Judgment of Lien Foreclosure, to wit:</p> <p>407 24th AVENUE NW – GOLDEN GATE ESTATES – UNIT 20 –E ½ OF TRACT 69, LESS N 79.43 FT – NAPLES – COLLIER COUNTY-FL</p> <p>If you are a person claiming a right to funds remaining after sale, you must file a claim with the clerk no later than the date that the clerk reports 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.</p> <p>If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Court Services Manager, whose office is located at 3315 East Tamiami Trail, Suite 501, Naples, FL 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.</p> <p>Dated this 4th day of June, 2025. Published in: The Business Observer Submitted by: D. Keith Wickenden, Esq. Gunster, Yoakley &amp; Stewart, P.A. 5551 Ridgewood Drive, Suite 501 Naples, FL 34108 kwickenden@gunster.com ACTIVE:37549755.1 June 6, 13, 202525-00841C</p>
SECOND INSERTION	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-1188</b> <b>Division Probate</b> <b>IN RE: ESTATE OF DIANE W BEATTIE</b> <b>Deceased.</b></p> <p>The administration of the estate of Diane W Beattie, deceased, whose date of death was May 7, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address at which is Collier County Courthouse, 3315 Tamiami Trail E., Naples, Florida 34112. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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>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,</p>	<p>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.</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 NOTICE.</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 June 6, 2025.</p> <p><b>Personal Representative:</b> <b>Whitney Kurt Beattie</b> 611 Palm Ave #33 Goodland, FL 34140 Attorney for Personal Representative: Jill Burzynski, Attorney Florida Bar Number: 744931 Burzynski Elder Law 1124 Goodlette Road Naples, Florida 34102 Telephone: (239) 434-8557 Fax: (239) 434-8695 E-Mail: jjb@burzynskilaw.com Secondary E-Mail: acr@burzynskilaw.com June 6, 13, 202525-00826C</p>	<p><b>NOTICE OF ACTION</b> <b>Count I</b> IN THE CIRCUIT COURT, IN AND FOR COLLIER COUNTY, FLORIDA. <b>CASE NO.: 11-2025-CA-000329</b> <b>HOLIDAY INN CLUB VACATIONS INCORPORATED</b> <b>Plaintiff, vs.</b> <b>WOOLFORD ET.AL.,</b> <b>Defendant(s).</b></p> <p>To: MILTON JOSEPH WOOLFORD and JOYCELYNN VALERIE WOOLFORD A/K/A JOYCELYNNE VALERIE WOOLFORD And all parties claiming interest by, through, under or against Defendant(s) MILTON JOSEPH WOOLFORD and JOYCELYNN VALERIE WOOLFORD A/K/A JOYCELYNNE VALERIE WOOLFORD</p> <p>77 KENSINGTON ROAD NORTHOLT, UB5 6AW UNITED KINGDOM</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Collier County, Florida:</p> <p>WEEK/UNIT: 22 / 401 of Sunset Cove Resort and Suites Condominium, a condominium according to the Declaration thereof recorded in Official Records Book 3698, Page 2185 of the Public Records of Collier County, Florida, and all amendments thereto if any, together with the remainder over in fee simple absolute, as tenant in common with the owners of Timeshare Estates in the herein described Condominium parcel in that percentage interest determined and established by</p>
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF ACTION</b> <b>Count I</b> IN THE CIRCUIT COURT, IN AND FOR COLLIER COUNTY, FLORIDA. <b>CASE NO.: 11-2025-CA-000329</b> <b>HOLIDAY INN CLUB VACATIONS INCORPORATED</b> <b>Plaintiff, vs.</b> <b>WOOLFORD ET.AL.,</b> <b>Defendant(s).</b></p> <p>To: MILTON JOSEPH WOOLFORD and JOYCELYNN VALERIE WOOLFORD A/K/A JOYCELYNNE VALERIE WOOLFORD And all parties claiming interest by, through, under or against Defendant(s) MILTON JOSEPH WOOLFORD and JOYCELYNN VALERIE WOOLFORD A/K/A JOYCELYNNE VALERIE WOOLFORD</p> <p>77 KENSINGTON ROAD NORTHOLT, UB5 6AW UNITED KINGDOM</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property in Collier County, Florida:</p> <p>WEEK/UNIT: 22 / 401 of Sunset Cove Resort and Suites Condominium, a condominium according to the Declaration thereof recorded in Official Records Book 3698, Page 2185 of the Public Records of Collier County, Florida, and all amendments thereto if any, together with the remainder over in fee simple absolute, as tenant in common with the owners of Timeshare Estates in the herein described Condominium parcel in that percentage interest determined and established by</p>	<p>aforesaid Declaration of Condominium</p> <p>Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 3301 East Tamiami Trail, Building L, Naples, Florida 34112, and whose telephone number is (239) 252-8800, within two working days of your receipt of this [describe notice]; if you are hearing or voice impaired, call 711.</p> <p>6/2/2025</p> <p>(SEAL) Bianca Fernandez Crystal K. Kinzel CLERK OF THE CIRCUIT COURT COLLIER COUNTY, FLORIDA</p> <p>Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 June 6, 13, 202525-00837C</p>	<p>recorded in Plat Book 46, Pages 52 through 56, inclusive, Public Records of Collier County, Florida.</p> <p>Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ARTHUR S. BARKSDALE, IV, ESQ., DI MASI   BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.</p> <p>This notice shall be published once a week for two consecutive weeks in the Business Observer.</p> <p>DATED: 6/2/2025</p> <p>Clerk of the Court for Collier County, Florida (SEAL) By: Bianca Fernandez Deputy Clerk</p> <p>ARTHUR S. BARKSDALE, IV, ESQ., DI MASI   BURTON, P.A., the Plaintiff's attorney, 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 June 6, 13, 202525-00836C</p>

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LV10161



SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25CP1412</b> <b>IN RE: ESTATE OF</b> <b>RUTH M. NICHOLS A/K/A</b> <b>RUTH MARY NICHOLS</b> <b>Deceased.</b></p> <p>The administration of the estate of Ruth M. Nichols a/k/a Ruth Mary Nichols, 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, Suite 102, Naples, FL 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 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>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,</p>	<p>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.</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 NOTICE.</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 June 6, 2025.</p> <p><b>Personal Representative:</b> <b>William J. Nichols</b> 8204 Roseland Drive Fairfax Station, Virginia 22039 Attorney for Personal Representative: Haylee N. Blessing, Attorney Florida Bar Number: 1059314 Henderson, Franklin, Starnes &amp; Holt, P.A. 3451 Bonita Bay Boulevard Suite 206 Bonita Springs, FL 34134 Telephone: (239) 344-1107 Fax: (239) 294-3731 E-Mail: haylee.blessing@henlaw.com Secondary E-Mail: becky.defrancesco@henlaw.com June 6, 13, 202525-00840C</p>

SECOND INSERTION	
<p><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-001335-0001-01</b> <b>IN RE: ESTATE OF</b> <b>JULIA P. DILLARD,</b> <b>Deceased.</b></p> <p>The administration of the estate of JULIA P. DILLARD, deceased, whose date of death was January 16, 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.</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 NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death</p>	<p>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: June 6, 2025.</p> <p><b>COMERICA BANK</b> <b>Personal Representative</b> <b>YUH SUHN KIM</b> <b>Vice President,</b> <b>Estate Settlement Unit</b> MC 3316 36455 Corporate Drive Farmington Hills, MI 48331 LISA H. LIPMAN Attorney for Personal Representative Florida Bar No. 030485 FisherBroyles 999 Vanderbilt Beach Road, Suite 200 Naples, FL 34108 Telephone: (239) 480-0420 Primary Email: lisa.lipman@fisherbroyles.com Secondary Email: lisa.lye@fisherbroyles.com June 6, 13, 202525-00842C</p>

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No.</b> <b>11-2025-CP-001428-0001-01</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>LOREN EDWARD BECK</b> <b>Deceased.</b></p> <p>The administration of the estate of Loren Edward Beck, deceased, whose date of death was September 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, 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>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</p>	<p>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.</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 NOTICE.</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 June 6, 2025.</p> <p><b>Personal Representative:</b> <b>Douglas E. Beck</b> 7745 Saint James Drive Mentor, OH 44060 Attorney for Personal Representative: /S/ ROBERT H. EARDLEY Robert H. Eardley Florida Bar Number: 500631 Law Office of Robert H. Eardley 1415 Panther Lane, Suite 108 Naples, Florida 34109 Telephone: (239) 591-6776 Fax: (239) 591-6777 E-Mail: robert@swflorida-law.com Secondary E-Mail: debra@swflorida-law.com June 6, 13, 202525-00843C</p>

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.</b> <b>11-2024-CA-001784-0001-01</b> <b>FEDERAL HOME LOAN</b> <b>MORTGAGE CORPORATION, AS</b> <b>TRUSTEE FOR THE BENEFIT</b> <b>OF THE FREDDIE MAC SEASONED</b> <b>CREDIT RISK TRANSFER TRUST,</b> <b>SERIES 2019-2,</b> <b>Plaintiff, vs.</b> <b>CAROL DINWIDDIE;</b> <b>RIVERWOOD ESTATES</b> <b>HOMEOWNERS ASSOCIATION,</b> <b>INC.; UNITED STATES OF</b> <b>AMERICA DEPARTMENT OF</b> <b>THE TREASURY; UNKNOWN</b> <b>PERSON(S) IN POSSESSION OF</b> <b>THE SUBJECT PROPERTY,</b> <b>Defendant(s)</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 12, 2025 and entered in Case No. 11-2024-CA-001784-0001-01, of the Circuit Court of the 20th Judicial Circuit in and for COLLIER County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-2 is Plaintiff and CAROL DINWIDDIE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; RIVERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY; are defendants. CRYSTAL K. KINZEL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash ON THE THIRD FLOOR LOBBY OF THE COURTHOUSE ANNEX, at 3315 TAMAMI TRAIL EAST, NAPLES in</p>	<p>COLLIER County, FLORIDA 34112, at 11:00 A.M., on June 26, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 9, RIVERWOOD EAST UNIT NO. 4, PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 56, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1989 PALM MOBILE HOME VIN(S) PH065643A AND PH065643B.</p> <p>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.</p> <p>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 Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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.</p> <p>Dated this 28th day of May 2025.</p> <p>Marc Granger, Esq. Bar. No.: 146870 Kahane &amp; 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.: 23-01012 SPS V6.20190626 June 6, 13, 202525-00822C</p>

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR COLLIER COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.</b> <b>11-2024-CA-001945-0001-01</b> <b>CENTER STREET</b> <b>LENDING VLLL SPE, LLC,</b> <b>Plaintiff, vs.</b> <b>FAILSAFE DATA LLC; CRYSTAL</b> <b>YVONNE JOHNSON;</b> <b>JOHN ROBERT WILLIAMS, SR.;</b> <b>JANA CONTE; LAQUISHA</b> <b>ANN THOMAS; UNKNOWN</b> <b>PERSON(S) IN POSSESSION</b> <b>OF THE SUBJECT PROPERTY,</b> <b>Defendant(s)</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 28, 2025 and entered in Case No. 11-2024-CA-001945-0001-01, of the Circuit Court of the 20th Judicial Circuit in and for COLLIER County, Florida, wherein CENTER STREET LENDING VLLL SPE, LLC is Plaintiff and CRYSTAL YVONNE JOHNSON; JOHN ROBERT WILLIAMS, SR.; JANA CONTE; LAQUISHA ANN THOMAS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; FAILSAFE DATA LLC; are defendants. CRYSTAL K. KINZEL, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash ON THE THIRD FLOOR LOBBY OF THE COURTHOUSE ANNEX, at 3315 TAMAMI TRAIL EAST, NAPLES in COLLIER County, FLORIDA 34112, at 11:00 A.M., on June 26, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>THE NORTH ½ OF THE SOUTHEAST ¼ OF THE</p>	<p>NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 30 FEET THEREOF.</p> <p>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.</p> <p>This notice is provided pursuant to Administrative Order No.2.065.</p> <p>In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Charles Rice, Administrative Services Manager, whose office is located at 3315 East Tamiami Trail, Suite 501, Naples, Florida 34112, and whose telephone number is (239) 252-8800, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 28th day of May 2025.</p> <p>Marc Granger, Esq. Bar. No.: 146870 Kahane &amp; Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-00913 CSLC V6.20190626 June 6, 13, 202525-00823C</p>

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA <b>File No. 25-CP-1344</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>KENNETH L. APRIL</b> <b>Deceased.</b></p> <p>The administration of the estate of Kenneth L. April, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Suite 102, Naples, Florida 34112. 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 de-</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 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 June 6, 2025.</p> <p><b>Personal Representative:</b> <b>Brian April</b> 331 Main St, Apt 4 Westbrook, ME 04092 Attorney for Personal Representative: Thomas A. Collins II Florida Bar Number: 0894206 THORNTON LAW FIRM, PLLC 100 Aviation Drive S. Naples, Florida 34104 Telephone: (239) 649-4900 Fax: (239) 649-0823 E-Mail: tcollins@swflaw.com Secondary E-Mail: ateasier@swflaw.com June 6, 13, 202525-00831C</p>

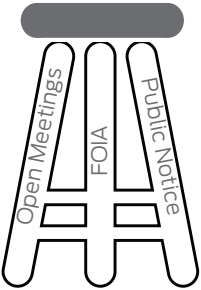
SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA <b>CASE NO. 112024CA002333000101</b> <b>FIRST HORIZON BANK,</b> <b>SUCCESSOR BY MERGER TO</b> <b>IBERIABANK, SUCCEOR IN</b> <b>INTEREST TO ORION BANK,</b> <b>SUCCESSOR BY MERGER TO</b> <b>GULF COAST NATIONAL BANK</b> <b>Plaintiff, v.</b> <b>LYNNE P. GRACEY; UNKNOWN</b> <b>SPOUSE OF LYNNE P. GRACEY;</b> <b>ROBERT T. GRACEY, JR.;</b> <b>UNKNOWN SPOUSE OF</b> <b>ROBERT T. GRACEY, JR.;</b> <b>JOHN CHARLES GRACEY; UNKNOWN</b> <b>SPOUSE OF JOHN CHARLES</b> <b>GRACEY; UNKNOWN TENANT 1;</b> <b>UNKNOWN TENANT 2; FAIRWAY</b> <b>FOREST GARDEN VILLAS, INC.</b> <b>Defendants.</b></p> <p>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 06, 2025, in this cause, in the Circuit Court of Collier County, Florida, the clerk shall sell the property situated in Collier County, Florida, described as:</p> <p>PARCEL 1: UNIT NO. 187, FAIRWAY FOREST GARDEN VILLAS, A CONDOMINIUM, PURSUANT TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO AS RECORDED IN O.R. BOOK 1267, PAGES 4 THROUGH 52, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. AND PARCEL 2: UNIT NO. 189, FAIRWAY FOREST GARDEN VILLAS, A CONDOMINIUM, PURSUANT TO THE DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO AS RECORDED IN O.R. BOOK 1267, PAGES 4 THROUGH 52, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. TOGETHER WITH AN UN-</p>	<p>DIVIDED SHARE IN THE COMMON ELEMENTS APURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THE DECLARATION THEREOF AND SUBSEQUENT AMENDMENTS THERETO.</p> <p>a/k/a 187 FOREST LAKES BLVD, NAPLES, FL 34105-5542</p> <p>at public sale, to the highest and best bidder, for cash, on the 1st floor of the Courthouse Annex in the multipurpose room in Customer Service, 3315 Tamiami Trail East, Naples, FL 34112, on June 26, 2025 beginning at 11:00 AM.</p> <p>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.</p> <p>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 for Collier County, Florida, and whose telephone number is (239) 252-8800, fax number (239) 774-8818, email address: charlesr@ca.cjis20.org, 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.</p> <p>eXL Legal, PLLC Designated Email Address: efilling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Peter E. Lanning Peter E. Lanning FL Bar 562221 1000010606 June 6, 13, 202525-00824C</p>

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR COLLIER COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-1348</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>KELLY M. WILLIAMS</b> <b>Deceased.</b></p> <p>The administration of the estate of KELLY M. WILLIAMS, deceased, whose date of death was March 9, 2024, is pending in the Circuit Court for Collier County, Florida, Probate Division, the address of which is 3315 Tamiami Trail East, Unit 102, Naples, Florida, 34112. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</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>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,</p>	<p>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.</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 NOTICE.</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 June 6, 2025.</p> <p><b>Personal Representative:</b> <b>JEFFREY L. WILLIAMS</b> 7115 Marconi Court Naples, Florida 34114 Attorney for Personal Representative: Conrad Willkomm, Esq. Florida Bar Number: 697338 Law Office of Conrad Willkomm, P.A. 3201 Tamiami Trail North, Second Floor Naples, Florida 34103 Telephone: (239) 262-5303 Fax: (239) 262-6030 E-Mail: conrad@swfloridalaw.com Secondary E-Mail: kara@swfloridalaw.com June 6, 13, 202525-00839C</p>

SECOND INSERTION	
<p><b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT IN AND OF COLLIER COUNTY, FLORIDA <b>CASE NO. 24-CA-000247</b> <b>CIVIL DIVISION</b> <b>Lakewood Condominium</b> <b>Association II, Inc.,</b> <b>Plaintiff, v.</b> <b>Roger Vartanian and</b> <b>Angelina Vartanian, et. al.,</b> <b>Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN, pursuant to a Final Judgment of Foreclosure filed May 14, 2025 and entered in Case No. 24-CA-000247 of the Circuit Court in and for Collier County, Florida, wherein Lakewood Condominium Association II, Inc. is the Plaintiff and Roger Vartanian and Angelina Vartanian are the Defendants, the Clerk of Court, Crystal K. Kinzel, will sell to the highest and best bidder for cash on the 1st Floor Lobby, Collier County Courthouse Annex, 3315 Tamiami Trail East, Naples, FL 34112, at 11:00 AM on the 19th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>UNIT 208, BUILDING C-3, OF LAKEWOOD CONDOMINIUM - UNIT II, A CON-</p>	<p>DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 771, PAGE 917 AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.</p> <p>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 with the Clerk of Court within 60 days after the sale.</p> <p>DATED This 16th day of May, 2025.</p> <p>Respectfully submitted, HAMILTON MIKES, P.A. Attorneys for Plaintiff 3301 Bonita Beach Road, Suite 200 Bonita Springs, Florida 34134 (239) 594-7227 By: /s/ AnnaDanielle Carter Jason Hamilton Mikes, JD, MBA Fla. Bar No. 643211 Jason@HamiltonMikes.com AnnaDanielle Carter, JD Florida Bar No. 91357 AnnaDanielle@HamiltonMikes.com June 6, 13, 202525-00825C</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		Commercial Notices	Court Notices
Government Meetings and Hearings	Land and Water Use	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Creation of Special Tax Districts	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	School District Reports	Government Property Sales	Probate Rulings
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Permit and License Applications	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)





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

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

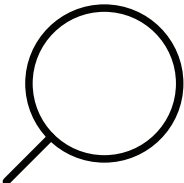


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

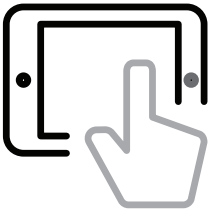
**Verifying publication is difficult-to-impossible on the web.**

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



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

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

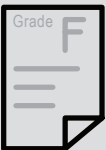


Moreover, the real **digital divide for public notice is growing**

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

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

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



**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.**

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