



INVITATION TO BID
ITB 2025-06, CITY HALL PROJECT
CITY OF KEY COLONY BEACH, FLORIDA

Sealed Bids for the City Hall Project will be received by the City of Key Colony Beach, Florida at Marble Hall, Key Colony Beach City Hall, 600 West Ocean Drive, Key Colony Beach, Florida 33051, October 14, 2025 at 4:00 p.m. local time. At that time, the Bids received will be publicly opened and read aloud.

The Project includes the following Work: Hardening and Renovation of the existing City Hall facility with a new two-story addition, encompassing City Administration Offices, Building Department, Police Department, Marble Hall, Emergency Operations Center, and U.S. Postal Office, and associated site work.

Bids are requested for the following Contract: City of Key Colony Beach, Florida City Hall Project.

Prospective Bidders may access and download the Bidding Documents online at www.demandstar.com. Partial sets of Bidding Documents will not be available from the City of Key Colony Beach.

A Pre-Bid conference will be held September 15, 2025 at 11:00 a.m. at 600 W Ocean Drive, Key Colony Beach, FL 33051.

To be considered qualified, Bidder must be licensed to engage in the business of contracting in the State of Florida by the Construction Industry Licensing Board. In addition, meet all of the qualifications as set forth in the Bidding Documents.

The City of Key Colony Beach, Florida is an Equal Opportunity Employer.

Instructions to Bidders: For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

PLEASE CONTACT THE ISSUING OFFICE WITH QUESTIONS! ALL REQUESTS FOR INFORMATION WILL BE POSTED ON DEMANDSTAR.

Publish: September 4, 2025. The Weekly Newspapers

FICTITIOUS NAME
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Premier Keys Cleaning located at 2900 North Roosevelt Boulevard, #113, Key West, Florida 33040, intends to register the said name with the Florida Department of State, Tallahassee, FL.
By: Lissa Tabares & Leticia Walton
Publish:
September 4, 2025
The Weekly Newspapers

FICTITIOUS NAME
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Lower Keys Mobile Notary located at 27967 Coral Shores Road, Summerland Key, Florida 33042, intends to register the said name with the Florida Department of State, Tallahassee, FL.
By: Sheri Ross
Publish:
September 4, 2025
The Weekly Newspapers

NOTICE OF PUBLIC SALE
BEST LIEN SERVICES: 7290 SW 41 ST MIAMI, FL 33155
WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTION 328.17 OF THE FLORIDA STATUTES.
SALE DATE: SEPT. 25, 2025 AT 9:00 AM
LOCATION: PILOT HOUSE RESTAURANT AND MARINA LLC, 13 SEAGATE BLVD, KEY LARGO, FL 33037, P#:305-747-4359
1986 HAT VS HATB5676C686 OWNER/LIEN
HOLDER:MICHAEL JOSEPH STRANNEMAR/NONE
ANY PERSON(S) CLAIMING ANY INTEREST IN THE ABOVE VEHICLES SHOULD CONTACT: BEST LIEN SERVICES (1-866-

299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE.
Publish:
August 28 & September 4, 2025
The Weekly Newspapers

NOTICE OF PUBLIC SALE
IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MONROE COUNTY, FLORIDA
CASE NO: 2013-CP-219-K
IN RE: ESTATE OF DARREN GUTTMAN, Deceased.
Estrella Guttman, a personal representative of the Estate of Darren Guttman
Plaintiff
Vs.
Karen Guttman
Defendant
NOTICE OF SHERIFF'S SALE
NOTICE IS HEREBY given that pursuant to a Writ of Execution issued in the Circuit Court, of Monroe County, Florida, on the 28th day of July, 2025, in the cause wherein IN RE: ESTATE OF DARREN GUTTMAN, Deceased. Estrella Guttman, a personal representative of the Estate of Darren Guttman is Plaintiff and Karen Guttman was defendant, being Case No. 2013-CP-219-K in said court, I, Richard A. Ramsay, Sheriff of Monroe County, Florida have levied upon all right, title, and interest of the defendant, in and to the following described personal property to wit:
SPECIFIC DESCRIPTION OF PROPERTY
Stock certificates representing the one hundred percent (100%) ownership interest of Karen Guttman in the following corporations: Altruistic Endeavors, Inc. Altruistic Endeavors, Inc. Cabbies Cab, Inc. County Cab Services, Inc. Friendly Cabs of Key West, Inc. Innovative Cab, Inc.

Key West Taxicabs, Inc. Maintenance Investigations, Inc. Mechanical investigations, Inc. Monroe Cab, Inc. Prestige Cab, Inc. Prompt Cab, Inc. Protector Cab, Inc. Row Row Cab, Inc. Safety Endeavors, Inc. Service Cab, Inc. Yellow Cab Company of Key West, Inc.
All bidders must have a valid Driver's License with them and must register with the clerk at location of sale prior to start time of sale. I shall offer this property for sale, at the Monroe County Sheriff's Office Headquarters building located at 5525 College Road Key West, Florida 33040 in the County of Monroe, State of Florida, on the 16th day of October 2025, at the hour of 10:00 A.M. or as soon thereafter as possible. I will offer for sale all of the said defendant's right, title, and interest in the aforesaid personal property at public auction and will sell the same subject to all taxes, prior liens, encumbrances and judgments, if any, to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution. Dated at Key West, Monroe County, Florida, this 22nd day of August, 2025.
Richard A. Ramsay
Sheriff of Monroe County, Florida
By: Donald Stullken
Deputy Sheriff
In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the Civil Division no later than seven days prior to the proceeding at (305)809-3041
Publish:
August 28 and September 4,

11 & 18, 2025
The Weekly Newspapers
PUBLIC MEETING NOTICE
Florida Keys Council of the Arts
Notice of Upcoming Meetings
The Florida Keys Council of the Arts will hold the following meetings via Communications Media Technology using a ZOOM webinar platform. The access points to view the Zoom meetings or for members of the public to provide public input will be:
JOIN ZOOM via the Zoom app and use each meeting ID and password listed.
Meetings are open to the public, and all are invited to attend. Questions, or to RSVP, please email Liz Young at director@keysarts.com
Art In Public Places
Committee Meeting
September 16, 2025, at 4:00 PM
Join Zoom Meeting
<https://us02web.zoom.us/j/83795362609?pwd=9RkScfSq4PaZyy9ZLWF70fmQOV4ts>
Meeting ID: 837 9536 2609
Passcode: 868817
Membership Committee Meeting
September 18, 2025, at 10:00 AM
Join Zoom Meeting
<https://us02web.zoom.us/j/88526056249?pwd=303Ctfp4uXC6z7MmEkO3T5bRd0Abb>
Meeting ID: 885 2605 6249
Passcode: 207810
Executive Committee Meeting
September 25, 2025, at 3:00 PM
Join Zoom Meeting
<https://us02web.zoom.us/j/83826238913?pwd=6q0BZo0XRqjpRmJkrWQq9Y1T9rYVxw.1>
Meeting ID: 838 2623 8913
Passcode: 693089
Publish:
September 4, 2025
The Weekly Newspapers



INVITATION TO BID, ITB 2025-07
MARBLE HALL COLUMNS AND BEAM REPAIR
CITY OF KEY COLONY BEACH, FLORIDA

Sealed Bids for the Marble Hall Column and Beam Repair Project will be received by the City of Key Colony Beach, Florida at Marble Hall, Key Colony Beach, 600 West Ocean Drive, Key Colony Beach, Florida 33051, September 15, 2025 at 9:30 a.m. local time. At that time, the Bids received will be publicly opened and read aloud.

The Project includes the following Work: The repair of deteriorated concrete (spalling) on approximately 50 linear feet of structural and non-structural elements of concrete beam and 2 columns, each approximately 25 feet high. The work includes the removal of damaged concrete, surface preparation, application of a bonding agent, and patching with a repair mortar.

Bids are requested for the following Contract: City of Key Colony Beach, Florida Marble Hall Columns and Beam Repair.

Prospective Bidders may access and download the Bidding Documents online at www.demandstar.com. Partial sets of Bidding Documents will not be available from the City of Key Colony Beach.

A Non-Mandatory Pre-Bid conference will be held September 8, 2025 at 9:30 a.m. at 600 W Ocean Drive, Key Colony Beach, FL 33051.

To be considered qualified, Bidder must be licensed to engage in the business of contracting in the State of Florida by the Construction Industry Licensing Board. In addition, meet all of the qualifications set forth in the Bidding Documents.

The City of Key Colony Beach, Florida is an Equal Opportunity Employer.

Instructions to Bidders: For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

PLEASE CONTACT THE CITY ADMINISTRATOR VIA EMAIL AT CITYADMINISTRATOR@KEYCOLONYBEACH.NET WITH QUESTIONS! ALL REQUESTS FOR INFORMATION WILL BE POSTED ON DEMANDSTAR.

Publish: September 4, 2025. The Weekly Newspapers



NOTICE OF PRE-ELECTION
CANVASSING BOARD
MEETING

A pre-election canvassing board meeting
regarding the City of Marathon Election
will be held on Tuesday, September 16, 2025,
at 10:00 a.m. at the Supervisor of Elections Office,
10015 Overseas Hwy, Marathon, FL.

AVISO DE LA REUNIÓN
DE LA JUNTA ELECTORAL PREVIA
A LA ELECCIÓN

Una reunión de la junta de encuestas preelectoral
con respecto a la Elección de la Ciudad de Marathon
se llevará a cabo el martes 16 de septiembre de 2025
a las 10:00 a.m. en la Oficina del Supervisor de Elecciones,
10015 Overseas Hwy, Marathon, FL.

Diane Clavier, Marathon City Clerk
www.ci.marathon.fl.us

CITY OF KEY COLONY BEACH
NOTICE OF CODE
AMENDMENT HEARING
"SECOND/FINAL READING OF
ORDINANCE NO. 2025-500"
NOTICE IS HEREBY GIVEN that the City Commission of the City of Key Colony Beach, Florida, will hold the following Public Hearing to hear amendments to the City's Code of Ordinances.
DATE/TIME: Thursday, September 18th, 2025, 9:30 am
LOCATION: City of Key Colony Beach, Marble Hall, 600 W. Ocean Dr., Key Colony Beach. The proposed Ordinance to be heard by the City Commission is [ORDINANCE NO. 2025-500], entitled: "AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA; AMENDING CHAPTER FOURTEEN OF THE CODE OF ORDINANCES, ENTITLED SEWERS AND SEWAGE DISPOSAL, SECTION 14-6 MONTHLY RATES AND CHARGES, AND PROVIDING FOR CODIFICATION; REPEALING ANY INCONSISTENT PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE."
The Business Impact Statement is available for review on the City of Key Colony Beach's website at www.keycolonybeach.net and at City Hall at 600 W. Ocean Drive, Key Colony Beach. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Copies of the proposed Ordinance are available for inspection at the City Hall of Key Colony Beach. If any person decides to appeal any decision made by the Key Colony Beach City Commission with respect to any matter considered at the Code Amendment Hearing, that person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record

of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you are unable to attend the Public Hearing on Thursday, September 18th, 2025, but wish to comment, please direct correspondence to the City Clerk, P.O. Box 510141, Key Colony Beach, FL 33051, and your comments will be entered into the record. To be published: On or before September 8th, 2025
City Clerk
City of Key Colony Beach, Florida
Publish:
September 4, 2025
The Weekly Newspapers

CITY OF KEY COLONY BEACH
NOTICE OF CODE
AMENDMENT HEARING
“SECOND/FINAL READING OF ORDINANCE NO. 2025-503”
NOTICE IS HEREBY GIVEN that the City Commission of the City of Key Colony Beach, Florida, will hold the following Public Hearing to hear amendments to the City's Code of Ordinances.
DATE/TIME: Thursday, September 18th, 2025, 9:30 am
LOCATION: City of Key Colony Beach, Marble Hall, 600 W. Ocean Dr., Key Colony Beach. The proposed Ordinance to be heard by the City Commission is [ORDINANCE NO. 2025-503], entitled: “AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA, AMENDING CODE OF ORDINANCE, CHAPTER 12 PARKS AND RECREATION SECTION 12-2 RECREATION COMMITTEE CONTINUED, 12-6 MEETINGS, REPORTS OF COMMITTEE, 12-8 POWERS AND DUTIES OF COMMITTEES, AND 12-9 LIMITATIONS ON USE OF CERTAIN CITY PARK PROPERTY; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.”
The Business Impact Statement is available for review on the City of Key Colony Beach's website at www.keycolonybeach.net and at City Hall at 600 W. Ocean Drive, Key Colony Beach. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Copies of the proposed Ordinance are available for inspection at the City Hall of Key Colony Beach. If any person decides to appeal any decision made by the Key Colony Beach City Commission with respect to any matter considered at the Code Amendment Hearing, that person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you are unable to attend the Public Hearing on Thursday, September 18th, 2025, but wish to comment, please direct correspondence to the City Clerk, P.O. Box 510141, Key Colony Beach, FL 33051, and your comments will be entered into the record. To be published: On or before September 8th, 2025
City Clerk
City of Key Colony Beach, Florida
Publish:
September 4, 2025
The Weekly Newspapers

CITY OF KEY COLONY BEACH
NOTICE OF CODE
AMENDMENT HEARING
“SECOND/FINAL READING OF ORDINANCE NO. 2025-504”
NOTICE IS HEREBY GIVEN that the City Commission of the City of Key Colony Beach, Florida, will hold the following Public Hearing to hear amendments to the City's Code of Ordinances.
DATE/TIME: Thursday, September 18th, 2025, 9:30 am
LOCATION: City of Key Colony Beach, Marble Hall, 600 W. Ocean Dr., Key Colony Beach. The proposed Ordinance to be heard by the City Commission is [ORDINANCE NO. 2025-504], entitled: “AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA, AMENDING ARTICLE XIII DEVELOPMENT REVIEW COMMITTEES SECTION 101-186 BEAUTIFICATION COMMITTEE; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.”
The Business Impact Statement is available for review on the City of Key Colony Beach's website at www.keycolonybeach.net and at City Hall at 600 W. Ocean Drive, Key Colony Beach. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Copies of the proposed Ordinance are available for inspection at the City Hall of Key Colony Beach. If any person decides to appeal any decision made by the Key Colony Beach City Commission with respect to any matter considered at the Code Amendment Hearing, that person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you are unable to attend the Public Hearing on Thursday, September 18th, 2025, but wish to comment, please direct correspondence to the City Clerk, P.O. Box 510141, Key Colony Beach, FL 33051, and your comments will be entered into the record. To be published: On or before September 8th, 2025
City Clerk
City of Key Colony Beach, Florida
Publish:
September 4, 2025
The Weekly Newspapers

CITY OF KEY COLONY BEACH
NOTICE OF CODE
AMENDMENT HEARING
“SECOND/FINAL READING OF ORDINANCE NO. 2025-504”
NOTICE IS HEREBY GIVEN that the City Commission of the City of Key Colony Beach, Florida, will hold the following Public Hearing to hear amendments to the City's Code of Ordinances.

DATE/TIME: Thursday, September 18th, 2025, 9:30 am
LOCATION: City of Key Colony Beach, Marble Hall, 600 W. Ocean Dr., Key Colony Beach. The proposed Ordinance to be heard by the City Commission is [ORDINANCE NO. 2025-504], entitled: “AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA, AMENDING ARTICLE XIII DEVELOPMENT REVIEW COMMITTEES SECTION 101-186 BEAUTIFICATION COMMITTEE; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.”
The Business Impact Statement is available for review on the City of Key Colony Beach's website at www.keycolonybeach.net and at City Hall at 600 W. Ocean Drive, Key Colony Beach. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Copies of the proposed Ordinance are available for inspection at the City Hall of Key Colony Beach. If any person decides to appeal any decision made by the Key Colony Beach City Commission with respect to any matter considered at the Code Amendment Hearing, that person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you are unable to attend the Public Hearing on Thursday, September 18th, 2025, but wish to comment, please direct correspondence to the City Clerk, P.O. Box 510141, Key Colony Beach, FL 33051, and your comments will be entered into the record. To be published: On or before September 8th, 2025
City Clerk
City of Key Colony Beach, Florida
Publish:
September 4, 2025
The Weekly Newspapers

CITY OF KEY COLONY BEACH
NOTICE OF CODE
AMENDMENT HEARING
“SECOND/FINAL READING OF ORDINANCE NO. 2025-505”
NOTICE IS HEREBY GIVEN that the City Commission of the City of Key Colony Beach, Florida, will hold the following Public Hearing to hear amendments to the City's Code of Ordinances.
DATE/TIME: Thursday, September 18th, 2025, 9:30 am
LOCATION: City of Key Colony Beach, Marble Hall, 600 W. Ocean Dr., Key Colony Beach. The proposed Ordinance to be heard by the City Commission is [ORDINANCE NO. 2025-505], entitled: “AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA, AMENDING ARTICLE XIII DEVELOPMENT REVIEW COMMITTEES SECTION 101-185 PLANNING AND ZONING COMMITTEE SECTION 101-170 APPEALS FROM ADMINISTRATIVE HEARINGS, SECTION 101-171 VARIANCES, AND SECTION 101-172 AMENDMENT TO THIS CODE; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.”
The Business Impact Statement is available for review on the City of Key Colony Beach's website at www.keycolonybeach.net and at City Hall at 600 W. Ocean Drive, Key Colony Beach. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Copies of the proposed Ordinance are available for inspection at the City Hall of Key Colony Beach. If any person decides to appeal any decision made

by the Key Colony Beach City Commission with respect to any matter considered at the Code Amendment Hearing, that person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you are unable to attend the Public Hearing on Thursday, September 18th, 2025, but wish to comment, please direct correspondence to the City Clerk, P.O. Box 510141, Key Colony Beach, FL 33051, and your comments will be entered into the record. To be published: On or before September 8th, 2025
City Clerk
City of Key Colony Beach, Florida
Publish:
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The Weekly Newspapers

CITY OF KEY COLONY BEACH
NOTICE OF CODE
AMENDMENT HEARING
“SECOND/FINAL READING OF ORDINANCE NO. 2025-506”
NOTICE IS HEREBY GIVEN that the City Commission of the City of Key Colony Beach, Florida, will hold the following Public Hearing to hear amendments to the City's Code of Ordinances.
DATE/TIME: Thursday, September 18th, 2025, 9:30 am
LOCATION: City of Key Colony Beach, Marble Hall, 600 W. Ocean Dr., Key Colony Beach. The proposed Ordinance to be heard by the City Commission is [ORDINANCE NO. 2025-506], entitled: “AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA, AMENDING CODE OF ORDINANCE, CHAPTER 14 SEWERS AND SEWER DISPOSAL, ARTICLE III UTILITY BOARD, SECTION 14-47 MEMBERSHIP AND 14-49 MEETINGS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE.”
The Business Impact Statement is available for review on the City of Key Colony Beach's website at www.keycolonybeach.net and at City Hall at 600 W. Ocean Drive, Key Colony Beach. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Copies of the proposed Ordinance are available for inspection at the City Hall of Key Colony Beach. If any person decides to appeal any decision made by the Key Colony Beach City Commission with respect to any matter considered at the Code Amendment Hearing, that person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you are unable to attend the Public Hearing on Thursday, September 18th, 2025, but wish to comment, please direct correspondence to the City Clerk, P.O. Box 510141, Key Colony Beach, FL 33051, and your comments will be entered into the record. To be published: On or before September 8th, 2025
City Clerk
City of Key Colony Beach, Florida
Publish:
September 4, 2025
The Weekly Newspapers

CITY OF KEY COLONY BEACH
NOTICE OF CODE
AMENDMENT HEARING
“SECOND/FINAL READING OF ORDINANCE NO. 2025-507”
NOTICE IS HEREBY GIVEN that the City Commission of the City of Key Colony Beach, Florida, will hold the following Public Hearing to hear amendments to the City's Code of Ordinances.
DATE/TIME: Thursday, September 18th, 2025, 9:30 am
LOCATION: City of Key Colony Beach, Marble Hall, 600 W. Ocean Dr., Key Colony Beach. The proposed Ordinance to be heard by the City Commission is [ORDINANCE NO. 2025-507], entitled: “AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA, AMENDING ARTICLE XIII DEVELOPMENT REVIEW COMMITTEES SECTION 101-186 BEAUTIFICATION COMMITTEE; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.”
The Business Impact Statement is available for review on the City of Key Colony Beach's website at www.keycolonybeach.net and at City Hall at 600 W. Ocean Drive, Key Colony Beach. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Copies of the proposed Ordinance are available for inspection at the City Hall of Key Colony Beach. If any person decides to appeal any decision made

CITY OF KEY COLONY BEACH
NOTICE OF CODE
AMENDMENT HEARING
“SECOND/FINAL READING OF ORDINANCE NO. 2025-508”
NOTICE IS HEREBY GIVEN that the City Commission of the City of Key Colony Beach, Florida, will hold the following Public Hearing to hear amendments to the City's Code of Ordinances.

NOTICE TO CREDITORS
The administration of the estate of Anne Hamilton Gove also known as Anne H. Gove, deceased, whose date of death was December 17th, 2024, is pending in the Circuit Court for Monroe County, Florida, Probate Division, the address of which is 88770 Overseas Highway, Suite 2, Plantation Key, Florida 33070. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
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: September 4, 2025.
Personal Representative: Gordon Hislop, Jr
34 Old Post Road
Newington, NH 03801
Attorney for Personal Representative: George R. Moraitis, Jr.
Attorney for Petitioner E-Mail Address: gmoraitisjr@mcklaw.com
Florida Bar No. 0597058
Moraitis, Karney, Moraitis & Quailley
915 Middle River Drive, Suite 506
Fort Lauderdale, FL 33304
Telephone: 954-563-4163
Alternate E-mail: cmiethe@mcklaw.com
Publish:
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IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA
UPPER KEYS PROBATE DIVISION
CASE NO.: 25-CP-392-P
IN RE: ESTATE OF JUDITH L. MURPHY, Deceased.
NOTICE TO CREDITORS
The administration of the estate of JUDITH L. MURPHY, deceased, whose date of death was February 28, 2024, is pending in the Circuit Court for Monroe County, Florida, Probate Division, the address of which is 88770 Overseas Hwy., Tavernier, FL 33070. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having

claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
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: September 4, 2025.
Personal Representative: REBECCA A. NELSON
11379 Shaw Road
Rockford, IL 61114
Attorney for Personal Representative: Victoria Miranda, Esq.
Fl Bar No. 1015363
Attorneys for Personal Representative Hershoff, Lupino & Yagel, LLP
88539 Overseas Highway
Tavernier, FL 33070
(305) 852-8440 – Telephone
(305) 852-8848 – Facsimile
Jlupino@hlylaw.com - Primary
VMiranda@hlylaw.com – Primary
kvilchez@hlylaw.com - Secondary
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IN THE CIRCUIT COURT FOR MONROE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-344-M
DIVISION: MARATHON PROBATE
IN RE: ESTATE OF DAVONNA IRENE CHURCHILL
Deceased.
NOTICE TO CREDITORS
The administration of the estate of Davonna Irene Churchill, deceased, whose date of death was April 15, 2025, is pending in the Circuit Court for Monroe County, Florida, Probate Division, the address of which is 3117 Overseas Highway, Marathon, FL 33050. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 August 28, 2025.
Personal Representative: DENIS THIFFAULT
222 Chemin des Pionniers
Saint-Elie-de-Caxton
Quebec, Canada G0X 1N0
Attorney for Personal Representative:

at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is September 4, 2025.
Personal Representative: Raymond G. Churchill
150 Coco Plum Drive, Slip 23
Marathon, Florida 33050
Attorney for Personal Representative: Robert K. Miller
Attorney
Florida Bar Number: 359173
Cunningham Miller Rhyne PA
10075 Overseas Hwy
PO Box 500938
Marathon, FL 33050
Telephone: (305) 743-9428
Fax: (305) 743-8800
E-Mail: service@floridakeysaw.com
Secondary E-Mail: rmiller@floridakeysaw.com
Publish:
September 4 & 11, 2025
The Weekly Newspapers

IN THE CIRCUIT COURT FOR MONROE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-344-K
DIVISION: KEY WEST
IN RE: ESTATE OF CHRISTOPHER ROSS ELWELL
Deceased.
NOTICE TO CREDITORS
The administration of the estate of Christopher Ross Elwell, deceased, whose date of death was June 29, 2025, is pending in the Circuit Court for Monroe County, Florida, Probate Division, the address of which is 500 Whitehead Street, Key West, FL 33040. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is August 28, 2025.
Personal Representative: DENIS THIFFAULT
222 Chemin des Pionniers
Saint-Elie-de-Caxton
Quebec, Canada G0X 1N0
Attorney for Personal Representative:

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 August 28, 2025.
Personal Representative: Ryan David Elwell
857 Copa d Oro
Marathon, Florida 33050
Attorney for Personal Representative: Meghan Miller
Attorney
Florida Bar Number: 1003898
Cunningham Miller Rhyne PA
10075 Overseas Hwy
PO Box 500938
Marathon, FL 33050
Telephone: (305) 743-9428
Fax: (305) 743-8800
E-Mail: memiller@floridakeysaw.com
Secondary E-Mail: service@floridakeysaw.com
Publish:
August 28 and September 4, 2025
The Weekly Newspapers

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-000373-K
IN RE: ESTATE OF ROGER NOURY
AKA ROGER NOURRY
AKA ROGER JOSEPH NOURY
AKA ROGER J. NOURY
AKA ROGER Y. NOURY
Deceased.
NOTICE TO CREDITORS
The administration of the estate of ROGER NOURY AKA ROGER NOURRY AKA ROGER JOSEPH NOURY AKA ROGER J. NOURY AKA ROGER Y. NOURY, deceased, whose date of death was April 21st, 2025, is pending in the Circuit Court for Monroe County, Florida, Probate Division, the address of which is 500 Whitehead Street, Key West, FL 33040. The file number for the estate is 25-CP-000373-K. 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 August 28, 2025.
Personal Representative: DENIS THIFFAULT
222 Chemin des Pionniers
Saint-Elie-de-Caxton
Quebec, Canada G0X 1N0
Attorney for Personal Representative:

Anthony N. Brimo, Esq.
Attorney for Petitioner
Florida Bar Number: 0236489
Anthony N. Brimo, P.A.
2111 Dairy Road
Melbourne, FL 32904
Telephone: (321) 723-8388
Primary Email:
anthonymnbrimo@yahoo.com
Secondary Email: sarita@
lemieuxjacoby.com
Publish:
August 28 and September
4, 2025
The Weekly Newspapers

IN THE CIRCUIT COURT
OF THE 16TH
JUDICIAL CIRCUIT
IN AND FOR
MONROE COUNTY,
FLORIDA
UPPER KEYS PROBATE
DIVISION
CASE NO.: 25-CP-000365-P
IN RE: ESTATE OF
JOHN W. GUASTAVINO,
Deceased.
NOTICE TO CREDITORS
The administration of
the estate of JOHN W.
GUASTAVINO, deceased,
whose date of death was
February 10, 2025, is pending
in the Circuit Court for Monroe
County, Florida, Probate
Division, the address of which
is 88770 Overseas Highway,
Tavernier, Florida 33070. The
names and addresses of the
personal representativeS and
the personal representatives’
attorney are set forth below.
All creditors of the decedent
and other persons having
claims or demands against
decedent’s estate on whom a
copy of this notice is required
to be served must file their
claims with this court ON
OR BEFORE THE LATER OF 3
MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION
OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE
OF A COPY OF THIS NOTICE
ON THEM.
All other creditors of the
decedent and other persons
having claims or demands
against decedent’s estate
must file their claims with
this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NOTICE.
The personal representative
has no duty to discover
whether any property held
at the time of the decedent’s
death by the decedent or the
decedent’s surviving spouse
is property to which the
Florida Uniform Disposition of
Community Property Rights
at Death Act as described
in ss. 732.216-732.228,
Florida Statutes, applies, or
may apply, unless a written
demand is made by a creditor
as specified under s. 732.2211,
Florida Statutes.
ALL CLAIMS NOT FILED
WITHIN THE TIME PERIODS
SET FORTH IN FLORIDA
STATUTES SECTION 733.702
WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE,
ANY CLAIM FILED TWO (2)
YEARS OR MORE AFTER THE
DECEDENT’S DATE OF DEATH
IS BARRED.
The date of first publication of
this notice is: August 28, 2025.
Personal Representatives:
Rafael J. Guastavino, Jr.
22911 Bay Shore Rd.
Chestertown, MD 21620
Helena Guastavino
200 Wrenn St. Unit 211
Tavernier, FL 33070
Attorney for Personal
Representatives:
Victoria Miranda, Esq.
Florida Bar No. 1015363
Attorneys for Personal
Representatives
HERSHOFF, LUPINO & YAGEL,
LLP
88539 Overseas Highway
Tavernier, FL 33070
(305) 852-8440 – Telephone
(305) 852-8848 – Facsimile
JLupino@hlylaw.com - Primary
VMiranda@hlylaw.com –
Primary
kvilchez@hlylaw.com -
Secondary
Publish:
August 28 and September
4, 2025
The Weekly Newspapers

IN THE CIRCUIT COURT
OF THE SIXTEENTH JUDICIAL
CIRCUIT,
IN AND FOR
MONROE COUNTY, FLORIDA
CASE NO.: 44-2025-CA-
000024-A0-01-PK
JOSE ROBERTO TRIANA,
and MARILYN GONZALEZ
Plaintiffs,
v.
MANGROVE MARINE
HOLDINGS, LLC,
d/b/a GILBERTS, and MANNY
DORTA,
Defendants.
NOTICE OF ACTION
TO: Manny Dorta
Address Unknown
YOU ARE NOTIFIED that an
action has been filed against
you in the Circuit Court of
the Sixteenth Judicial Circuit
in and for Monroe County,
Florida, regarding the motor
vehicle accident occurring
on September 29, 2024, on
107900 Overseas Hwy, Key
Largo, FL 33037 and you are
required to serve a copy of
your written defenses, if any,
to Kendrick Almaguer, Esq.,
Attorney for the Plaintiff, The
Hachar Law Group, whose
address is 7900 Oak Lane,
Suite 401, Miami Lakes, FL
33016, and file the original
with the clerk of this court
at Clerk of the Circuit Court,
5000 Whitehead Street, Key
West, FL 33040 on or before
September 29, 2025. If you
fail to do so, a default may
be entered against you for
the relief demanded in the
complaint.
Dated this 18th day of August,
2025.
KEVIN MADOK
CLERK OF THE CIRCUIT COURT
MONROE COUNTY, FLORIDA
By: Shonta McLeod
As Deputy Clerk
Publish:
August 28 and September 4,
11 & 18, 2025
The Weekly Newspapers

IN THE CIRCUIT COURT
OF THE
SIXTEENTH JUDICIAL
CIRCUIT,
IN AND FOR
MONROE COUNTY,
FLORIDA
CASE NO.: 25-DR-918-K
EDWIN ANTONIO AMADOR
MIRANDA,
Petitioner,
and
AMELIA BEATRIZ AMADOR
BELETA,
Respondent.
AMENDED NOTICE OF
ACTION FOR DISSOLUTION
OF MARRIAGE
TO: AMELIA BEATRIZ
AMADOR BELETA
RESPONDENT’S LAST
KNOWN ADDRESS:
COL. 14 DE SEPT DEL
SUPEREXPRESS 4 C AL
S ½ ABAJO, MANAGUA,
NICARAGUA
YOU ARE NOTIFIED that an
action for DISSOLUTION
OF MARRIAGE has been
filed against you and that
you are required to serve
a copy of your written
defenses, if any, to it on
EDWIN ANTONIO AMADOR
MIRANDA, whose address
is 5582 1ST AVE, APT 201,
BOX 5, KEY WEST, FL 33040
on or before September 29,
2025, and file the original
with the clerk of this Court
at 500 WHITEHEAD STREET,
KEY WEST, FL 33040 before
service on Petitioner or
immediately thereafter.
If you fail to do so, a
default may be entered
against you for the relief
demanded in the petition.
The action is asking the
court to decide how the
following real or personal
property should be
divided: N/A
Copies of all court
documents in this case,
including orders, are
available at the Clerk of
the Circuit Court’s office.
You may review these
documents upon request.
You must keep the Clerk
of the Circuit Court’s

office notified of your
current address. (You
may file Designation of
Current Mailing and E-Mail
Address, Florida Supreme
Court Approved Family
Law Form 12.915.) Future
papers in this lawsuit will
be mailed or e-mailed to
the address(es) on record
at the clerk’s office.
WARNING: Rule 12.285,
Florida Family Law Rules
of Procedure, requires
certain automatic
disclosure of documents
and information. Failure
to comply can result
in sanctions, including
dismissal or striking of
pleadings.
Dated: August 22, 2025
Kevin Madok, CPA, Clerk
of the Circuit Court
Monroe County, Florida
By: Shonta McLeod
Deputy Clerk
Publish:
August 28 & September 4,
11 & 18, 2025
The Weekly Newspapers

IN THE CIRCUIT COURT
OF THE SIXTEENTH JUDICIAL
CIRCUIT
IN AND FOR
MONROE COUNTY, FLORIDA
CASE NO.: 2024-CC-64-K
NOTICE OF FORECLOSURE
SALE
BY CLERK OF THE CIRCUIT
COURT
Notice is hereby given that the
undersigned, Kevin Madok,
Clerk of the Circuit Court
of Monroe County, Florida,
will, on the 22ND day of
September 2025 at 11 o’clock
a.m., at 500 Whitehead Street,
Monroe County, in the City of
Key West, Florida, offer for sale
and sell at public outcry to the
highest and best bidder for
CASH the Following described
property situated in Monroe
County, Florida, to wit:
Unit 5111, Week 46, Even Year
Biennial Windward Pointe,
a Leasehold Condominium
(“Condominium”), according
to the Declaration of
Condominium thereof
recorded in Official Records
Book 1803, Page 844, Public
Records of Monroe County,
Florida, and all exhibits
thereto, and any amendments
thereof (the “Declaration”).
Pursuant to IN REM SUMMARY
FINAL JUDGMENT OF
FORECLOSURE COUNT(S) I
entered in a case pending
in said Court, the 4TH day of
August 2025
Style of which is:
WINDWARD POINTE II, LLC, A
DELAWARE LIMITED LIABILITY
COMPANY
Plaintiff
vs.
ANY AND ALL UNKNOWN
PARTIES WHO CLAIM AN
INTEREST AS SPOUSE, HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES,
PERSONAL REPRESENTATIVES,
ADMINISTRATORS OR AS
OTHER CLAIMANTS, BY,
THROUGH, UNDER OR
AGAINST ANGELA BRUNO,
DECEASED, AND RAYMOND
DELMAN, AS POTENTIAL HEIR
TO ANGELA BRUNO
Defendant
And the Docket Number of
which is Number 2024-CC-
64-K
WITNESS my hand and the
Official Seal of Said Court, this
5TH day of August 2025
KEVIN MADOK
Clerk of the Circuit Court
Monroe County, Florida
By: Shonta McLeod
Deputy Clerk
Florida Statute 45.031: Any
person claiming an interest
in the surplus from the sale, if
any, other than the property
owner as of the date of the
Lis Pendens must file a claim
within 60 days after the sale.
Publish:
September 4 & 11, 2025
The Weekly Newspapers

IN THE CIRCUIT COURT
OF THE SIXTEENTH JUDICIAL
CIRCUIT
IN AND FOR
MONROE COUNTY, FLORIDA
CASE NO.: 2024-CC-272-K
NOTICE OF FORECLOSURE
SALE
BY CLERK OF THE CIRCUIT
COURT
Notice is hereby given that the
undersigned, Kevin Madok,
Clerk of the Circuit Court
of Monroe County, Florida,
will, on the 22ND day of
September 2025 at 11 o’clock
a.m., at 500 Whitehead Street,
Monroe County, in the City of
Key West, Florida, offer for sale
and sell at public outcry to the
highest and best bidder for
CASH the Following described
property situated in Monroe
County, Florida, to wit:
Unit 5724, Week 52,
Annual Windward Pointe,
a Leasehold Condominium
(“Condominium”), according
to the Declaration of
Condominium thereof
recorded in Official Records
Book 1803, Page 844, Public
Records of Monroe County,
Florida, and all exhibits
thereto, and any amendments
thereof (the “Declaration”).
Pursuant to IN REM
SUMMARY FINAL JUDGMENT

IN THE CIRCUIT COURT
OF THE SIXTEENTH JUDICIAL
CIRCUIT
IN AND FOR

MONROE COUNTY, FLORIDA
CASE NO.: 2023-CC-78-K
NOTICE OF FORECLOSURE
SALE
BY CLERK OF THE CIRCUIT
COURT
Notice is hereby given that the
undersigned, Kevin Madok,
Clerk of the Circuit Court
of Monroe County, Florida,
will, on the 22ND day of
September 2025 at 11 o’clock
a.m., at 500 Whitehead Street,
Monroe County, in the City of
Key West, Florida, offer for sale
and sell at public outcry to the
highest and best bidder for
CASH the Following described
property situated in Monroe
County, Florida, to wit:
Unit D21, Week 43, Beach
House, a Condominium
according to the Declaration
of Condominium thereof
recorded in Official Records
Book 1510, Page 225, Public
Records of Monroe County,
Florida, and all exhibits
attached thereto, and any
amendments thereof (the
“Declaration”).
Pursuant to IN REM
SUMMARY FINAL JUDGMENT
OF FORECLOSURE AS TO
COUNT(S) II entered in a case
pending in said Court, the 5TH
day of August 2025
Style of which is:
BEACH HOUSE
CONDOMINIUM ASSOCIATION
OF KEY WEST, INC., A
NONPROFIT CORPORATION
UNDER THE LAWS OF THE
STATE OF FLORIDA
Plaintiff
vs.
ANY AND ALL UNKNOWN
PARTIES WHO CLAIM AN
INTEREST AS SPOUSE, HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES,
PERSONAL REPRESENTATIVES,
ADMINISTRATORS OR AS
OTHER CLAIMANTS, BY,
THROUGH, UNDER OR
AGAINST JANICE ESTELLE
KOWALKE, DECEASED AND
JOANNE FYRES, AS POTENTIAL
HEIR TO JANICE ESTELLE
KOWALKE
Defendant
And the Docket Number of
which is Number 2023-CC-
78-K
WITNESS my hand and the
Official Seal of Said Court, this
5TH day of August 2025.
KEVIN MADOK
Clerk of the Circuit Court
Monroe County, Florida
By: Shonta McLeod
Deputy Clerk
Florida Statute 45.031: Any
person claiming an interest
in the surplus from the sale, if
any, other than the property
owner as of the date of the
Lis Pendens must file a claim
within 60 days after the sale.
Publish:
September 4 & 11, 2025
The Weekly Newspapers

IN THE CIRCUIT COURT
OF THE SIXTEENTH JUDICIAL
CIRCUIT
IN AND FOR
MONROE COUNTY, FLORIDA
CASE NO.: 2024-CC-272-K
NOTICE OF FORECLOSURE
SALE
BY CLERK OF THE CIRCUIT
COURT
Notice is hereby given that the
undersigned, Kevin Madok,
Clerk of the Circuit Court
of Monroe County, Florida,
will, on the 22ND day of
September 2025 at 11 o’clock
a.m., at 500 Whitehead Street,
Monroe County, in the City of
Key West, Florida, offer for sale
and sell at public outcry to the
highest and best bidder for
CASH the Following described
property situated in Monroe
County, Florida, to wit:
Unit 5724, Week 52,
Annual Windward Pointe,
a Leasehold Condominium
(“Condominium”), according
to the Declaration of
Condominium thereof
recorded in Official Records
Book 1803, Page 844, Public
Records of Monroe County,
Florida, and all exhibits
thereto, and any amendments
thereof (the “Declaration”).
Pursuant to IN REM
SUMMARY FINAL JUDGMENT

OF FORECLOSURE AFTER
DEFAULT AS TO COUNT(S) V,
VI entered in a case pending
in said Court, the 5TH day of
August 2025
Style of which is:
WINDWARD POINTE II, LLC, A
DELAWARE LIMITED LIABILITY
COMPANY
Plaintiff
vs.
BRIAN MARCH BRAUN; LISA
LA MONICA BRAUN
Defendant
And the Docket Number of
which is Number 2024-CC-
272-K
WITNESS my hand and the
Official Seal of Said Court, this
7TH day of August 2025
KEVIN MADOK
Clerk of the Circuit Court
Monroe County, Florida
By: Shonta McLeod
Deputy Clerk
Florida Statute 45.031: Any
person claiming an interest
in the surplus from the sale, if
any, other than the property
owner as of the date of the
Lis Pendens must file a claim
within 60 days after the sale.
Publish:
September 4 & 11, 2025
The Weekly Newspapers

IN THE CIRCUIT COURT
OF THE SIXTEENTH JUDICIAL
CIRCUIT
IN AND FOR
MONROE COUNTY, FLORIDA
CASE NO.: 2024-CA-61-K
NOTICE OF FORECLOSURE
SALE
BY CLERK OF THE CIRCUIT
COURT
Notice is hereby given that the
undersigned, Kevin Madok,
Clerk of the Circuit Court
of Monroe County, Florida,
will, on the 22ND day of
September 2025 at 11 o’clock
a.m., at 500 Whitehead Street,
Monroe County, in the City of
Key West, Florida, offer for sale
and sell at public outcry to the
highest and best bidder for
CASH the Following described
property situated in Monroe
County, Florida, to wit:
Unit B23, Week 28, Beach
House, a Condominium
according to the Declaration
of Condominium thereof
recorded in Official Records
Book 1510, Page 225, Public
Records of Monroe County,
Florida, and all exhibits
attached thereto, and any
amendments thereof (the
“Declaration”).
Pursuant to IN REM
SUMMARY FINAL JUDGMENT
OF FORECLOSURE AS TO
COUNT(S) VI entered in a case
pending in said Court, the
24TH day of June 2025
Style of which is:
BEACH HOUSE
CONDOMINIUM ASSOCIATION
OF KEY WEST, INC., A
NONPROFIT CORPORATION
UNDER THE LAWS OF THE
STATE OF FLORIDA
Plaintiff
vs.

ANY AND ALL UNKNOWN
PARTIES WHO CLAIM AN
INTEREST AS SPOUSE, HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES,
PERSONAL REPRESENTATIVES,
ADMINISTRATORS OR AS
OTHER CLAIMANTS, BY,
THROUGH, UNDER OR
AGAINST RONALD WAYNE
BYRON, DECEASED AND SUE
BYRON, AS POTENTIAL HEIR
TO RONALD WAYNE BYRON
Defendant
And the Docket Number of
which is Number 2024-CA-
61-K
WITNESS my hand and the
Official Seal of Said Court, this
23RD day of July 2025.
KEVIN MADOK
Clerk of the Circuit Court
Monroe County, Florida
By: Shonta McLeod
Deputy Clerk
Florida Statute 45.031: Any
person claiming an interest
in the surplus from the sale, if
any, other than the property
owner as of the date of the
Lis Pendens must file a claim
within 60 days after the sale.
Publish:
September 4 & 11, 2025
The Weekly Newspapers

IN THE CIRCUIT COURT
OF THE SIXTEENTH JUDICIAL
CIRCUIT
IN AND FOR
MONROE COUNTY, FLORIDA
CASE NO.: 2024-CA-61-K
NOTICE OF FORECLOSURE
SALE
BY CLERK OF THE CIRCUIT
COURT
Notice is hereby given that the
undersigned, Kevin Madok,
Clerk of the Circuit Court
of Monroe County, Florida,
will, on the 22ND day of
September 2025 at 11 o’clock
a.m., at 500 Whitehead Street,
Monroe County, in the City of
Key West, Florida, offer for sale
and sell at public outcry to the
highest and best bidder for
CASH the Following described
property situated in Monroe
County, Florida, to wit:
Unit F21, Week 28, Beach
House, a Condominium
according to the Declaration
of Condominium thereof
recorded in Official Records
Book 1510, Page 225, Public
Records of Monroe County,
Florida, and all exhibits
attached thereto, and any
amendments thereof (the
“Declaration”).
Pursuant to IN REM
SUMMARY FINAL JUDGMENT
OF FORECLOSURE AS TO
COUNT(S) XI entered in a case
pending in said Court, the 8TH
day of July 2025
Style of which is:
BEACH HOUSE
CONDOMINIUM ASSOCIATION
OF KEY WEST, INC., A
NONPROFIT CORPORATION
UNDER THE LAWS OF THE
STATE OF FLORIDA
Plaintiff
vs.
ANY AND ALL UNKNOWN
PARTIES WHO CLAIM AN
INTEREST AS SPOUSE, HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES,
PERSONAL REPRESENTATIVES,
ADMINISTRATORS OR AS
OTHER CLAIMANTS, BY,
THROUGH, UNDER OR
AGAINST REGINALD DEMPSEY
CRAIG JR., DECEASED
Defendant
And the Docket Number of
which is Number 2024-CA-
61-K
WITNESS my hand and the
Official Seal of Said Court, this
23RD day of July 2025.
KEVIN MADOK
Clerk of the Circuit Court
Monroe County, Florida
By: Shonta McLeod
Deputy Clerk
Florida Statute 45.031: Any
person claiming an interest
in the surplus from the sale, if
any, other than the property
owner as of the date of the
Lis Pendens must file a claim
within 60 days after the sale.
Publish:
September 4 & 11, 2025
The Weekly Newspapers

IN THE CIRCUIT COURT
OF THE SIXTEENTH JUDICIAL
CIRCUIT
IN AND FOR
MONROE COUNTY, FLORIDA
CASE NO.: 2024-CA-61-K
NOTICE OF FORECLOSURE
SALE
BY CLERK OF THE CIRCUIT
COURT
Notice is hereby given that the
undersigned, Kevin Madok,
Clerk of the Circuit Court
of Monroe County, Florida,
will, on the 22ND day of
September 2025 at 11 o’clock
a.m., at 500 Whitehead Street,
Monroe County, in the City of
Key West, Florida, offer for sale
and sell at public outcry to the
highest and best bidder for
CASH the Following described
property situated in Monroe
County, Florida, to wit:
Unit F21, Week 42, Beach
House, a Condominium
according to the Declaration
of Condominium thereof
recorded in Official Records
Book 1510, Page 225, Public
Records of Monroe County,
Florida, and all exhibits
attached thereto, and any
amendments thereof (the
“Declaration”).

Pursuant to IN REM
SUMMARY FINAL JUDGMENT
OF FORECLOSURE AS TO
COUNT(S) IX entered in a case
pending in said Court, the 8TH
day of July 2025
Style of which is:
BEACH HOUSE
CONDOMINIUM ASSOCIATION
OF KEY WEST, INC., A
NONPROFIT CORPORATION
UNDER THE LAWS OF THE
STATE OF FLORIDA
Plaintiff
vs.
ANY AND ALL UNKNOWN
PARTIES WHO CLAIM AN
INTEREST AS SPOUSE, HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES,
PERSONAL REPRESENTATIVES,
ADMINISTRATORS OR AS
OTHER CLAIMANTS, BY,
THROUGH, UNDER OR
AGAINST REGINALD DEMPSEY
CRAIG JR., DECEASED AND
CHRISTINE ANN CRAIG, AS
POTENTIAL HEIR TO REGINALD
DEMPSEY CRAIG JR.
Defendant
And the Docket Number of
which is Number 2024-CA-
61-K
WITNESS my hand and the
Official Seal of Said Court, this
23RD day of July 2025.
KEVIN MADOK
Clerk of the Circuit Court
Monroe County, Florida
By: Shonta McLeod
Deputy Clerk
Florida Statute 45.031: Any
person claiming an interest
in the surplus from the sale, if
any, other than the property
owner as of the date of the
Lis Pendens must file a claim
within 60 days after the sale.
Publish:
September 4 & 11, 2025
The Weekly Newspapers

IN THE CIRCUIT COURT
OF THE SIXTEENTH JUDICIAL
CIRCUIT
IN AND FOR
MONROE COUNTY, FLORIDA
CASE NO.: 2024-CC-292-K
NOTICE OF FORECLOSURE
SALE
BY CLERK OF THE CIRCUIT
COURT
Notice is hereby given that the
undersigned, Kevin Madok,
Clerk of the Circuit Court
of Monroe County, Florida,
will, on the 22ND day of
September 2025 at 11 o’clock
a.m., at 500 Whitehead Street,
Monroe County, in the City of
Key West, Florida, offer for sale
and sell at public outcry to the
highest and best bidder for
CASH the Following described
property situated in Monroe
County, Florida, to wit:
Unit 5714, Week 24, Even Year
Biennial Windward Pointe,
a Leasehold Condominium
(“Condominium”), according
to the Declaration of
Condominium thereof
recorded in Official Records
Book 1803, Page 844, Public
Records of Monroe County,
Florida, and all exhibits
thereto, and any amendments
thereof (the “Declaration”).
Pursuant to IN REM
SUMMARY FINAL JUDGMENT
OF FORECLOSURE AFTER
DEFAULT AS TO COUNT(S) III,
IV entered in a case pending
in said Court, the 5TH day of
August 2025
Style of which is:
WINDWARD POINTE II, LLC, A
DELAWARE LIMITED LIABILITY
COMPANY
Plaintiff
vs.
DOYLE SCOTT NEELEY
AND KATHRYN LORELLE
NICHOLSON
Defendant
And the Docket Number of
which is Number 2024-CC-
292-K
WITNESS my hand and the
Official Seal of Said Court, this
5TH day of August 2025
KEVIN MADOK
Clerk of the Circuit Court
Monroe County, Florida
By: Shonta McLeod
Deputy Clerk
Florida Statute 45.031: Any
person claiming an interest
in the surplus from the sale, if
any, other than the property
owner as of the date of the

Lis Pendens must file a claim within 60 days after the sale. Publish: September 4 & 11, 2025 The Weekly Newspapers

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA CASE NO.: 2024-CC-42-K NOTICE OF FORECLOSURE SALE BY CLERK OF THE CIRCUIT COURT Notice is hereby given that the undersigned, Kevin Madok, Clerk of the Circuit Court of Monroe County, Florida, will, on the 22ND day of September 2025 at 11 o'clock a.m., at 500 Whitehead Street, Monroe County, in the City of Key West, Florida, offer for sale and sell at public outcry to the highest and best bidder for CASH the Following described property situated in Monroe County, Florida, to wit: Unit 5134, Week 4, Windward Pointe, a Leasehold Condominium ("Condominium"), according to the Declaration of Condominium thereof recorded in Official Records Book 1803, Page 844, Public Records of Monroe County, Florida, and all exhibits thereto, and any amendments thereof (the "Declaration"). Pursuant to IN REM SUMMARY FINAL JUDGMENT OF FORECLOSURE COUNT I, UNIT 5134, WEEK 4 entered in a case pending in said Court, the 26TH day of June 2025 Style of which is: WINDWARD POINTE CONDOMINIUM ASSOCIATION OF KEY WEST, INC., A CORPORATION NOT-FOR-PROFIT UNDER THE LAWS OF THE STATE OF FLORIDA Plaintiff vs. UNKNOWN SUCCESSOR TRUSTEE OF THE HYDUK FAMILY REVOCABLE TRUST DATED MARCH 26, 2003 Defendant And the Docket Number of which is Number 2024-CC-42-K WITNESS my hand and the Official Seal of Said Court, this 2ND day of July 2025 KEVIN MADOK Clerk of the Circuit Court Monroe County, Florida By: Shonta McLeod Deputy Clerk Florida Statute 45.031: Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. Publish: September 4 & 11, 2025 The Weekly Newspapers

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA CASE NO.: 2024-CC-275-K NOTICE OF FORECLOSURE SALE BY CLERK OF THE CIRCUIT COURT Notice is hereby given that the undersigned, Kevin Madok, Clerk of the Circuit Court of Monroe County, Florida, will, on the 22ND day of September 2025 at 11 o'clock a.m., at 500 Whitehead Street, Monroe County, in the City of Key West, Florida, offer for sale and sell at public outcry to the highest and best bidder for CASH the Following described property situated in Monroe County, Florida, to wit: Unit A22, Week 17, Beach House, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1510, Page 225, Public Records of Monroe County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration").

Pursuant to IN REM SUMMARY FINAL JUDGMENT OF FORECLOSURE AFTER DEFAULT COUNT(S) I entered in a case pending in said Court, the 5TH day of August 2025 Style of which is: BEACH HOUSE DEVELOPMENT PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP Plaintiff vs. JOSEPH R. CEPARULO AND DENISE R. CEPARULO Defendant And the Docket Number of which is Number 2024-CC-275-K WITNESS my hand and the Official Seal of Said Court, this 5TH day of August 2025. KEVIN MADOK Clerk of the Circuit Court Monroe County, Florida By: Shonta McLeod Deputy Clerk Florida Statute 45.031: Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. Publish: September 4 & 11, 2025 The Weekly Newspapers

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA CASE NO.: 2024-CC-272-K NOTICE OF FORECLOSURE SALE BY CLERK OF THE CIRCUIT COURT Notice is hereby given that the undersigned, Kevin Madok, Clerk of the Circuit Court of Monroe County, Florida, will, on the 22ND day of September 2025 at 11 o'clock a.m., at 500 Whitehead Street, Monroe County, in the City of Key West, Florida, offer for sale and sell at public outcry to the highest and best bidder for CASH the Following described property situated in Monroe County, Florida, to wit: Unit 5334, Week 18, Annual Windward Pointe, a Leasehold Condominium ("Condominium"), according to the Declaration of Condominium thereof recorded in Official Records Book 1803, Page 844, Public Records of Monroe County, Florida, and all exhibits thereto, and any amendments thereof (the "Declaration"). Pursuant to IN REM SUMMARY FINAL JUDGMENT OF FORECLOSURE AFTER DEFAULT AS TO COUNT(S) III, IV entered in a case pending in said Court, the 5TH day of August 2025 Style of which is: WINDWARD POINTE II, LLC, A DELAWARE LIMITED LIABILITY COMPANY Plaintiff vs. KATHLEEN A. WELLINGTON Defendant And the Docket Number of which is Number 2024-CC-272-K WITNESS my hand and the Official Seal of Said Court, this 7TH day of August 2025 KEVIN MADOK Clerk of the Circuit Court Monroe County, Florida By: Shonta McLeod Deputy Clerk Florida Statute 45.031: Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. Publish: September 4 & 11, 2025 The Weekly Newspapers

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA CASE NO.: 2024-CA-61-K NOTICE OF FORECLOSURE SALE BY CLERK OF THE CIRCUIT

COURT Notice is hereby given that the undersigned, Kevin Madok, Clerk of the Circuit Court of Monroe County, Florida, will, on the 22ND day of September 2025 at 11 o'clock a.m., at 500 Whitehead Street, Monroe County, in the City of Key West, Florida, offer for sale and sell at public outcry to the highest and best bidder for CASH the Following described property situated in Monroe County, Florida, to wit: Unit A33, Week 46, Beach House, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1510, Page 225, Public Records of Monroe County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration"). Pursuant to IN REM SUMMARY FINAL JUDGMENT OF FORECLOSURE AS TO COUNT(S) VIII entered in a case pending in said Court, the 24TH day of June 2025 Style of which is: BEACH HOUSE CONDOMINIUM ASSOCIATION OF KEY WEST, INC., A NONPROFIT CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA Plaintiff vs. ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST THOMAS PORCHER RAVENEL, DECEASED Defendant And the Docket Number of which is Number 2024-CA-61-K WITNESS my hand and the Official Seal of Said Court, this 23RD day of July 2025. KEVIN MADOK Clerk of the Circuit Court Monroe County, Florida By: Shonta McLeod Deputy Clerk Florida Statute 45.031: Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. Publish: September 4 & 11, 2025 The Weekly Newspapers

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA CASE NO.: 2024-CA-61-K NOTICE OF FORECLOSURE SALE BY CLERK OF THE CIRCUIT COURT Notice is hereby given that the undersigned, Kevin Madok, Clerk of the Circuit Court of Monroe County, Florida, will, on the 22ND day of September 2025 at 11 o'clock a.m., at 500 Whitehead Street, Monroe County, in the City of Key West, Florida, offer for sale and sell at public outcry to the highest and best bidder for CASH the Following described property situated in Monroe County, Florida, to wit: Unit A14, Week 2, Beach House, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1510, Page 225, Public Records of Monroe County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration"). Pursuant to IN REM SUMMARY FINAL JUDGMENT OF FORECLOSURE AS TO COUNT(S) IV entered in a case pending in said Court, the 8TH day of July 2025

Style of which is: BEACH HOUSE CONDOMINIUM ASSOCIATION OF KEY WEST, INC., A NONPROFIT CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA Plaintiff vs. ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST THOMAS PORCHER RAVENEL, DECEASED Defendant And the Docket Number of which is Number 2024-CA-61-K WITNESS my hand and the Official Seal of Said Court, this 23RD day of July 2025. KEVIN MADOK Clerk of the Circuit Court Monroe County, Florida By: Shonta McLeod Deputy Clerk Florida Statute 45.031: Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. Publish: September 4 & 11, 2025 The Weekly Newspapers

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA CASE NO.: 2024-CC-42-K NOTICE OF FORECLOSURE SALE BY CLERK OF THE CIRCUIT COURT Notice is hereby given that the undersigned, Kevin Madok, Clerk of the Circuit Court of Monroe County, Florida, will, on the 22ND day of September 2025 at 11 o'clock a.m., at 500 Whitehead Street, Monroe County, in the City of Key West, Florida, offer for sale and sell at public outcry to the highest and best bidder for CASH the Following described property situated in Monroe County, Florida, to wit: Unit 5433, Week 25, Annual Windward Pointe, a Leasehold Condominium ("Condominium"), according to the Declaration of Condominium thereof recorded in Official Records Book 1803, Page 844, Public Records of Monroe County, Florida, and all exhibits thereto, and any amendments thereof (the "Declaration"). Pursuant to IN REM SUMMARY FINAL JUDGMENT OF FORECLOSURE AS TO COUNT(S) IV entered in a case pending in said Court, the 26TH day of June 2025 Style of which is: WINDWARD POINTE CONDOMINIUM ASSOCIATION OF KEY WEST, INC., A CORPORATION NOT-FOR-PROFIT UNDER THE LAWS OF THE STATE OF FLORIDA Plaintiff vs. UNKNOWN SUCCESSOR TRUSTEE OF THE HUYDUK FAMILY REVOCABLE TRUST DATED MARCH 26, 2003 AGAINST DARWIN STUBBS, INDIVIDUALLY AND AS POTENTIAL HEIR TO SHIUKI STUBBS; DANIEL C. STUBBS, INDIVIDUALLY AND AS POTENTIAL HEIR TO SHIUKI STUBBS; DENISE GALLARDO, INDIVIDUALLY AND AS POTENTIAL HEIR TO SHIUKI STUBBS; AND ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIR, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST SHIUKI STUBBS, DECEASED

Defendant And the Docket Number of which is Number 2024-CC-42-K WITNESS my hand and the Official Seal of Said Court, this 5TH day of August 2025 KEVIN MADOK Clerk of the Circuit Court Monroe County, Florida By: Shonta McLeod Deputy Clerk Florida Statute 45.031: Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. Publish: September 4 & 11, 2025 The Weekly Newspapers

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA CASE NO.: 2024-CC-97-K NOTICE OF FORECLOSURE SALE BY CLERK OF THE CIRCUIT COURT Notice is hereby given that the undersigned, Kevin Madok, Clerk of the Circuit Court of Monroe County, Florida, will, on the 22ND day of September 2025 at 11 o'clock a.m., at 500 Whitehead Street, Monroe County, in the City of Key West, Florida, offer for sale and sell at public outcry to the highest and best bidder for CASH the Following described property situated in Monroe County, Florida, to wit: Unit 5533, Week 40, Windward Pointe, a Leasehold Condominium ("Condominium"), according to the Declaration of Condominium thereof recorded in Official Records Book 1803, Page 844, Public Records of Monroe County, Florida, and all exhibits thereto, and any amendments thereof (the "Declaration"). Pursuant to IN REM SUMMARY FINAL JUDGMENT OF FORECLOSURE UNIT 5533, WEEK 40 entered in a case pending in said Court, the 26TH day of June 2025 Style of which is: WINDWARD POINTE CONDOMINIUM ASSOCIATION OF KEY WEST, INC., A CORPORATION NOT-FOR-PROFIT UNDER THE LAWS OF THE STATE OF FLORIDA Plaintiff vs. ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MARGARET SUSAN THOMAS, DECEASED; KATHERINE THOMAS, AS POTENTIAL HEIR TO MARGARET SUSAN THOMAS; AND SARAH STEPHENSON, AS POTENTIAL HEIR TO MARGARET SUSAN THOMAS Defendant And the Docket Number of which is Number 2024-CC-97-K WITNESS my hand and the Official Seal of Said Court, this 2ND day of July 2025 KEVIN MADOK Clerk of the Circuit Court Monroe County, Florida By: Shonta McLeod Deputy Clerk Florida Statute 45.031: Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. Publish: September 4 & 11, 2025 The Weekly Newspapers

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA

CASE NO.: 2024-CA-61-K NOTICE OF FORECLOSURE SALE BY CLERK OF THE CIRCUIT COURT Notice is hereby given that the undersigned, Kevin Madok, Clerk of the Circuit Court of Monroe County, Florida, will, on the 22ND day of September 2025 at 11 o'clock a.m., at 500 Whitehead Street, Monroe County, in the City of Key West, Florida, offer for sale and sell at public outcry to the highest and best bidder for CASH the Following described property situated in Monroe County, Florida, to wit: Unit A14, Week 42, Beach House, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1510, Page 225, Public Records of Monroe County, Florida, and all exhibits attached thereto, and any amendments thereof (the "Declaration"). Pursuant to IN REM SUMMARY FINAL JUDGMENT OF FORECLOSURE AS TO COUNT(S) X entered in a case pending in said Court, the 8TH day of July 2025 Style of which is: BEACH HOUSE CONDOMINIUM ASSOCIATION OF KEY WEST, INC., A NONPROFIT CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA Plaintiff vs. ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MARIA FIORE WILSON, DECEASED; ASHLEY WILSON, AS POTENTIAL HEIR TO MARIA FIORE WILSON; AND CASEY STEINBERG, AS POTENTIAL HEIR TO MARIA FIORE WILSON Defendant And the Docket Number of which is Number 2024-CA-61-K WITNESS my hand and the Official Seal of Said Court, this 23RD day of July 2025. KEVIN MADOK Clerk of the Circuit Court Monroe County, Florida By: Shonta McLeod Deputy Clerk Florida Statute 45.031: Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. Publish: September 4 & 11, 2025 The Weekly Newspapers