

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 14433 62nd St N, Clearwater, FL 33760 7/09/2025 at 12:00 pm	
Clarissa Herrera Lynk	Household Goods

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02602N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated; Auction date: 7/10/2025 @1:00pm Store Location:1225 Missouri Ave N, Largo FL.33770 Store#4106	
JD Cox/Tools, furniture, bedding, totes, tool box Jhayirish Shackelford/Appliances, Furniture, bags, etc.	

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with Cash only and paid at the above facility to complete the transaction. Extra Space storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of personal property.
June 20, 27, 2025 25-02586N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 3201 32nd Ave S St. Petersburg FL, 33712 July 11, 2025 at 10:30am	
Raniqwa Brown - bedroom set, household items	

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02583N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2180 Drew Street Clearwater FL 33765, 7/11/2025 at 11:00am	
Sherry Hatchell Alicia Stewart John Clayton	Clothing and small household items. IG lamps 2bdrm fully furnished house 35 boxes, furniture, and clothes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02600N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 9125 Ulmerton Rd Largo, FL 33771 7/9/2025 at 12:30pm	
Ryan Burgon Sean Akers Lois Jenkins	Furniture, Household Goods Furniture, Household Goods, Tools, Appliances Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02615N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:13100 66th St N Largo, FL 33773, 7/10/2025 at 12:00pm	
Matt Lanton/ Matthew T. Lanton LLC Richard Boyd Tracy Polk Deborah Sherman	Furniture, Household Goods Furniture, Household Goods Household Goods Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02607N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on July 11th, 2025 at 11AM	
Steve Barker-Boxes, tools, small shop vac, Step stool, dolly, hard hat, car cover and tubber Ware Tiffany Byers-Mattresses, grill, appliances, totes, boxes, and rug Nancy Jones-Bags, typewriter, photo albums, wall art, old radio, and old memorabilia	

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made in cash only and paid at the above referenced facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
June 20, 27, 2025 25-02606N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10111 Gandy Blvd N St Petersburg FL 33702 on 7/10/2025 @11:00am	
Breniyah Thomas Household, Personal items, Clothing Rafael Matias Reyes Construction Material, Personal Items	

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02592N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1426 McMullen Booth Rd N, Clearwater, FL 33759, Friday July 11th, 2025, at 10:30AM	
Dieter Demolition Services LLC Rebecca Yates	Furniture and Tools Hshld Gds

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with **CASH** only and paid at the above facility to complete the transaction. Extra Space may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02587N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the indicated: 111 North Myrtle Ave. Clearwater, FL 33755, July 11th, 2025 @12:00 p.m.	
Robert Strickland- bags, clothes, totes, suitcases, shoesboxes Della Smith- Mattress, bags, boxes, rug	

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made in cash only and paid at the above referenced facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
June 20, 27, 2025 25-02546N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 7220 4th St N. St. Petersburg, FL 33702	
July 11th, 2025 – 1:00 PM Beverly Ross- clothing, mattress, boxes, furniture, fold up bed Jacquelyn Nefores- totes, clothes, handicap walker	

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above reference facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02601N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 930 Pasadena Ave S. South Pasadena FL 33707 on July 9, 2025 at 1:00 PM.	
Alan Devos- tool chest, totes, television, furniture, tools, ladders, bikes, luggage, holiday decorations	

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02547N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 950 Pasadena Ave S, South Pasadena, FL 33707 July 10th, 2025 - 12:30 p.m.	
John Langsford- Musical equipment, shelving, exercise equipment, furniture Karen Huff- TV, clothing, household items Karen Taylor- Boxes, sporting equipment	

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
June 20, 27, 2025 25-02584N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1675 Starkey Road, Largo, FL 33771 07.11.25 at 1:00pm	
Matthew Solka	Christmas Tree, Printer, Mirror, Record Player, Bed Frame
Steven Arrowood	Clothes, Pillow, Gas Can, Toys, Stuffed animals
Robert Tempe Jr.	Lamp, Vacuum, Bongo, Totes, Holiday Decor, Ironing Board, Shelves

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02550N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1016 N Belcher Rd Clearwater FL, 33765, 07/11/2025 @ 1:30pm	
Whitney Corouthers Derrick Olesh	Household Goods/ Furniture Household Goods/ Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02594N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 6780 Seminole Blvd Seminole, FL 33772 July 11, 2025 @ 12:15 PM	
Lisa Mann Morgan Elizabeth Puttick	Household items Clothing and small furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02581N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE DATE JULY 28, 2025 AUTO DYNAMICS OF LARGO 12690 WALSINGHAM RD STE 1 1986 GMC 1GTEC14H5GF727662 \$1839.15 EURO IMPORTS AUTO CORP 1141 COURT ST 2011 MERZ WDDHF5GB7BA285742 \$4,055.51 KINGS AUTOMOTIVE 1986 N PINELLAS AVE 2008 CHEV 1GCHG35KX81103538 \$7143.85 BERTS BARRACUDA HARLEY-DAVIDSON 10525 49TH ST N 2008 HD 1HD1KB4188Y627716 \$9322.44 2016 HD 1HD1FCM16GB625605 \$5,359.74	
June 20, 2025	25-02628N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1159 94th Ave N. St. Petersburg FL,33702 on 7/09/2025 at 12:30pm	
Annie Young - Totes, Houshold, Golf Clubs Enriquitaq Espina - Totes, Fan, Desk Douglas Garcia - Clothes, Engine parts, Bike	

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02585N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1660 Gulf to Bay Blvd , Clearwater ,FL. 33755 07/09/25 at 11:30am	
Stephen Moran Corbyn Jenkins Fidel Mendez	Household Goods Household Goods Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
June 20, 27, 2025 25-02650N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 13880 Walsingham Road, Largo, FL 33774 on July 10,2025, at 10:30am.	
Adam Miner	high speed oven, bread toaster, lumber, shelves, drop ceiling frames
Niki Sioutis	dresser, collectable action figures, holiday decor, shelves, kitchenware

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 20, 27, 2025 25-02548N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2925 Tyrone Blvd N St Petersburg, FL 33710 on 07/11/2025 @11:30 am Kerry Clark[sports, outdoors, household goods, furniture] Bethany Tyler[sports, outdoors] Zuniel Mantilla[household goods, furniture] Vincent Cesareo[electronics, sports, outdoors, household goods] Jeff Conley[sports, outdoor furniture, tools] Jose Tobar[electronics, household goods, furniture, tools] Nicole Rigel[appliances, electronics, household goods, furniture] The action will be listed and advertised on www.storagetreasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. June 20, 27, 2025 25-02582N	

--- PUBLIC SALES ---

FICTITIOUS NAME NOTICE		
Notice is hereby given that FORTUNATESON GROUP, LLC, OWNER, desiring to engage in business under the fictitious name of GIRL POWER located at 7901 4TH ST N, STE 300, ST. PETERSBURG, FLORIDA 33702 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.		
June 20, 2025	25-02616N	

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO SECTION 865.09, FLORIDA STATUTES		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of HyperHealth Insurance located at: 7901 4TH ST N STE 300 in the city of ST. PETERSBURG, FL 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 13th day of June 2025. OWNER: HYPER HEALTH ADVISORS LLC 7901 4TH ST N STE 300 ST. PETERSBURG, FL 33702		
June 20, 2025	25-02590N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under the Florida Self Storage Act Statues (Section 83.801.83.809). The auction date is August 7, 2025 at 11:00 am at Super Storage II. Address—6415 54th Ave. N. St. Petersburg, FL 33709.		
Gary Brunk	D684	Household Items
Gary Brunk	D637	Household Items
Gary Brunk	D687	Household Items
Gary Brunk	D690	Household Items
Julisa Douglas	D635	Furniture
Christopher Wallschleager	C423	Household Items
Casey Carter	D613	Car and Household Items
Christine Sechrest	D710	Household Items
Melanie Culbreath	C522	Household Items
Amanda Rozell	C 491	
Danielle LaDuke	C348	Household Items
Danielle LaDuke	C488	Household Items
June 20, 27, 2025	25-02598N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 4495 49th St N. St. Petersburg FL, 33709 on July 10, 2025 at 10:00 AM		
Robert Seward - Household Goods/Furniture Willamina Cooper - household goods Cory Patten - House appliances and furniture Marshonna Ship - house hold items, furniture Hermann Gold - Fan couch tv house hold goods, tools Jaime Hill - personal items		
June 20, 27, 2025	25-02561N	

FIRST INSERTION		
NOTICE OF AUCTION FOR SURPLUS VEHICLES & EQUIPMENT TO: ALL INTERESTED PARTIES		
AUCTION FOR SURPLUS VEHICLES & EQUIPMENT FOR PINELLAS COUNTY, FLORIDA		
Notice is hereby given that surplus vehicles & equipment will be sold at Public Auction, as approved by the Board of County Commissioners on June 17th, 2025. Miscellaneous surplus consisting of various types of vehicles and equipment will be sold on auction at the Tampa Machinery Auction , (dba J. J. Kane) 11720 US-301, Thonotosassa, Florida 33592. Please note; Auctions for Tampa Machinery/J. J. Kane are held the 4th Tuesday of every month. Our current surplus at TMA / J.J. Kane will be available the Tuesday July 22nd 2025.		
“PERSONS WITH DISABILITIES REQUIRING REASONABLE ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING/EVENT SHOULD CALL (727) 464-4062 (VOICE/TDD) FAX (727) 464-4157, NOT LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING.”		
If you have any further questions, please contact the Pinellas County Fleet Management Division at (727) 464-4546. Kathleen Peters, Chairman Joe Lauro, Director, Board of County Commissioners Department of Administrative Services		
Don Moore, Fleet Management Division Manager June 20, 27, 2025		25-02544N

FICTITIOUS NAME NOTICE		
Notice is hereby given that Cybersance LLC, owner, desiring to engage in business under the fictitious name of “ParseIntel” located in Pinellas County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.		
June 16, 2025		
June 20, 2025	25-02611N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
The following personal property of Richard Combs, and If Deceased, All Unknown Parties, Beneficiaries, Heirs, Successors and Assigns of Richard Combs, and All Parties Having or Claiming to Have Any Right, Title, or Interest in the Property Herein Described; and James Christian Combs, will, on the 14th day of July, 2025, at 10:00 a.m., on property located 9925 Ulmerton Road, Lot No. 4, Largo, Pinellas County, Florida 33771, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1972 IMPE Mobile Home VIN No.: 312379 Title No.: 0005449608 And All Other Personal Property Therein		
PREPARED BY: Gayle Cason Lutz, Bobo, & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303		
June 20, 27, 2025	25-02576N	

NOTICE OF PUBLIC SALE		
TRI J CO. TOWING & RECOVERY INC. 125 19TH ST SOUTH ST PETERSBURG, FL 33712 PHONE: 727-822-4649 FAX: 727-822-3043		
TRI J CO TOWING & RECOVERY INC GIVES NOTICE THAT ON 7-18-2025 AT 10:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 125 19TH ST SOUTH ST PETERSBURG, FL 33712 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.		
1G6DF577090130537 2009 CADI 1C4SDHCT8CC362081 2012 DODG 1FDKE30G1MHA38249 1991 FORD 2FTEF15Y5RCA16452 1994 FORD KMTG54TE8NU103389 2022 GENS KMHFG4JG3CA186863 2012 HYUN JN1BV7AP3FM358695 2015 INFI 5XXGT4L31HGI53077 2017 KIA JM1BL1V75C1547078 2012 MAZD 4M2YU90Z07KJ02062 2007 MERC 1N4AB7AP0EN855607 2014 NISS JN8AS5MT6DW539424 2013 NISS JN8AT2MT7JW468810 2018 NISSAN OMM00692F585 1985 OMM 1NXBR32E83Z064353 2003 TOYT 4T1BF18B1WU214740 1998 TOYT 5TFAX5GN6HX080082 2017 TOYT 3VWH17AU8HM511214 2017 VOLK SALVP2RX1JH277507 2018 LNDR 19UUA9F58CA005419 2012 ACUR		
June 20, 2025	25-02603N	

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 Gut Squares located at 524 Bay St NE in the City of Saint Petersburg, Pinellas County, FL 33701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of June, 2025. Proficient Nutrition Services LLC June 20, 2025		
25-02588N		

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 DXAGroup located at 7901 4TH N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 13th day of June, 2025. A1 ACCOUNTING & FINANCE, LLC June 20, 2025		
25-02589N		

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 CHICO ENTERPRISES, LLC located at 7901 4TH ST N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of June, 2025. CHICO BUSINESS LLC June 20, 2025		
25-02619N		

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Your neighborhood produce store, located at 132 49th st s, in the City of St Petersburg, County of Pinellas, State of FL, 33707, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 12 of June, 2025. SAVING OUR SENIORS INC. 132 49th st s St Petersburg, FL 33707		
June 20, 2025	25-02556N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 8610 66th St N. Pinellas Park FL 33782 on July 11, 2025, at 1:30 PM		
NAME Carol Harris Steven Thompson Destiney Peters	CONTENTS totes, boxes, xmas ornaments, household items bikes, totes, sports equipment, solar panel chairs, tables, dressers, toys, boxes	

The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
June 20, 27, 2025	25-02653N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10833 Seminole Blvd. Seminole, FL 33778		
7/ 10/2025 at 12:30pm		
Benjamin Jones Michael Andrews Victoria Collier Kenneth Cole Michael Boeing	Clothes, Bags Household goods, Clothes, Totes, Boxes Household goods, Furniture, Bicycle, Boxes, Bags Mattress, Jigsaw Furniture, Trunk, Electric lawn mower	

The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
June 20, 27, 2025	25-02564N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals at the location indicated: 6901 Park Blvd N Pinellas Park, FL 33781 July 9th, 2025 at 12:15pm		

Jason Hopler: Boxes, Clothing, Mattress, Bags Lukaszw Wojtas: Motor Parts, Toys, Boxes, Engine Hoist, Totes, Does Not Include Vehicle Roxie Knight: Cabinets, Furniture, Totes, Wheelchair, Bedframe, Electronics Thomas Delgado: Boxes, Wall Art, Clothing, Tool Box, Bags Julie Whitman: Clothing, Boxes, Totes, Bags, Dresser		
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The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
June 20, 27, 2025	25-02565N	

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 Coastal Care & Repair located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of June, 2025. KNECHT SOLUTIONS LLC June 20, 2025		
25-02557N		

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 Gayle Wray Dolls located at 2452 Enterprise Road in the City of Clearwater, Pinellas County, FL 33763 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of June, 2025. Michael Gordon June 20, 2025		
25-02636N		

NOTICE UNDER FICTITIOUS NAME LAW		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of THE CLEVER AI COACH		
located at 7901 4TH ST N, STE 300, in the County of Pinellas, in the City of St. Petersburg, Florida 33702, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 11th day of June, 2025. Clever Media Ventures LLC June 20, 2025		
25-02542N		

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 BLUE TAG SOLUTIONS INC located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 13th day of June, 2025. Blue Tag Inc Monique Frederick June 20, 2025		
25-02577N		

FICTITIOUS NAME NOTICE		
Notice is hereby given that Khamai Foundation Corp., desiring to engage in business under the fictitious name of Khamai Foundation located at 7901 4th St North #16939, St. Petersburg, Florida 33702, intends to register the said name in Pinellas county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.		
June 20, 2025	25-02555N	

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 Stars & Stripes Professional Landscaping located at 6801 22nd Way South in the City of St. Petersburg, Pinellas County, FL 33712 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of June, 2025. Erik Gonzalez June 20, 2025		
25-02552N		

NOTICE OF INTENT TO REGISTER A FICTITIOUS NAME		
Notice is hereby given that the undersigned is desiring to engage in business under the fictitious name of Grip Gravity Climbing, located at 1548 S Missouri Ave #1018, Clearwater, FL, 33756 in the County of Pinellas, in the State of Florida. That the undersigned intends to register the said name with the Division of Corporations of the Florida Department of State, pursuant to section 865.09, Florida Statutes. Grip Gravity Climbing Company Brenden T. Biggs, Sole Proprietor Dated this 13th day of June, 2025.		
June 20, 2025	25-02562N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 404 Seminole Blvd, Largo, FL 33770 07/11/2025 at 11:00AM		
Xavion Holland: Ball Caps, Plastic Bins, Baby Walker, Toys, TV, Luggage, Clothes.		
The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
June 20, 27, 2025	25-02599N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10700 US Highway 19 N, Pinellas Park, FL 33782 on 07/09/2025 @ 11am EST		
Victor Ortiz Claudio - Boxes, Appliance Parts Joseph Kennedy - Household Goods/Furniture Brittany Peryer - Furniture tools and boxes Sherieka Taylor - Household Goods/Furniture Ashley Alexander - Household items		

The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
June 20, 27, 2025	25-02549N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10501 S Belcher Rd Largo, FL 33777		
Date and Time of Sale: 7/9/25 10:30AM Tenant Name: Johona Knight General Description of Property: Household Tenant Name: Michael McCabe General Description of Property: Household, collectibles Tenant Name: Brandon Long General Description of Property: Household furniture		

The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
June 20, 27, 2025	25-02593N	

NOTICE OF PUBLIC SALE		
JOE'S TOWING & RECOVERY, INC. *** MAIN OFFICE *** 6670 114TH AVENUE N. LARGO, FL. 33773 727-541-2695 727-541-1300		
YR	MAKE	ID #
00	BINTELLI	165322020007072
11	CHEVY	2CNALDECOB6414004
19	HARLEY	1HD1KTP14KB620709

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 7-18-25 AT 11:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78. JOE'S TOWING & RECOVERY, INC. 6670 114TH AVENUE N. LARGO, FL. 33773 PHONE # 727-541-2695 June 20, 2025		
25-02647N		

FICTITIOUS NAME NOTICE		
Notice is hereby given that PROAM MEMORIES BY TINA, LLC, OWNER, desiring to engage in business under the fictitious name of CAREER VIBE SOLUTION located at 470 3RD STREET S, SAINT PETERSBURG, FLORIDA 33701 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.		
June 20, 2025	25-02635N	

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 Global Harves International located at 455 Riviere Road in the City of Palm Harbor, Pinellas County, FL 34683 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 11th day of June, 2025. Nick S. Panico June 20, 2025		
25-02543N		

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 Suncoast Group Family Office Solutions located at P. O. Box 55832 Apt 202, in the County of Pinellas, in the City of Saint Petersburg, Florida 33732 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Saint Petersburg, Florida, this 12th day of June, 2025. Suncoast Group Solutions LLC June 20, 2025		
25-02563N		

--- PUBLIC SALES ---

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES		
NOTICE IS HEREBY GIVEN that Reliable Plumbing Clearwater, LLC will engage in business under the fictitious name MR. ROOTER PLUMBING OF CLEARWATER, with a physical address 13790 Roosevelt Blvd. Set. D, Clearwater, FL 33762, and will register the name mentioned above with the Florida Department of State, Division of Corporations.		
June 20, 2025	25-02623N	

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 ASI located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 17th day of June, 2025.		
Jeffrey Alexandre		
June 20, 2025	25-02620N	

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 TRIPLE GROUP LLC located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 18th day of June, 2025.		
TRIPLE GROUP UNITED LLC		
June 20, 2025	25-02644N	

FIRST INSERTION

NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:		

1844 N Belcher Rd. Clearwater, FL 33765	7/10/2025 at 11:30am
Tom Santore	Electronics, Boxes

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

June 20, 27, 2025	25-02551N
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FIRST INSERTION

NOTICE OF PUBLIC SALE		
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:		

A 1968 Mobile Home, VIN G7880 (Title No. 3220722) and the contents therein, if any, abandoned by former tenants, Howard Eugene France II and Angela Lynn Grimmatt
--

On July 10, 2025 at 9:00am at Palm Grove Village Mobile Home Park, 9204 66th Street N., Lot 31A, Pinellas Park, Florida 33782 .

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard, Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Palm Grove Village
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com

June 20, 27, 2025	25-02648N
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FIRST INSERTION

ADVERTISEMENT FOR BIDS

The Pinellas County School District is soliciting sealed electronic bids in response to **Chemical Fire Suppression Systems: Maintenance & Repair Services**. Bids are due before 3:00 pm on **Thursday, July 17, 2025**. Bids may be received up to but not later than, the date and time listed above, via the District e-Procurement Portal located at <https://procurement.opengov.com/portal/PCSB>.

RFQ# 25-JG-027-A	Bid Title: Chemical Fire Suppression Systems: Maintenance & Repair Services (Re-Post)
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SCOPE: The purpose and intent of this Request for Quotation is to select a properly certified licensed contractor to ensure high levels of operational standards to **Chemical Fire Suppression Systems** at Pinellas County School facilities, countywide.

The selected contractor shall provide all labor, material and equipment necessary to perform corrective and preventative maintenance and repair services of pre-engineered fire suppression systems in compliance with reference codes, regulations, rules, standards and/or statutes on an as needed basis.

The Inspection, Testing and Certification Services (**bid #25-JG-026**) was competitively bid on a separate solicitation, and the awarded vendor cannot be considered for award on the Chemical Fire Suppression Systems: Maintenance & Repair Services, (this bid). The same vendor cannot be awarded for both contracts.

Bidder Due Diligence - The Bidder, having visited the proposed site of the project, familiarized themselves with the local conditions, nature and extent of the work, Bidding Requirements, Contract Documents, including all insurance requirements, as prepared does submit the following bid to furnish all labor, materials, tools, both consumable or not, equipment, rentals, rolling stock, transportation, freight, Federal, State, County, City or local Municipal taxes of any kind, permits, licenses and fees for fuel surcharges, environmental disposal, waste management or any other fees necessary to complete the work indicated by the above referenced project and documents shall be included in your bid.

Bidding documents are available at <https://procurement.opengov.com/portal/pcsb>

Insurance is required for this project. The Owner reserves the right to reject all bids.

June 20, 27, 2025	25-02645N
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FIRST INSERTION

NOTICE TO CREDITORS

IN RE: ESTATE OF EVELYN A. KROLL

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

You are hereby notified that a Trust estate is being administered EVELYN A. KROLL, a resident of PINELLAS County, Florida, who died on MAY 29, 2025, was the settlor of a Trust titled: EVELYN A. KROLL LIVING TRUST AGREEMENT U/T/D 2/14/2002. The name and address of the Trustee 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 required to be served must file their claims with the Successor Trustee at the address listed below ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS HEREIN SET FORTH 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 ARE BARRED.

The date of first publication of this Notice is June 20 2025.

Trustee:
PATRICIA L GOING-HOUSE, Trustee

Attorney for Trustee:
Francis M. Lee, Attorney
Florida Bar Number: 0642215
SPN 00591179
4551 Mainlands Boulevard, W, Suite F
Pinellas Park, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: Frank@FrankLeeLaw.com
Secondary E-Mail:
Patricia@FrankLeeLaw.com
June 20, 27, 2025 25-02640N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF NO. 25-003584-ES
In re: Estate of
BETTY W. BANNAR,
Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are indicated below.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturred, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The date of death of the decedent is November 26, 2024.

The date of first publication of this notice is June 20, 2025.

Personal Representative:
DAVID BANNAR
500 Laguna Drive
Tierra Verde, FL 33715

Attorney for Personal Representative:
TERRY J. DEEB, ESQ.
DEEB ELDER LAW, P.A.
6699 13th Avenue North, Suite 4B
St. Petersburg, FL 33710
(727) 381-9800
Servicekat@deebelderlaw.com
Servicedek@deebelderlaw.com
Servicejcj@deebelderlaw.com
Fla. Bar # 997791
June 20, 27, 2025 25-02627N

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-011722-ES
Division Probate
IN RE: ESTATE OF
BERNICE SIGMAN
Deceased.

The administration of the estate of Bernice Sigman, deceased, whose date of death was May 23, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. 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 20, 2025.

Personal Representative:
Martha Ann Clevenger
1714 72nd Avenue N.E.
St. Petersburg, FL 33702
Attorney for Personal Representative:
Brian D. Sims, Esquire
Email Addresses:
jrobinson@simscompbell.law
kosiecki@simscompbell.law
Florida Bar No. 1028615
500 York Road
Towson, MD 21204
Telephone: (410) 828-7775
June 20, 27, 2025 25-02637N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-009547-ES
Division Probate
IN RE: ESTATE OF
LORI LYN FAMIGLIETTI,
a/k/a LORI L. FAMIGLIETTI
Deceased.

The administration of the estate of Lori Lyn Famiglietti, a/k/a Lori L. Famiglietti, deceased, whose date of death was June 29, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Justice Center, 14250 49th Street North, Clearwater Florida 33762. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Anthony Famiglietti
1 Parkview Road
Crabnury, NJ 08512
Caryn B. Keppler
Attorney for Personal Representative
Florida Bar Number: 114421
Offit Kurman, P.A.
590 Madison Avenue, 6th Floor
New York, NY 10022
Telephone: (929) 476-0031
Fax: (212) 545-1656
E-Mail:
caryn.keppler@offitkurman.com
June 20, 27, 2025 25-02621N

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-007875-ES
Section 003
IN RE: ESTATE OF
BRUCE W. SCOTT
DECEASED.

The administration of the Estate of BRUCE W. SCOTT, deceased, whose date of death was March 3, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 20, 2025.

Agency for Health Care Administration
Certified U.S. Mail #:
Personal Representative:
Anne M. Vincent
616 Knollwood Terrace
Brick, NJ 08724

Attorney for Personal Representative
Jason C. Henbest, Esquire
Florida Bar No. 14358
Henbest Law Group
848 West Bay Ave., Ste. E
PO Box 773
Barnegat, New Jersey 08005
June 20, 27, 2025 25-02580N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
25-004148-ES
In Re: Estate of
Ronald Jerome Frey, Sr.,
Deceased.

The administration of the Estate of Ronald Jerome Frey, Sr., deceased, whose date of death was June 15, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Circuit Court for Pinellas County, 545 1st Avenue N., Attn: Probate Division, St. Petersburg, FL 33701. 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 20, 2025.

/s/ **Ronald J. Frey, Jr.**
Ronald J. Frey, Jr.
Personal Representative
4071 76th Avenue, Apt. 9,
Pinellas Park, FL 33781

Robert D. King, Esq.
Email: bobby@kingfirm.com
Florida Bar No. 89104
The King Firm, PA
4430 Park Blvd.
Pinellas Park, Florida 33781
Telephone: (727) 800-3040
Attorney for Personal Representative
June 20, 27, 2025 25-02613N

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY,
STATE OF FLORIDA,
PROBATE DIVISION
Case No: 25-003193 ES
IN RE: ESTATE OF
BARBARA E. JORDAN
Deceased

The administration of the estate of BARBARA E. JORDAN, deceased, whose date of death was on March 10, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

All other creditors of the decedent and persons having claims or demands against the decedent's curatorship / estate, including unmaturred, contingent or unliquidated claims, must file their claim 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 THAT 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 20, 2025

Personal Representative:
James R. Halligan
c/o McLane McLane & McLane
275 Clearwater-Largo Road North
Largo, FL 33770

Attorney for Personal Representative:
D. Scott McLane, Esquire
275 Clearwater-Largo Road North
Largo, FL 33770-2300
(727) 584-2110
Florida Bar #0607551
E-mail: McLane@McLane-Law.com
June 20, 27, 2025 25-02569N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004968-ES
Division ES
IN RE: ESTATE OF
ROSE MARY STEPHENS,
Deceased.

The administration of the estate of Rose Mary Stephens, deceased, whose date of death was April 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. 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 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 20, 2025.

Signed on this 19th day of May, 2025.

Connie Ferret
Personal Representative
6742 16th Avenue N.
St. Petersburg, FL 33710

Jonathan P. Kinsella
Attorney for Personal Representative
Florida Bar No. 96398
HKH Elder Law
5235 16th Street North,
Ste. 200
St. Petersburg, Florida 33703
Telephone: (727) 343-8959
Email: Jonathan@HKHElderLaw.com
Secondary Email:
staff2@HKHElderLaw.com
June 20, 27, 2025 25-02559N

Save Time by Faxing Your Legal Notices to the Business Observer!
Fax 727-447-3944 for Pinellas. Wednesday Noon Deadline.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-004628-ES
IN RE: THE ESTATE OF EDWARD G. VANDEYMARK, Deceased.

The administration of the estate of EDWARD G. VANDEYMARK, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for Pinellas County, Florida,

Probate Division, the address of which is 315 Court Street, Clearwater, Florida, 33756. 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 sur-

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 20, 2025.

Personal Representative:
Signed by:
SARAH J. MANCHESTER
c/o: 10225 Ulmerton Road, Suite #12B
Largo, FL 33771
Attorney for Personal Representative:
DocuSigned by:
NICHOLAS J. FIORENTINO,
ESQUIRE

FIORENTINO FIRM, P.A.
10225 Ulmerton Road, #12B
Largo, FL 33771
(727) 898-8000 Fax: (727) 345-5388
FBN: 627224
Primary:
NJF@TheTampaBayLawyers.com
Secondary:
Staff@TheTampaBayLawyers.com
Attorney for Petitioner
Cc: Florida AHCA Estate Recovery
Program, P.O. Box 12188,
Tallahassee, FL 32317
June 20, 27, 2025 25-02626N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN 522025CP005077XXESPR
Ref 25-005077
IN RE: ESTATE OF EDWARD DENNIS BECKA, Deceased.

The administration of the estate of EDWARD DENNIS BECKA, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is: June 20, 2025.

Personal Representative:
ROBERT TIMOTHY BECKA
c/o **Rooth and Rooth P.A.**
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772
Attorney for Personal Representative:
GILBERT J. ROOTH, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0175729
E-Mail: grooth@roothlaw.com
E-Mail: marie@roothlaw.com
June 20, 27, 2025 25-02604N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN 522025CP005663XXESPR
Ref 25-005663
IN RE: ESTATE OF CHERYLL LYNN KITTS, Deceased.

The administration of the estate of CHERYLL LYNN KITTS, deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is: June 20, 2025

Personal Representative:
RYAN ANDREAS KITTS
c/o **Rooth and Rooth P.A.**
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772
Attorney for Personal Representative:
MARIE R. ZORRILLA, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0118979
E-Mail: marie@roothlaw.com
E-Mail: ryan@roothlaw.com
June 20, 27, 2025 25-02629N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-4879-ES
Division 04
IN RE: ESTATE OF JOHN F. DOHERTY, Deceased.

The administration of the estate of JOHN F. DOHERTY, deceased, whose date of death was April 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 3356. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: June 20, 2025.

JEFFREY A. COLLINS
Personal Representative
9525 Blind Pass Road, PH3
St. Pete Beach, Florida 33706
DAVID F. WILSEY
Attorney for Personal Representative
Florida Bar No. 0652016
Fisher and Wilsey, P.A.
1000 16th Street North
St. Petersburg, FL
Telephone: 727-898-1181
Email: dwilsey@fisher-wilsey-law.com
Secondary Email:
beisencoff@fisher-wilsey-law.com
June 20, 27, 2025 25-02567N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-004522-ES
IN RE: THE ESTATE OF DANILO AGUERO TAMAYO, Deceased

The administration of the estate of DANILO AGUERO TAMAYO, deceased, whose date of death was June 7, 2024, File Number 25-004522-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. 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 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 NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the estate of the decedent, 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 WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The 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 732.2211, Florida Statutes.

The date of the first publication of this Notice is June 20, 2025.

Nelly Gordon
Personal Representative
7100 Sunshine Skyway Lane S., #801
St. Petersburg, FL 33711
ROBERT C. THOMPSON, JR., Esquire
FBN #390089 SPN #02528094
rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East, Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
June 20, 27, 2025 25-02639N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-004527-ES
IN RE: THE ESTATE OF JAMES W. KIEHL, Deceased

The administration of the estate of JAMES W. KIEHL, deceased, whose date of death was April 3, 2025, File Number 25-004527-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. 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 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 NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the estate of the decedent, 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 WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The 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 732.2211, Florida Statutes.

The date of the first publication of this Notice is June 20, 2025.

Charles W. Kiehl
Personal Representative
9581 27th Bay Street
Norfolk, VA 23518
ROBERT C. THOMPSON, JR., Esquire
FBN #390089 SPN #02528094
rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East, Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
June 20, 27, 2025 25-02638N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004279-ES
IN RE: ESTATE OF RONALD MARDY POMARANSKI (a/k/a RONALD M. POMARANSKI), Deceased.

The administration of the Estate of RONALD MARDY POMARANSKI (a/k/a RONALD M. POMARANSKI), deceased, whose date of death was 03/25/2024, Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North, St. Petersburg, Florida 33701 The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 06/20/2025.

JOHN A. POMARANSKI,
Ancillary Personal Representative
c/o Berlin Patten Ebling, PLLC
525 1st Avenue North
St. Petersburg, Florida 33701
Joshua P. Perez
JOSHUA P. PEREZ, ESQ.
Florida Bar No. 1032209
Berlin Patten Ebling, PLLC
201 Center Road
Venice, Florida 34285
Telephone: (941) 955-9991
Fax: (941) 484-9992
Primary Email:
jperez@berlinpatten.com
Secondary Email:
tkelley@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
Attorneys for John A. Pomaranski,
Ancillary Personal Representative
June 20, 27, 2025 25-02631N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-004109-ES
IN RE: ESTATE OF MATTHEW J. ALLEN Deceased.

The administration of the estate of Matthew J. Allen, deceased, whose date of death was January 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. 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.

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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is June 20, 2025.

Alicia S. Allen
8666 Merrimoor Blvd., E.
Seminole, FL 33777
Personal Representative
SHUMAKER, LOOP & KENDRICK, LLP
Attorneys for Personal Representative
Luis A. Silva, Esquire
101 E. Kennedy Blvd., Suite 2800
Tampa, Florida 33602
Telephone: (813) 229-7600
Facsimile: (813) 229-1660
Florida Bar No. 1004224
Email Addresses:
lsilva@shumaker.com
tmcintyre@shumaker.com
June 20, 27, 2025 25-02622N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004056-ES
Division --
IN RE: ESTATE OF JIM FRANK VINCENT a/k/a JAMES FRANK VINCENT Deceased.

The administration of the estate of Jim Frank Vincent, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. 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 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 732.2211, Florida Statutes.

The date of first publication of this notice is June 20, 2025.

Personal Representative:
Michael J. Vincent
36 Cypress Drive
Palm Harbor, FL 34684
Attorney for Personal Representative:
David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
June 20, 27, 2025 25-02605N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005721-ES
Division PROBATE
IN RE: ESTATE OF KAREN ANNETTE REESE Deceased.

The administration of the estate of Karen Annette Reese, deceased, whose date of death was May 14, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. 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 June 20, 2025.

Personal Representative:
William E. Reese
2701 Regal Point Pl
Eustis, FL 32726
Attorney for Personal Representative:
Michael J. Heath Attorney
Florida Bar Number: 0010419
167 108th Avenue,
Treasure Island, FL 33706
Phone: (727) 360-2771
Fax: (727) 360-8980
Email
Mike@AttorneyMichaelHeath.com
Secondary Email:
Jennifer@AttorneyMichaelHeath.com
June 20, 27, 2025 25-02614N

ESTATE

FIRST INSERTION	
NOTICE TO CREDITORS THE CIRCUIT COURT OF PINELLAS COUNTY FLORIDA PROBATE DIVISION File No. 25-002700-ES IN RE: ESTATE OF CECIL RUPERT ELLIS Deceased.	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 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 20, 2025. Personal Representative: ANTHONY C. ELLIS 8694 Sancho Street Holliswood, NY 11423 (347) 612-6237 Attorney for Personal Representative: ROLFE D. DUGGAR 4699 Central Avenue St. Petersburg, FL 33713 (727) 328-1944 June 20, 27, 202525-02578N

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN: 522025CP004528XXESPR FILE NO: 25-004528-ES IN RE: ESTATE OF JERRY LEE JOHNSON, Deceased.	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 (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT 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. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: June 20, 2025 Personal Representative: MICHELE BAYENS 602 -56th Avenue South St. Petersburg, Florida 33705 Attorney for Personal Representative: DAVID W. FOSTER, ESQUIRE 2111 Dr. Martin Luther King Jr. Street North St. Petersburg, Florida 33704 Telephone: (727) 822-2013 June 20, 27, 202525-02566N

The administration of the estate of JERRY LEE JOHNSON, Deceased, whose date of death was April 20, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 25-004528-ES, the address of which is: 315 Court Street, Clearwater, Florida 33756. 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, who have claims or demands against decedent's estate, including unmat-ured, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmat-ured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3)

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005019-ES Division Probate IN RE: ESTATE OF STEPHEN VIC SCHATZ Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Ref # 25-4999-ES In re: Estate of ROBERT T. BOONE, III, Deceased.
The administration of the estate of Stephen Vic Schatz, deceased, whose date of death was April 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33755. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are indicated 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.	If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmat-ured, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.
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 other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmat-ured, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER 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.	ALL CLAIMS NOT SO FILED 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.	EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.
The date of first publication of this notice is June 20, 2025.	The date of death of the decedent is July 25, 2024
Personal Representative: Jo Ellen Bryant 320 Fenmore Place Cary, North Carolina 27519 Attorney for Personal Representative: /s/ Anne Sunne Freeman Anne Sunne Freeman Attorney Florida Bar Number: 88626 2706 Alt 19 N, Ste 204 Palm Harbor, FL 34683 Telephone: (727) 461-3100 Fax: (727) 255-5800 E-Mail: afreeman@sunnelaw.com Secondary E-Mail: info@sunnelaw.com June 20, 27, 202525-02646N	Personal Representative: CARIE BOONE 3012 South Warner Street Tacoma, WA 98409 Attorney for Personal Representatives: NICOLAS S. ROBINSON, ESQ. NICOLAS S. ROBINSON, P.A. 6677 - 13th Ave N, Ste 3A St. Petersburg, FL 33710 Email: nick@nickrobinsonlaw.com T: (727) 490-8611 F: (855) 448-9843 Fla Bar #88797 June 20, 27, 202525-02652N

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-003011-ES Division Probate IN RE: ESTATE OF RONALD EUGENE BROWN a/k/a RONALD E. BROWN Deceased.	sonal 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

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-003925-ES Division 003 IN RE: ESTATE OF LINDA R. DELLAPENNA, A/K/A LINDA DELLAPENNA Deceased.	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 20, 2025. Personal Representative: Keri Dellapenna 419 Countryside Key Blvd. Oldsmar, Florida 34677 Attorney for Personal Representative: Richard A. Venditti, Esquire Florida Bar Number: 280550 E-Mail: Richard@tarponlaw.com Richard I. Kantner, Jr., Esquire Florida Bar Number: 992763 E-Mail: Rick@tarponlaw.com Attorney for Petitioner 500 East Tarpon Avenue Tarpon Springs, FL 34689 Telephone: (727) 937-3111 Fax: (727) 938-9575 Secondary E-Mail: Celeste@tarponlaw.com June 20, 27, 202525-02651N

The administration of the estate of Linda R. Dellapenna, a/k/a Linda Dellapenna, deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. 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,

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 25-004433-ES Division: 003 IN RE: ESTATE OF DEBRA ANDERS SHARP, Deceased.	NOTICE TO CREDITORS IN THE SIXTH JUDICIAL CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 25-004788-ES IN RE: ESTATE OF DIETMAR KOLBUS, Deceased.
The administration of the estate of Debra Anders Sharp, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	The administration of the estate of DIETMAR KOLBUS, deceased, whose date of death was between the 21st and 22nd day of July 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The name and address of the personal representative and the personal representative's attorney is 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 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.	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.	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 20, 2025.	The date of first publication of this notice is the 20th of June 2025
Personal Representative: Brianna L. Rozo F/K/A Brianna Lynn Sharp 621 6th Avenue, NE Largo, FL 33770 Attorney for Personal Representative: Jeffrey P. Coleman, Esquire Florida Bar Number: 503614 COLEMAN LAW FIRM 581 South Duncan Avenue Clearwater, FL 33756 Tel.: (727) 461-7474; Fax: (727) 461-7476 E-Mail: jeff@colemanlaw.com Secondary E-Mail: emily@colemanlaw.com; joanne@colemanlaw.com June 20, 27, 202525-02618N	Personal Representative: Andreas Baerlin Andreas Baerlin 2366 Shelley Street Apt. 11 Clearwater FL 33765 Attorney for Personal Representative /s/ Andreas Baerlin Andreas Baerlin, Esquire Law Office of Andreas Baerlin Florida Bar No. 73451 1680 Michigan Avenue Miami Beach, Florida 33139 Telephone: (786) 201-1102 Service Email: ab@baerlinlaw.com Miami Beach, Florida 33139 Telephone: (786) 201-1102 Service Email: ab@baerlinlaw.com June 20, 27, 202525-02568N

FIRST INSERTION	
as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR	MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. Personal Representative: DocuSigned by: Karen Brown KAREN BROWN 10942 Poplar Street NE St. Petersburg, Florida 33716 Attorney for Personal Representative: DocuSigned by: Scott Smylie SCOTT K. SMYLIE, ESQ. Attorney for Personal Representative Florida Bar Number: 728195 Smylie Law Firm, PLLC P.O. Box 770 Brandon, Florida 33509 Telephone: (813) 667-6808 Fax: (727) 977-9345 E-Mail: pleadings@smylielawfirm.com June 20, 27, 202525-02560N

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-5146-ES Division 04 IN RE: ESTATE OF WILLIAM DAVID JARRETT, Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-5146-ES Division 04 IN RE: ESTATE OF WILLIAM DAVID JARRETT, Deceased.
The administration of the estate of WILLIAM DAVID JARRETT, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	The administration of the estate of WILLIAM DAVID JARRETT, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. 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 INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	ALL INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY 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 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.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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 20, 2025.	The date of first publication of this notice is June 20, 2025.
Personal Representative: Vanessa L. Shover 8615 Maidstone Court Seminole, FL 33777 Attorney for Personal Representative: David A. Peek david@theseminolelegalcenter.com, info@theseminolelegalcenter.com Florida Bar No. 0044660 The Legal Center 10700 Johnson Blvd, Suite 1 Seminole, Florida 33772 Telephone: (727) 393-8822 June 20, 27, 202525-02579N	Personal Representative: SUSAN K. GREENE Personal Representative 9912 Oxbridge Way Bowie, Maryland 20721 STEVEN M. WILSEY Attorney for Personal Representative Florida Bar No. 0948209 Fisher and Wilsey, P.A. 1000 16th Street North St. Petersburg, FL 33705 Telephone: 727-898-1181 Email: swilsey@fisher-wilsey-law.com Secondary Email: beisencoff@fisher-wilsey-law.com June 20, 27, 202525-02649N

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-4198-ES IN RE: ESTATE OF JOHN L. SHOVER, Deceased.	NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA CASE NO.: 25-004002-ES Division: Probate Section: 003 IN RE: ESTATE OF EDGAR S. MACFARLAN, JR., Deceased.
The administration of the estate of John L. Shover, deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	The administration of the Estate of EDGAR S. MACFARLAN, JR., deceased, Case No.: 25-004002-ES, is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.
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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.
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 INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.	The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	ALL INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	ALL PERSONS ON WHOM THIS NOTICE IS SERVED WHO HAVE OBJECTIONS THAT CHALLENGE THE VALIDITY OF THE WILL, THE QUALIFICATIONS OF THE PERSONAL REPRESENTATIVE, VENUE OR THE JURISDICTION OF THIS COURT ARE REQUIRED TO FILE THEIR OBJECTIONS WITH THIS COURT WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The date of first publication of this notice is June 20, 2025.	All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE.
Personal Representative: Andreas Baerlin Andreas Baerlin 2366 Shelley Street Apt. 11 Clearwater FL 33765 Attorney for Personal Representative /s/ Andreas Baerlin Andreas Baerlin, Esquire Law Office of Andreas Baerlin Florida Bar No. 73451 1680 Michigan Avenue Miami Beach, Florida 33139 Telephone: (786) 201-1102 Service Email: ab@baerlinlaw.com Miami Beach, Florida 33139 Telephone: (786) 201-1102 Service Email: ab@baerlinlaw.com June 20, 27, 202525-02568N	All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. All other creditors of 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 FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this notice is June 20, 2025. CHRISTA HARRELL Personal Representative Sean W. Scott, Esq. Scott Law Offices, WLAW, P.A. Attorney for Petitioner 3233 East Bay Dr., Ste. 104 Largo, FL 33771-1900 Telephone: (727) 539-0181 Florida Bar No. 8709900 Primary Email: swscott@virtuallawoffice.com Secondary Email: wlawprobate2@gmail.com June 20, 27, 202525-02630N

--- ESTATE ---			
FIRST INSERTION			
NOTICE TO CREDITORS IN AND FOR THE SIXTH JUDICIAL CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 2025-5240-ES DIVISION: PROBATE IN RE: THE ESTATE OF MICHAEL BRIAN GUIFFRE, Deceased. The administration of the estate of Michael Brian Guiffre, deceased, whose	date of death was May 20, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 14250 49th St. N., Clearwater, FL 33762. The name and address of the personal representative and the personal representative's attorney is 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		

FIRST INSERTION			
NOTICE TO CREDITORS IN THE SIXTH JUDICAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-003951-ES Section 3 IN RE: ESTATE OF JERRI RAE BUCK Deceased. The administration of the estate of Jerri Rae Buck, deceased, whose date of death was December 16, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Rm 106, Clearwater, FL 33756 Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. Personal Representative: Janet Erlandson 307 Applewood Lane Murfreesboro, Tennessee 37127 Attorney for Personal Representative: /s/ Spiro J. Verras Spiro J. Verras, Esq. Florida Bar Number: 479240 31640 US Highway 19 N, Suite 4 Palm Harbor, Florida 34684 Telephone: (727) 493-2900 Fax: (888) 908-5750 Email: spiro@verras-law.com Secondary Email: contact@verras-law.com June 20, 27, 202525-02553N		

FIRST INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004694-ES Division: Probate IN RE: ESTATE OF FRANCES C. MCDONALD Deceased. The administration of the estate of Frances C. McDonald, deceased, whose date of death was July 23, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, Florida 33701. 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 June 20, 2025. Personal Representative: Alison Mc Nerney 637 Lincoln Park East Cranford, New Jersey 07016 Attorney for Personal Representative: Stephanie S. Sanders Attorney Florida Bar Number: 0150843 SANDERS LAW GROUP, P.A. 6931 FOURTH STREET NORTH SAINT PETERSBURG, FL 33702 Telephone: (727) 328-7755 Fax: (727) 328-7744 E-Mail: stephanie@sanderslawgroup.com Secondary E-Mail: eservice@sanderslawgroup.com June 20, 27, 202525-02612N		

FIRST INSERTION			
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-003927-ES Division 003 IN RE: ESTATE OF LILLIAN ANNA FORNABIO, A/K/A LILLIAN A. FORNABIO Deceased. The administration of the estate of Lillian Anna Fornabio, a/k/a Lillian A. Fornabio, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. 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 June 20, 2025. Personal Representative: /s/Frank Fornabio Frank Fornabio 2513 Almond Dr. Holiday, Florida 34691 Attorney for Personal Representative: /s/Richard A. Venditti Richard A. Venditti Florida Bar Number: 280550 500 East Tarpon Avenue Tarpon Springs, FL 34689 Telephone: (727) 937-3111 Fax: (727) 938-9575 E-Mail: richard@tarponlaw.com Secondary E-Mail: celeste@tarponlaw.com June 20, 27, 202525-02575N		

--- ACTIONS / SALES ---

FIRST INSERTION			
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION Case No. 23-007545-CI Division 20 NAVY FEDERAL CREDIT UNION Plaintiff, vs. JOSE RIVERA, UNKNOWN SPOUSE OF JOSE RIVERA, AND	UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 25, 2024, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as: LOT 3, BLOCK 6, BARCELO PARK, ACCORDING TO THE		
	PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. and commonly known as: 4930 72ND ST N, SAINT PETERSBURG, FL 33709; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.		

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 22-002704-CI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. SHANNAN LEE FARRELL, et al. Defendant(s).	pinellas.realforeclose.com, on July 31, 2025 at 10:00 A.M.. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this June 13, 2025 By: /s/ Jennifer M. Scott		
	provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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 seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 17 day of June, 2025. ROBERTSON, ANSCHUTZ,		

Jennifer M. Scott Attorney for Plaintiff Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 110650/2322645/CMP June 20, 27, 202525-02574N

FIRST INSERTION			
NOTICE OF ACTION CONSTRUCTIVE SERVICE BY PUBLICATION IN THE COUNTY COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO: 25-001134-XX-COCO NORTHFIELD HOLDING CORP., a Florida Corporation d/b/a FLORIDA WINDOW AND DOOR, LLC. Plaintiff, vs. USHA KUMARI CLEMENTS, as Trustee of the Usha Kumari Clements Trust Agreement Dated February 17, 2022, et al., Defendant(s). TO: USHA KUMARI CLEMENTS, Trustee of the Usha Kumari Clements Trust Agreement Dated February 17, 2022 1200 17th Street North St. Petersburg, FL 33713 [Last Known Address] YOU ARE HEREBY NOTIFIED that a complaint for foreclosure of claim of lien on the following property: LOT 56, LEWIS & BURKHARD'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA	NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 21, 2025, and entered in 22-002704-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and SHANNAN LEE FARRELL are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder whose address is Frank, Weinberg & Black, P.L. 7805 S.W. 6th Court, Plantation, Florida 33324 and file the original with the clerk of the above styled court on or before 30 Days after 1st Publication, otherwise a default will be entered against you for the relief prayed for in the complaint or petition. This notice shall be published once a week for two consecutive weeks in the PINELLAS COUNTY BUSINESS OBSERVER. In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the Court ADA Coordinator no later than seven days prior to the scheduled proceeding, or immediately upon receiving this notification. Telephone (727) 464-4062 for assistance; if hearing or voice impaired, dial 711 for assistance. WITNESS my hand and seal of said court in Pinellas County, Florida on this 16th day of June, 2025. KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 KEN BURKE, Clerk of the Court Pinellas County, Florida /s/ Thomas Smith Deputy Clerk Ashley R. Tulloch, Esquire Frank, Weinberg & Black, P.L. 7805 S.W. 6th Court Plantation, FL 33324 June 20, 27, 202525-02608N		
	NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION Case #: 25-003884-CO Wells Fargo Bank, N.A. Plaintiff, -vs.- David I. Smith-Gillespie a/k/a David Smith-Gillespie a/k/a David Smith-Gillespie a/k/a David Gillespie-Smith, as Co-Trustee of the David I. Smith-Gillespie and Aphrodite Coronis Living Trust Agreement dated May 7, 2013; et al. Defendant(s). TO: Unknown Beneficiaries of the David I. Smith-Gillespie and Aphrodite Coronis Living Trust Agreement dated May 7, 2013: ADDRESS UNKNOWN YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pinellas County, Florida, more particularly described as follows: LOT 1 BLOCK G, NORTHWOOD ESTATES-TRACT "F", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGES 46 AND 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. more commonly known as 2583 Deer Run East, Clearwater, FL 33761. This action has been filed against you and you are required to serve a copy		

of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. WITNESS my hand and seal of this Court on the 12th day of June, 2025. Ken Burke Circuit and County Courts By: /s/ Thomas Smith Deputy Clerk LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 25-332939 FCO1 WEQ June 20, 27, 202525-02571N
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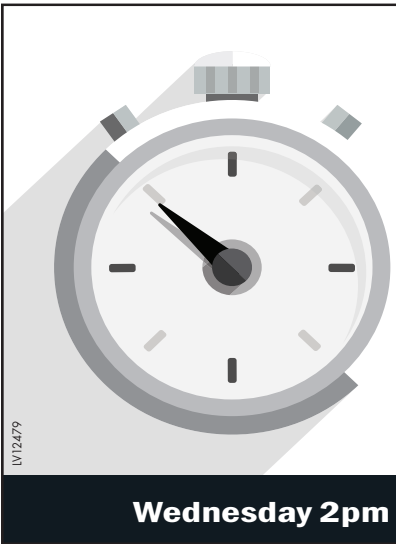
4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 17 day of June, 2025. ROBERTSON, ANSCHUTZ,	4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 17 day of June, 2025. ROBERTSON, ANSCHUTZ,
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SHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S)Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-147892 - MiM June 20, 27, 202525-02634N
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FIRST INSERTION			
NOTICE OF ACTION CONSTRUCTIVE SERVICE BY PUBLICATION IN THE COUNTY COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO: 22-005361-CI U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CABANA SERIES V TRUST, Plaintiff, v. THEODORE F. HASENSTAUB, et al, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 1, 2024 and entered in Case No. 22-005361-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein FAYE HASENSTAUB AND THEODORE F. HASENSTAUB, are the Defendants. The Clerk of the Court, KEN BURKE, CPA, will sell to the highest bidder for cash at https://www.pinellas.realforeclose.com on July 16, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit: LOT 31, BLOCK G, SEMINOLE LAKE VILLAGE 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 4 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. and commonly known as: 9728 GROVELAND ST., SEMINOLE, FL 33772 (the "Property"). ANY PERSON CLAIMING AN	INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: (727) 464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. GHIDOTTI BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol Jason Duggar, Esq. FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq. FL Bar No.: 1055042 fcpleadings@ghidottiberger.com June 20, 27, 202525-02610N		

ACTIONS / SALES

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 25-730-CI-20 PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida, Plaintiff, v. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PATSY A. PIECHOCKI, DECEASED; KELLY HAMMILL; RANDALL PIECHOCKI; ELISSA HAMMILL; BANK OF AMERICA, as successor in interest upon merger with NATIONSCREDIT FINANCIAL SERVICES CORPORATION, as successor in interest upon merger with NATIONSCREDIT MORTGAGE CORPORATION OF FLORIDA; LEISURE WORLD MOBILE HOME PARK ASSOCIATION, INC, a Florida non-profit Corporation; CITY OF LARGO; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendant(s). TO: Randall Piechocki 4001 49th Street N, Lot 6 St. Petersburg, FL 33709 You are hereby notified that an action to foreclose liens has been filed against you in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida with case style of Pinellas County, Florida, a political subdivision of the State of Florida v. The Unknown Spouse, Heirs, Devisees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming an Interest by, through, under or against The Estate of Patsy A. Piechocki, Deceased, et al, and you are required to serve a copy of your written defenses, if any, to Plaintiff's	attorney, David A. Barrera, Esq., Pinellas County Attorney's Office, 315 Court Street, 6th Floor, Clearwater, FL 33756, within thirty (30) days of the first date of publication, and file the original with the Clerk of the Court by the same date, otherwise a default will be entered against you for the relief demanded in the complaint or petition. The real property at issue in this case is legally described as: Lot 1, Block F, Pleasure World Park Unit 1, according to the or plat thereof as recorded in Plat Book 69, Pages 73 and 74, of the Public Records of Pinellas County, Florida. Together with 1973 Double-wide Mobile Home ID # 12920A and ID # 12420B, address: 6003 137th Avenue North, Clearwater, FL 33760, Parcel ID: 05-30-16-72258-006-0010. "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 Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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: 06/13/2025 Ken Burke As Clerk of the Court By: Stevie Ayars As Deputy Clerk KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 David A. Barrera, Esq., Pinellas County Attorney's Office, 315 Court Street, 6th Floor, Clearwater, FL 33756 June 20, 27; July 4, 11, 2025 25-02595N	NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION CASE NO.: 16-003715-CI DIVISION: 15 BONCIDIUM, LLC, Plaintiff, vs. HECTOR MAYORAL, et al., Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 29, 2025, and entered in Case No. 16-003715-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which BONCIDIUM, LLC, is the Plaintiff and HECTOR MAYORAL; MARIA MAYORAL; MEADOWVIEW PROPERTY OWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA are defendants, Ken Burke, Clerk of the Court, will sell to the highest and best bidder for cash in/on Sale to be conducted online at www.pinellas.realforeclose.com (Public computer terminals will be available for use during sales in the Clerk's Offices located in the back of the Official Records Department of the Clearwater Courthouse at 315 Court St, Room 163, and the Judicial Building in St. Petersburg at 545 1st Ave. North) in accordance with chapter 45 Florida Statutes, Pinellas County, Florida on July 8, 2025 at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure: PART OF LOT 38, BLOCK 4 AND LOT 37, BLOCK 3 AND PART OF VACATED GRACE STREET, DESCRIBED AS FROM THE SOUTHEAST CORNER OF BLOCK 4, THENCE WEST 24 FEET; THENCE NORTH 94 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 25.33 FEET; THENCE EAST 79 FEET; THENCE SOUTH 25.33 FEET THENCE WEST 79 FEET TO POINT OF BEGINNING OF REVISED MAP OF OLDSMAR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 87 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PROPERTY ADDRESS: 156 DOUGLAS RD. WEST, UNIT D, OLDSMAR, FL 34677 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. **See Americans with Disabilities Act** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. /s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff June 20, 27, 2025 25-02545N
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-004072-CO WEST SHORE VILLAGE MASTER CORPORATION, INC., Plaintiff, vs. ESTATE OF SHARON SLAUSON, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, or OTHER CLAIMANTS, Defendant. TO: ESTATE OF SHARON SLAUSON, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, or OTHER CLAIMANTS YOU ARE NOTIFIED that an action for foreclosure on the following property in Pinellas County, Florida: THAT CERTAIN PARCEL CONSISTING OF UNIT 3207-A, AS SHOWN ON CONDOMINIUM PLAT OF WEST SHORE VILLAGE FOUR, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT BOOK 29, PAGES 21 THROUGH 29, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED OCTOBER 20, 1978, IN OFFICIAL RECORDS BOOK 4765, PAGES 516 THROUGH 569, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE, ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE EXHIBITS ATTACHED THERETO AND MADE A PART THEREOF; AND TOGETHER WITH	AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. PARCEL ID NO.: 34-31-16-96728-028-0001 ("Property") Property Address: 3207 40th Lane South, Unit A, St. Petersburg, Florida 33711 A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. This notice shall be published once each week for two consecutive weeks in The Business Observer. If you are a person with a disability who needs an 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 Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. WITNESS my hand and the seal of this Court on this 12th day of June, 2025. Ken Burke, Clerk of Court BY: /s/ Thomas Smith DEPUTY CLERK RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10046-099 June 20, 27, 2025 25-02570N	APPURTENANT THERETO. A/K/A 2625 STATE RD 590 #1812, CLEARWATER FL 33759 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 30 Days after 1st Publication and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. 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 Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court this 12th day of June, 2025. Ken Burke PINELLAS COUNTY CLERK OF COURT By /s/ Thomas Smith As Deputy Clerk J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH20743-25/cam June 20, 27, 2025 25-02572N
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 23-007939-CI WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B, Plaintiff, vs. EXPANSION PROPERTIES INTERNATIONAL, LLC; et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated May 27, 2025, entered in Civil Case No. 23-007939-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-B, is Plaintiff and EXPANSION PROPERTIES INTERNATIONAL, LLC; et al, are Defendant(s). The Clerk, KEN BURKE, will sell to the highest bidder for cash online at www.pinellas.realforeclose.com at 10:00 o'clock a.m. on July 30, 2025 on the following described property as set forth in said Final Judgment, to wit: THE SOUTH 40 FEET OF LOT 8 AND NORTH 20 FEET OF LOT 9, BLOCK 1, SETCHELL'S ADDITION TO SETCHELL'S NORTH SIDE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 111, PUBLIC RECORDS	OF PINELLAS COUNTY, FLORIDA. Property address: 4060 30th Street North, Saint Petersburg, FL, 33714 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. "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 Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." DATED this 17th day of June, 2025. LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 200W Boca Raton, FL 33431 Telephone: (561) 826-1740 Facsimile: (561) 826-1741 Email: service@mls-pa.com BY: /s/ Matthew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 June 20, 27, 2025 25-02633N	NOTICE OF SHERIFF'S SALE NOTICE IS HEREBY GIVEN That pursuant to a Final Judgment of Possession, and Foreclosure of Landlord's Lien issued in the County Court of Pinellas County, Florida, on the 9th day of April A.D., 2025, in the cause wherein Westgate Park Corp, a Florida corporation dba Westgate Community, was plaintiff(s), and Wayne Lawrence Johnson, Nicholas Financial Inc., a Florida corporation, and all other unknown occupants of the mobile home, jointly and severally, were defendant(s), being Case No. 25-001131-CO-42 in the said Court, I, Bob Gualtieri as Sheriff of Pinellas County, Florida, have levied upon all right, title and interest of the above named defendant(s), Wayne Lawrence Johnson, and all other unknown occupants of the mobile home, jointly and severally in and to the following described property, to-wit: 1971 FEST mobile home with identification nos. 32F14BS535U and 32F14BS535X, and title nos. 0004706261 and 0004706262 and all furniture, furnishings, fixtures, attachments, appurtenances or personal property of any kind whatsoever, located inside the mobile home or on the mobile home lot and owned by the Defendant(s), Wayne Lawrence Johnson, located at 14099 South Belcher Road, Lot 1006, Largo, Pinellas County, Florida. and on the 23rd day of July A.D., 2025, at 14099 South Belcher Road, Lot 1006, in the city of Largo, Pinellas County, Florida, at the hour of 11:00 a.m., or as soon thereafter as possible, I will offer for sale "AS IS" "WHERE IS" all of the said defendant's right, title and interest in the aforesaid property at public outcry and will sell the same subject to all prior liens, encumbrances and judgments, if any, as provided by law to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Final Judgment of Possession, and Foreclosure of Landlord's Lien. Bob Gualtieri, Sheriff Pinellas County, Florida By Marvin Mitchell, Sergeant D.S. Court Processing David A Luczak 3233 East Bay Drive Suite 103 Largo FL 33771-1900 June 20, 27; July 4, 11, 2025 25-02643N



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ACTIONS / SALES

FIRST INSERTION	
NOTICE OF ACTION CONSTRUCTIVE SERVICE BY PUBLICATION IN THE COUNTY COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO: 25-001134-XX-COCO NORTHFIELD HOLDING CORP., a Florida Corporation d/h/a FLORIDA WINDOW AND DOOR, LLC. Plaintiff, vs. USHA KUMARI CLEMENTS, as Trustee of the Usha Kumari Clements Trust Agreement Dated February 17, 2022, et al., Defendant(s). TO: THE UNKNOWN SPOUSE OF USHA KUMARI CLEMENTS, Trustee of the Usha Kumari Clements Trust Agreement Dated February 17, 2022 1200 17th Street North St. Petersburg, FL 33713 [Last Known Address] YOU ARE HEREBY NOTIFIED that	a complaint for foreclosure of claim of lien on the following property: LOT 56, LEWIS & BURKHARD'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any to it on Ashley R. Tulloch, Esquire, attorney for the Plaintiff whose address is Frank, Weinberg & Black, P.L. 7805 S.W. 6th Court, Plantation, Florida 33324 and file the original with the clerk of the above styled court on or before 30 Days after 1st Publication, otherwise a default will be entered against you for the relief prayed for in the complaint or petition. This notice shall be published once a week for two consecutive weeks in the
	KEN BURKE, Clerk of the Court Pinellas County, Florida /s/ Thomas Smith Deputy Clerk Ashley R. Tulloch, Esquire Frank, Weinberg & Black, P.L. 7805 S.W. 6th Court Plantation, FL 33324 June 20, 27, 202525-02609N

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION Case No. 24-005296-CI TVC MORTGAGE TRUST 2023-RTL1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE Plaintiff, vs. RAD DIVERSIFIED REIT, INC., TAYLOR GREEN, BRANDON MENDENHALL, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 4, 2025, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida	described as: LOT 14, BLOCK 12, CENTRAL AVENUE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. and commonly known as: 3717 1ST AVENUE S, ST. PETERSBURG, FL 33711; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www. pinellas.realforeclose.com, on August 13, 2025 at 10:00 A.M.. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. “If you are a person with a disability
	who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.” Dated this June 17, 2025 By: /s/ Ryan P. Sutton Ryan P. Sutton Attorney for Plaintiff Invoice to: Ryan Sutton (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 327499/2427507/CMP June 20, 27, 202525-02642N

FIRST INSERTION	
NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY, CIVIL DIVISION CASE NO.: 2025-CA-001990 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. FELIX A. RIVERA; et al., Defendants. TO: FELIX A. RIVERA, 5603 80TH ST N, UNIT 207 ST PETERSBURG, FL 33709 UNKNOWN SPOUSE OF FELIX A. RIVERA, 5603 80TH ST N, UNIT 207 ST PETERSBURG, FL 33709 YOU ARE NOTIFIED that an action to foreclose to the following property in Pinellas County, Florida: CONDOMINIUM PARCEL: FORDHAM BUILDING, UNIT NO. 207, FIVE TOWNS OF ST PETERSBURG NO. 305, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINI-	UM PLAT BOOK 18, PAGE 76, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4183, PAGE 1485 ET SEQ., PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, AND ANY AMENDMENTS THERETO. Also known as 5603 80TH ST N, UNIT 207, ST PETERSBURG, FL 33709 (the “Property”). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff’s attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 30 days after 1st publication, 2025, 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. “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 Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.” DATED on 6-12-, 2025. KEN BURKE, CPA CLERK OF THE CIRCUIT COURT By: /s/ Thomas Smith DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff June 20, 27, 202525-02573N

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA. CASE NO: 25-002187-CI MORTGAGE ASSETS MANAGEMENT, LLC, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARY BRAY (DECEASED), ET AL. DEFENDANT(S). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARY BRAY (DECEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 6345 20th Street South, Saint Petersburg, FL 33712 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pinellas County, Florida: LOT 20, BLOCK 2, GENTRY GARDENS UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 29, OF PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.	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 the Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500 Clearwater, FL 33756, 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. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Date: 6/12/2025 KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 Clerk of the Circuit Court By: /s/ Thomas Smith Deputy Clerk of the Court Our Case #: 25-000118/25-002187-CI/PHH June 20, 27, 202525-02596N

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 52-2023-CA-000360 ALLIED FIRST BANK, SB DBA SERVBANK, Plaintiff, vs. STEVEN D. BROWN A/K/A STEVEN BROWN, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 14, 2025 in Civil Case No. 52-2023-CA-000360 of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein ALLIED FIRST BANK, SB DBA SERVBANK is Plaintiff and Steven D. Brown a/k/a Steven Brown, et al., are Defendants, the Clerk of Court, KEN	BURKE, CPA, will sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of July, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 12, Block 31, MEADOW LAWN - SECOND ADDITION, according to the map or plat thereof as recorded in Plat Book 32, Page 43, Public Records of Pinellas County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the pro-
	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 Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 23-07848FL June 20, 27, 202525-02625N

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO: 24-5835-CO TIFFANY GARDENS CONDOMINIUM ASSOCIATION, INC. a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF VIOLA DANIELS, ANY AND ALL UNKNOWN HEIRS, FLORIDA HOUSING FINANCE CORPORATION and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as: Apartment No. 120, TIFFANY	GARDENS APARTMENTS, a Condominium, together with an undivided interest or share in the common elements appurtenant thereto, in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium, Plat Book 7, Pages 23-25, and in O.R. Book 3455 Pages 937-977, of the Public Records of Pinellas County, Florida. With the following street address: 3100 Hartford St. N., #120, St. Petersburg, Florida, 33713. at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on July 17, 2025. Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. “If you are a person with a disability
	who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.” Dated this 17th day of June, 2025. KEN BURKE CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 June 20, 27, 202525-02617N

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 23-008220-CO PARKWAY MAINTENANCE AND MANAGEMENT PINELLAS, LLC, Plaintiff, v. ESMERALDA MCGILL; THE UNKNOWN SPOUSE OF ESMERALDA MCGILL; and ANY AND ALL UNKNOWN TENANTS OR PERSONS IN POSSESSION OF THE PROPERTY, Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, 23-008220-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: Condominium Parcel Unit Number 13, B7 Building, Wing “A”, and the undivided interest or	share in the common elements appurtenant thereto in accordance with the Declaration of Condominium of ON TOP OF THE WORLD - Unit Seven, A Condominium as recorded in O.R. Book 3296, Pages 19-45, inclusive and recorded in Condominium Plat Book 5, Page 51, both of the public records of Pinellas County, Florida. PARCEL ID NO.: 06-29-16-64003-007-0130 (“Property”) Property Address: 2463 Brazilia Drive #13, Clearwater, Florida 33763 at public sale, to the highest and best bidder for cash at 10:00 a.m. on July 31, 2025. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale. If you are a person with a disability who needs an 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 Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated this 11th day of June 2025. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizaniias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizaniias, Florida Bar No. 118857 10569-005 June 20, 27, 202525-02554N

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION No. 23-009126-CI MARC BROWN, Plaintiff, -vs.- CANDICE SARAVIA, JOHN P. ANGEL, JR and DANIEL MOORE, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Amended Uniform Final Judgment of Foreclosure entered in this cause June 17, 2025, in Case No. 23-009126-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, MARC BROWN is the Plaintiff, and CANDICE SARAVIA, JOHN P. ANGEL, JR. and DANIEL MOORE, are the Defendants, the Hon. Ken Burke as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash, at the Clerk of Court's website for online auctions, http://pinellas.realforeclose.com beginning at 10:00 o'clock a.m., on the 9th day of July, 2025, the property situated 2027 Park Street North, St. Petersburg, Pinellas County, Florida 33710, and described as: Lot 1, Block C, Revision of Lots 1, 2, 3 & 4 of Block C; Lots 1, 2, 9 & 10 of Block Z and Lots 1 & 2 of Block F Revised Map of Golf Course and Jungle Subdivision, according to map or plat thereof as recorded in Plat Book 6, Page 33, of the Public Records of Pinellas County, Florida Parcel Identification Number 13-31-15-31808-003-00100	Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. IMPORTANT If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least seven (7) days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. DATED this 17th day of June, 2025. By: Gregory T. Elliott, Esq. Florida Bar No. 393789 ELLIOTT - BERGER, P. A. Attorneys at Law Attorneys for Plaintiff P. O. Box 7180 Seminole, Florida 33775 (727) 360-2600 (Phone) Primary Email: gelliott@elliott-berger.com Secondary Email: eserve.elliottberger@gmail.com June 20, 27, 202525-02641N

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

THIRD INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

Case No: 24-004960-CI

DAVID M BELLAMY, Plaintiff(s), v CINDY L BYRNE, Defendant(s).

TO: CINDY L BYRNE, whose last known address is as follow: 492 Cedar Ridge Road Mount Washington, KY 40047 (Last known residence)

YOU ARE HEREBY NOTICED that an action has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, LAW OFFICE OF GREGORY K. SHOWERS, PLLC, 2520 NE Coachman Road, Clearwater, FL 33765; gshowers@gkshowerslaw.com or dsnyder@gkshowerslaw.com before thirty (30) days from the first date of publication on or before , 2025 and file the original with the Clerk of this Court either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint filed herein.

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 either the Pinellas County Customer Service, 315 Court Street, Clearwater, FL 33756, (727) 464-3000 or the Pinellas County Risk Management Office, 400 South Fort Harrison Avenue, Suite 3, Clearwater, FL 33756, (727) 464-3664, at least seven (7) days before your scheduled response or court appearance, or immediately upon receiving this notification if the time before the response or scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court at Pinellas County, Florida this 30th day of May, 2025.

Ken Burke, CPA
Clerk of the Circuit Court & Comptroller
By: /s/ Thomas Smith
As Deputy Clerk

Publish: Gregory K. Showers
LAW OFFICE OF GREGORY K. SHOWERS, PLLC
2520 NE Coachman Road
Clearwater, FL 33765
(727) 314-2800
gshowers@gkshowerslaw.com
dsnyder@gkshowerslaw.com
June 6, 13, 20, 27, 2025

25-02392N

THIRD INSERTION

NOTICE OF CIVIL ACTION

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

CIVIL DIVISION

Case No: 24-005615-CI

HUMBERTO VARGAS, Plaintiff, v. ABBEY MARIE FRAZIER, Defendant.

TO: Abbey Marie Frazier 8551 Fenhalloway Court Trinity, FL 34655

YOU ARE NOTIFIED that a negligence action for personal injuries and damages relating to a motor vehicle collision that occurred on December 13, 2022, has been filed against you and that you are required to serve a copy of your written defenses, if any, to:

Thomas J. Nessler, Esq. (Fla. Bar. No.: 1005206)
Frederick W. Nessler & Associates
1600 West Bay Drive
Largo, Florida 33770
Phone: 727-333-7093
Fax: 727-333-7116
Primary Email: Tjnessler@nesslerlaw.com
Secondary Email: Smullins@nesslerlaw.com

ATTORNEY FOR PLAINTIFF

on or before May 12, 2025, and file the original at the Office of the Circuit Court Clerk of Pinellas County, Sixth Judicial Circuit, for the State of Florida, 315 Court Street, Clearwater, FL 33756 before service on Plaintiff or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Com-

plaint. 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 Rules of General Practice and Judicial Administration 2.516.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

"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 Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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: April 10, 2025.
/s/ Thomas J. Nessler
Thomas J. Nessler, Esq.
Fla. Bar. No.: 1005206
Frederick W. Nessler & Associates
1600 West Bay Drive
Largo, Florida 33770
Phone: 727/333.7093
Fax: 727/333.7116
Primary Email: Tjnessler@nesslerlaw.com
Secondary Email: Smullins@nesslerlaw.com
ATTORNEY FOR PLAINTIFF
June 6, 13, 20, 27, 2025

25-02394N

FOURTH INSERTION

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Case No.: 25-DR-000822

Division: B

CHRISTIAN HOUSTON, Petitioner, and CAJIA WASHINGTON, Respondent,

TO: {name of Respondent}
CAJIA E. WASHINGTON
{Respondent's last known address}
2415 52nd Avenue North, St. Petersburg, Florida 33714

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 {name of Petitioner} Christian Houston c/o Monica P. Da Silva, Esq. whose address is 6338 U.S. Hwy 301 S, Suite 105, Riverview, FL 33578, monica@familymaritallaw.com on or before {date} 6/23/2025, and file the original with the clerk of this Court at {clerk's address} 800 E. Twiggs Street, Tampa, FL 33602 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: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the

property is located}
NONE
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.

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 Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) 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 impaired call 711.

Dated: MAY 16 2025

(SEAL)
CLERK OF CIRCUIT COURT & COMPTROLLER
HILLSBOROUGH COUNTY, FL
CLERK OF THE CIRCUIT COURT
By: Mary Glover
Deputy Clerk
May 30; June 6, 13, 20, 2025

25-02324N

FOURTH INSERTION

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA

FAMILY LAW DIVISION

CASE NO.: 24-006749-FD

IN RE: The Marriage Of CHIRAG D. PATEL, Petitioner, and MONALIBEN P. PATEL, Respondent.

TO: MONALIBEN P. PATEL
5290 70th Avenue N
Pinellas, FL 33781

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

CHIRAG D. PATEL
C/O JOSEPH M. WILLIAMS, ESQ.,
Attorney for Petitioner
1409 Thonotosassa Road
Plant City, FL 33563

On or before 28 Days after 1st publication, 2025, and file the original with the clerk of this Court, 315 Court Street, Clearwater, FL 33756 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 not asking the court to decide how real or personal property should be divided due to there not being any real or personal property to be divided in this matter; In addition no

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued in the Circuit Court of Pinellas County, Florida, on the 29th day of January A.D., 2025, in the cause wherein, Cathryn Ann Parsons and Thomas Adam Jacob Yarnell, was plaintiff(s) and Orlando Mejia aka Orlando Mejia Rangell, was defendant(s), being Case No. 2024 CA 000640 in the said Court, I, Bob Gualtieri, as Sheriff of Pinellas County, Florida, have levied upon all right, title and interest of the above named defendant(s), Orlando Mejia aka Orlando Mejia Rangell, and subject to a judgment lien, in and to the following described real property located and situated in Pinellas County, Florida, to-wit:

Physical Address: 11447 Park Blvd Apt 305, Seminole, FL 33772

Legal description: An undivided 1/40th interest in and to that certain piece, parcel or tract of land, situate, lying and being in the County of Pinellas and the State of Florida, known and described as;

A part of RIDGEWOOD GROVES UNIT 4 TRACT A, according to the plat thereof recorded in Plat Book 56, Page 61, Public Records of Pinellas County, Florida, described as follows: From the Northeast corner of said RIDGEWOOD GROVES UNIT 4, TRACT A, run thence N. 88° 45' 10"W, along the North line of Ridgewood Groves Unit 4, Tract A, a distance of 518.45 feet, to the Point of Beginning of Parcel "A" Revised. From said Point of Beginning, continue N. 88° 45'10" W., a distance of 354.18 feet to the West line of Parcel "A" Revised; thence S. 00° 14'25" W., along said West line, a distance of 256.06 feet to a point on a curve on the North right of way line of State Road 694, thence by a curve to the right along said right of way line for an arc distance of 175.70 feet, said curve being further defined as having a radius of 1,195.92 feet, a central angle of 8° 25'04" a chord length of 175.54 feet, and a chord bearing of S. 75° 14'35" E.; thence N 00° 29'25" E., a distance of 113.99 feet; thence S

89° 30'35" E., a distance of 3.00 feet; thence N 00° 29'25" E., a distance of 47.61 feet thence S. 89° 30'35" E., a distance of 66.00 feet, thence N 00° 29'25" E., a distance of 56.00 feet, thence S. 89° 30'35" E a distance of 114.00 feet; thence N 00° 29'25" E a distance of 77.00 feet to the Point of Beginning.

Excepting, however, therefrom any and all buildings and improvements of any nature located on said land beyond that part and portion of said buildings and improvements hereinafter specifically included.

Together with that certain apartment located on said land consisting of approximately 650 square feet, known and designated as Apartment Number 305 and so designated on the entrance door of said Apartment and shown by the Apartment Unit Plan, including the right of Ingress and Egress to and from said Apartment; and an undivided 1/40th interest in and to the walls and other structural supports necessary for said building

Q&A

What is a public notice?

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

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

Q

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q

Who benefits from legal notices?

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

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

Q

How much do legal notices cost?

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

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

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

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

IV18237_V22

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 Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) 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 impaired call 711.

DATED: 5/21st, 2025

(Court Seal)
KEN BURKE
As Clerk, Circuit Court
By: /s/ Thomas Smith
As Deputy Clerk

May 30; June 6, 13, 20, 2025

25-02269N

--- PUBLIC SALES ---

SECOND INSERTION		
NOTICE OF PUBLIC SALE Notice is hereby given that on 07/07/2025 at 11 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant Jimmy (James) Brown Registered owner(s) DANIEL J MC GIVNE/ Nancy A MC GIVNE 1997 Sea Ray Hin # SERV4424B797 Tag: FL1691JR. Title: 0002028130 sale to be held at PORT 32 TIERRA VERDE LLC 200 Madonna Blvd Tierra Verde Fl 33715 vessel may be released prior to the Sale. PORT 32 TIERRA VERDE LLC reserves the right to accept /reject any or all bids		
June 13, 20, 2025	25-02504N	

SECOND INSERTION		
Notice of Public Sale Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999		
Sale Date July 3, 2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309		
V13213 2003 Searay NC4388EM Hull ID#: SERV5363D303 in/outboard pleasure gas fiberglass 24ft R/O Randall Marcum Mccomas Lienor: Largo Intercoastal Marina 12458 145 Ln No Largo		
June 13, 20, 2025	25-02460N	

SECOND INSERTION		
NOTICE Optum - Pasadena will be relocating effective July 14, 2025.		
NEW LOCATION Optum - Tyrone 7655 38th Ave. N., Suite 101 St. Petersburg, FL 33710 Phone: 1-727-345-1332 Fax: 1-727-828-4615		
For questions or copies of medical records call or fax: Phone: 1-727-343-6119 Fax: 1-727-345-6286		
June 13, 20, 27; July 4, 2025	25-02474N	

SECOND 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 F.S. 715.109: A 1978 PALM mobile home bearing vehicle identification number 15464 and all personal items located inside the mobile home. Last Tenant: The Estate of Maureen Pearl Castleberry; All Unknown Beneficiaries, Heirs, Successors and Assigns of Maureen Pearl Castleberry; Holly Anne Jones and Unknown Party or Parties in Possession. Sale to be held at: Cardinal Court MHP, 10545 Seminole Boulevard, Largo, Florida 33778, 727-247-9991.		
June 13, 20, 2025	25-02517N	

SECOND INSERTION		
NOTICE OF PUBLIC SALE TROPICANA MINI STORAGE - LARGO , located at 220 Belcher Rd., Largo, FL 33771 , gives notice that the following units will be advertised and sold by competitive bidding on www.storage-treasures.com to satisfy the owner's lien. #E075 - Mac Borasio, #G230 - Hillaire Sarjeant, #G251 Samantha Patino The bidding will CONCLUDE and the Lien sale will be deemed COMPLETE upon the owner's acceptance of a bid on June 30th, 2025 @ 11:00 AM . Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Largo may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
June 13, 20, 2025	25-02516N	

SECOND INSERTION		
NOTICE OF PUBLIC SALE TROPICANA STORAGE, 29712 US Hwy 19 N, Clearwater, FL 33761 gives notice that the following units will be advertised and sold by competitive bidding on www.storage-treasures.com to satisfy the owner's lien. #0092 Terry Banks, #0646 Lyn Mitchell, #U019 Tanner Pittman #0942 Greenleaf Title, LLC/Clifford Gephart , #0500 Charlenea Williams The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on June 30, 2025 @ 11:00am. Purchases must be made in cash only and paid for at Tropicana Storage to complete the transaction. Tropicana Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
June 13, 20, 2025	25-02513N	

SECOND INSERTION		
Pinellas County Sheriff's Office Property & Evidence Unclaimed Abandoned or Lost Property, Unclaimed Evidence Pursuant to State Statute 705, any unclaimed abandoned or lost property, or unclaimed evidence stored by the Pinellas County Sheriff's Office, may be destroyed, retained for agency use, donated to a charitable organization, surrendered to the finder, sold at public auction, or traded to another government unit. Types of property received between 05/01/2025 - 05/31/2025: BICYCLE, BICYCLE PART, BRACELET, CAMERA/VIDEO CAMERA, CARDS (OTHER), CELLULAR PHONE, CHECK/MONEY ORDER, CLOTHING ACCESSORY, EARRINGS, ELECTRONIC DEVICE, EQUIP/TOOL, FOOTWEAR, GUN, GUN AMMO, GUN CASE/HOLSTER/ACCESSOR, GUN CLIP/ SPEED LOADER, GUN PARTS, HOUSEHOLD FURNITURE/GOODS, KNIFE/SWORD, MEDICAL EQUIPMENT, OFFICE EQUIPMENT, PURSE/POUCH/PACK, RING, SPORTS EQUIPMENT, SUNGLASSES/EYEGLASSES, US CURRENCY, WALLET, WATCH The Pinellas County Sheriff's Office uses the services of PropertyRoom.com Auction Company. Please contact them for further information regarding time of any sale or the viewing of any property. Visit Property Room.com at http://www.propertyroom.com		
June 13, 20, 2025	25-02518N	

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA, PROBATE DIVISION Case No: 25-003665 ES IN RE: ESTATE OF SIOUX YOHE Deceased		

The administration of the estate of SIOUX YOHE, deceased, whose date of death was on March 10, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

All other creditors of the decedent and persons having claims or demands against the decedent's curatorship / estate, including unmaturred, contingent or unliquidated claims, must file their claim 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 THAT 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

SECOND INSERTION		
Personal Representative: Marianne Fisher c/o McLane McLane & McLane 275 Clearwater-Largo Road North Largo, FL 33770		
Attorney for Personal Representative: Sara Evelyn McLane, Esquire 275 Clearwater-Largo Road North Largo, FL 33770-2300 (727) 584-2110 Florida Bar #0845930 E-mail: McLane@McLane-Law.com June 13, 20, 2025 25-02537N		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-001005-ES Division Probate IN RE: ESTATE OF CAMIL HASANBASIC Deceased.		

The administration of the estate of Camil Hasanbasic, deceased, whose date of death was February 27, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas: 315 Court St # 300, Clearwater, FL 33756. 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.

SECOND INSERTION		
Co-Personal Representatives: Samir Hasanbasic, Co-Representative Mirela Hadzic, Co-Representative		
Attorney for Personal Representatives: Debra A. Faulkner, Esq. Florida Bar Number: 94212 The Faulkner Firm, P.A. 4056 Tampa Road Oldsmar, FL 34677 Telephone: (727) 939-4900 E-Mail: debbie@thefaulknerfirm.com Secondary E-Mail: probate@thefaulknerfirm.com June 13, 20, 2025 25-02529N		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA, PROBATE DIVISION Case No: 25-004183 ES IN RE: ESTATE OF NEYSA B. NEUMANN Deceased		

The administration of the estate of NEYSA B. NEUMANN, deceased, whose date of death was on February 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

All other creditors of the decedent and persons having claims or demands against the decedent's curatorship / estate, including unmaturred, contingent or unliquidated claims, must file their claim 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 THAT 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

SECOND INSERTION		
Personal Representative: Marianne Fisher c/o McLane McLane & McLane 275 Clearwater-Largo Road North Largo, FL 33770		
Attorney for Personal Representative: Sara Evelyn McLane, Esquire 275 Clearwater-Largo Road North Largo, FL 33770-2300 (727) 584-2110 Florida Bar #0845930 E-mail: McLane@McLane-Law.com June 13, 20, 2025 25-02538N		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-009915-ES IN RE: ESTATE OF DAVID A. BERG, Deceased.		

The administration of the estate of David A. Berg, deceased, whose date of death was June 19, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. 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. 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 June 13th, 2025

SECOND INSERTION		
Personal Representative: Laonora Robinson 4128 100th Ave N Pinellas Park, FL 33782		
Russell R. Winer Attorney at Law Attorneys for Personal Representative 1017 9th Ave N St Petersburg, FL 33705 Telephone: (727) 821-4000 Florida Bar No. 517070/523201 Email Addresses: rw@inherit-florida.com June 13, 20, 2025 25-02477N		

The administration of the estate of BRIAN M. MURPHY, deceased, whose date of death was April 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The name and address of the personal representative is 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 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 8th day of June, 2025.		
DEANNA M. MURPHY, Personal Representative 12407 Quail Run Row Hudson, FL 34667 Phone: 727-417-0461		
Email: deannamurphy1995@msn.com June 13, 20, 2025 25-02508N		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Pinellas COUNTY, FLORIDA PROBATE DIVISION File No. 25-004529-ES4 IN RE: ESTATE OF Verlajean Thomas-Franke Deceased.		

The administration of the estate of Verlajean Thomas-Franke, deceased, whose date of death was June 8th, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Attn: Probate, Rm. 106, 315 Court St, Clearwater, FL 33756-5165. 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. 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 June 13th, 2025

--- ESTATE ---

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-011856-ES Division: Probate IN RE: THE ESTATE OF ANDREW JOHN HANDWORK The administration of the estate of Andrew John Handwork, deceased, File Number 2024-011856-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. 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. Jeffry S. Perlow Personal Representative /s/ Jeffry Perlow Jeffry S. Perlow, Esq. Attorney for Personal Representative Florida Bar No.: 354759 5425 Park Central Court Naples, Florida 34109 (239) 514-2910 jeffperlow@hotmail.com June 13, 20, 2025 25-02481N	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-003667-ES IN RE: ESTATE OF SEIGER, NANCY STUMP,, Deceased. The administration of the Estate of NANCY SEIGER STUMP, deceased, whose date of death was January 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. 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. Neither the personal representative nor curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The date of first publication of this notice is June 13, 2025. Personal Representative: CRAIG W. STUMP 37 Morgan Hollow Way Landenberg, PA 19350 Attorney for Personal Representative: MURPHY LAW Denise N. Murphy, Esquire 531 Main Street, Suite F Safety Harbor, FL 34695 Phone: (727) 725-8101 Primary: denise@denisemurphypa.com Secondary: angela@denisemurphypa.com Florida Bar No: 0119598 Attorney for Personal Representative June 13, 20, 2025 25-02520N	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004647ES Division 4 IN RE: ESTATE OF NANCY L. JONES A/K/A NANCY LEA JONES Deceased. The administration of the estate of NANCY L. JONES a/k/a NANCY LEA JONES, deceased, whose date of death was April 21, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. 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 June 13, 2025. Personal Representative: /s/ Sarah L. Bertrand SARAH L. BERTRAND 9623 Maypan Place Seminole, Florida 33777 Attorney for Personal Representative: /s/ Tiffany M. Cerniglio TIFFANY M. CERNIGLIO Attorney Florida Bar Number: 121791 HARRIS BARRETT MANN & DEW 1700 66th Street N., Ste. 502 St. Petersburg, FL 33710 Telephone: (727) 892-3100 Fax: (727) 898-0227 E-Mail: tiffany@hbmldlaw.com Secondary E-Mail: denise@hbmldlaw.com June 13, 20, 2025 25-02528N	

THIRD INSERTION	
NOTICE Effective June 28, 2025, Kevin Witt, MD will no longer be practicing medicine at WellMed. Patients of Dr. Witt may continue care at WellMed at Bay Area. Patients can obtain copies of their medical records at: WellMed at Bay Area 6350 Central Ave. St. Petersburg, FL 33707 Phone: 1-727-381-1144 Fax: 1-727-381-6901 June 6, 13, 20, 27, 2025 25-02436N	

SECOND INSERTION	
AMENDED NOTICE OF TRUST IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-011107-ES Section: 003 IN RE: ESTATE OF MARILYN SCHLEICHER, Deceased. Marilyn Schleicher, a resident of Pinellas County, Florida, who died on September 25, 2024, was the settlor of a trust entitled: Marilyn Schleicher Living Trust, which is a trust described in Section 733.707(3), Florida Statutes, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2), Florida Statutes. The names and addresses of the Co-Successor Trustees are set forth below. The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the co-personal representatives. David Schleicher, Dated: 05 / 09 / 2025 Co-Successor Trustee, 801 Cypress Trail, Tarpon Springs, FL 34688, by and through his counsel, C. A. Sullivan, Esquire Florida Bar Number: 437018 MCFARLAND, GOULD, LYONS, SULLIVAN & HOGAN, P.A. 1659 Achieva Way, Suite 128 Dunedin, Florida 34698 Telephone: (727) 461-1111 E-Mail: cs@mglegalteam.com Secondary E-Mail: probate@mglegalteam.com Signed by: ROBERT SCHLEICHER Dated: May 7, 2025 2:11:14 PM EDT Robert Schleicher, Co-Successor Trustee, 3435 Ocean Park Boulevard #107, Santa Monica, California 90405, by and through his counsel, Jeffrey M. Gad, Esquire Florida Bar Number: 186317 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 400 N. Ashley Drive, Suite 3100 Tampa, Florida 33602 Telephone: (813) 225-2500 Fax: (813) 223-7118 E-mail: JefferyG@jpfirm.com Secondary E-Mail: jcaison@jpfirm.com Copies mailed to the attorneys for the Co-Personal Representatives on day OF THE CLERK OF THE CIRCUIT COURT By: June 13, 20, 2025 25-02512N	

SECOND INSERTION	
NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 24-007749-CO TIMBERWOODS CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. JULIE A. KLISMITH, and UNKNOWN TENANT(S), Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 24-007749-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: Unit 9721 of Timberwoods Condominium, Parcel G, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4737, Page(s) 373 through 406, inclusive, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements. PARCEL ID NO.: 23-30-15-90991-000-9721 ("Property") Property Address: 9721 86th Avenue Seminole, Florida 33777 at public sale, to the highest and best bidder for cash at 10:00 a.m. on July 31, 2025. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale. If you are a person with a disability who needs an 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 Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated this 5th day of June 2025. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10263-033 June 13, 20, 2025 25-02497N	

SECOND INSERTION	
NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 24-010356-CO POINTE WINDWARD CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. JAMES NICK TSACRIOS, IRENE KAY O'BRIEN, SELECT PORTFOLIO SERVICING, INC., and UNKNOWN TENANT(S), Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 24-010356-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: Unit 103, WINDWARD POINTE, a Condominium together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium as recorded in O.R. Book 5726, page 299, and all its attachments and amendments, and as recorded in Condominium Plat Book 75, page(s) 26, and as amended in Condominium Plat Book 107, pages 41 and 42, Public Records of Pinellas County, Florida. SUBJECT TO covenants, restrictions, easements of record and taxes for the current year. PARCEL ID NO.: 07-30-15-98326-000-1030 ("Property") Property Address: 326 Windrush Boulevard, Unit 103, In dian Rocks Beach, Florida 33785 at public sale, to the highest and best bidder for cash at 10:00 a.m. on July 31, 2025. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale. If you are a person with a disability who needs an 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 Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated this 4th day of June 2025. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10463-005 June 13, 20, 2025 25-02468N	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-007518-ES Division Probate IN RE: ESTATE OF: MARY T. BOYNTON, Deceased. The administration of the estate of MARY T. BOYNTON, deceased, whose date of death was February 16, 2023, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 15 COURT STREET, CLEARWATER, FLORIDA 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 13, 2025. PATRICK O'LEAR Petitioner PRESERVATION LAW FIRM /s/ Adam T. Rauman Adam T. Rauman, Esquire Florida Bar Number: 85296 1920 East Bay Drive Largo, FL 33771 Phone: (727) 250-0432 Fax: (727) 250-0006 E-mail: eservice@preservationlawfirm.com Attorney for the Petitioner June 13, 20, 2025 25-02479N	

--- ACTIONS / SALES ---

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA Case No: 2024-CA-001461 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. CHEYENNE PHILLIPS NARRON; et al., Defendants. TO: CHEYENNE PHILLIPS NARRON 11512 60th Street A Pinellas Park, FL 33782 UNKNOWN SPOUSE OF CHEY- ENNE PHILLIPS NARRON 11512 60th Street A Pinellas Park, FL 33782 BREANNA PHILLIPS 11512 60th Street A Pinellas Park, FL 33782 UNKNOWN SPOUSE OF BREANNA PHILLIPS 11512 60th Street A Pinellas Park, FL 33782 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: Lot 15, Forest Square, according to the map or plat thereof, as re-	
corded in Plat Book 82, Page(s) 27 and 28, of the Public Records of Pinellas County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Alexandra Kalman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and seal of the said Court on the 9th day of June, 2025. KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT By: /s/ Thomas Smith Deputy Clerk (COURT SEAL) June 13, 20, 2025 25-02525N	

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-002196-CI CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROY A. LINGLE A/K/A ROY LINGLE A/K/A ROY ALLEN LINGLE, DECEASED; LINDA LINGLE; ELIZABETH JANE LINGLE A/K/A JANE LINGLE; ROGER LINGLE; THE HAMLET AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC.; FIFTH THIRD BANK, N.A.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Roy A. Lingle a/k/a Roy Lingle a/k/a Roy Allen Lingle, deceased 3210 Pine Forest Drive Palm Harbor, Florida 34684 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pinellas County, Florida: LOT 39, THE HAMLET AT BENTLEY PARK, PHASE I, ACCORDING TO THE MAP OR	
PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGE 22, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Street Address: 3210 Pine Forest Drive, Palm Harbor, Florida 34684 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the human rights office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated on 6/4, 2025. Ken Burke, CPA Clerk of said Court By: /s/ Thomas Smith As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-040149 June 13, 20, 2025 25-02473N	

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL: legal@businessobserverfl.com

Business Observer

1/02/41

ACTIONS / SALES

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 23-006846-CI U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner Trustee for RCF2 Acquisition Trust, Plaintiff, vs. Patrick Kevin Griffis a/k/a Patrick K. Griffis, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/ or Order Rescheduling Foreclosure Sale, entered in Case No. 23-006846-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner Trustee for RCF2 Acquisition Trust is the Plaintiff and Patrick Kevin Griffis a/k/a Patrick K. Griffis; Tishara Griffis a/k/a Tishara C. Griffis; Faith Home Design a/k/a Faith Home Design, LLC. are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 30th day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 28, BLOCK 11, FLORIDA RIVIERA PLAT NO 5, ACCORDING TO THE PLAT BOOK 7, PAGE 41 OF THE	PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA. TAX ID: 17-30-17-28602-011-0280 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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 impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 6th day of June, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 22-F00529 June 13, 20, 2025	
	25-02496N	

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-001408-CI BANKUNITED, N.A., Plaintiff, vs. ALLEN PAVING & CONSTRUCTION LLC, a Florida limited liability company, LUCY STREET HOLDINGS LLC, a Florida limited liability company, AARON R. ALLEN, JOAN E. ALLEN, LESTER F. ALLEN, JR., MARY J. ALLEN, and UNKNOWN TENANT(S) IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 21, 2025, entered in Case No. 25-001408-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, the clerk, Ken Burke, CPA, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on the 8th day of July, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to-wit: The South 150 feet of the North 200 feet of the East 135 feet of the West 465 feet of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 31 South, Range 15 East, Public Records of Pinellas County, Florida. Property Address: 7900 46 Avenue N, St. Petersburg, FL 33709; Real Estate Account #R6839	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. 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 Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) 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 impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. for Electronic ADA Accommodation Request; go to: http://www.pinellascounty.org/forms/ada-courts.htm Dated this 3rd day of June, 2025. Lorium Law 101 N.E. Third Avenue, Suite 1800 Fort Lauderdale, Florida 33301 Telephone (954) 462 8000 Telecopier (954) 462 4300 By: /s/ Riley W. Cirulnick Riley W. Cirulnick, Esq. Florida Bar No. 0333270 rcirulnick@loriumlaw.com 8328.001 June 13, 20, 2025	
	25-02466N	

SECOND INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-004535-CO HARBOR BLUFFS OWNERS' ASSOCIATION, INC., Plaintiff, vs. ELINOR Z. GORDON, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ELINOR Z. GORDON, PHILIP S. GORDON, and UNKNOWN TENANT(S), Defendants. TO: PHILIP S. GORDON YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida: LOT 93, HARBOR BLUFFS, SECTION 5, according to the map or plat thereof as recorded in Plat Book 57, pages 97 and 98 of the Public Records of Pinellas County, Florida. PARCEL ID NO.: 32-29-15-35820-000-0930 ("Property") Property Address: 112 Poinciana Lane, Largo, Florida 33770-2614 A Lawsuit has been filed against you in Pinellas County Court, HARBOR BLUFFS OWNERS' ASSOCIATION, INC. v. ELINOR Z. GORDON, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ELINOR Z.	GORDON, PHILIP S. GORDON, and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. This notice shall be published once each week for two consecutive weeks in The Business Observer. If you are a person with a disability who needs an 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 Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. WITNESS my hand and the seal of this Court on this 4 day of June, 2025. Ken Burke, Clerk of Court BY: Stevie Ayars DEPUTY CLERK RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10062-156 June 13, 20, 2025	
	25-02465N	

SECOND INSERTION		
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE 6 JUDICIAL CIRCUIT, IN AND FOR Pinellas County, FLORIDA Case No.: 25-1860-FD Katherine Cordoba, Petitioner, and Juan Ulloa Avitia, Respondent, TO: {name of Respondent} Juan Ulloa Avitia {Respondent's last known address} 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 {name of Petitioner} Katherine Cordoba, whose address is 939 Wicks Dr. Palm Harbor, FL 34684 on or before {date} 28 Days after 1st Publication, and file the original with the clerk of this Court at {clerk's address} 315 Court St. Rm 170 Clearwater, Fl 33756 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: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} 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. "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 Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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 5, 2025 KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT By: /s/ Thomas Smith Deputy Clerk June 13, 20, 27; July 4, 2025	
	25-02475N	

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-001578-CI FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. CARMELIA YVONNE PAYNE, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST RALPH PAYNE JR., WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (ADDRESS UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT NO. 99, OF SPRINGWOOD VILLAS II, INC., NO. 4, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3862, PAGE 128, AND ANY AND ALL AMENDMENTS ATTACHING THERETO, ALL IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO.	has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before , a date which is within thirty (30) days after the first publication of this Notice in 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 demand in the complaint. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and seal of this Court this 4th day of June, 2025. KEN BURKE, CPA CLERK OF COURT OF PINELLAS COUNTY By /s/ Thomas Smith As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-11516FL June 13, 20, 2025	
	25-02472N	

SECOND INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-002064-CI THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-10, Plaintiff, vs. ANDREW HITCHCOCK AKA ANDREW D. HITCHCOCK, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 15, 2025, and entered in Case No. 24-002064-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-10, is the Plaintiff and Andrew Hitchcock aka Andrew D. Hitchcock, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pinellas.realforeclose.com, Pinellas County, Florida at 10:00 am on the July 15, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT THIRTY-THREE (33), GROVE HEIGHTS REVISED, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 64, PUBLIC RECORDS	OF PINELLAS COUNTY, FLORIDA. A/K/A 950 9TH AVE SOUTH SAINT PETERSBURG FL 33705 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 05 day of June, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Lauren Heggestad Florida Bar #85039 Lauren Heggestad Esq. IN/24-006011 June 13, 20, 2025	
	25-02540N	

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-001578-CI FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. CARMELIA YVONNE PAYNE, et al., Defendant. To: DEVETTE LAFAYE PAYNE, 15736 COUZENS AVE, EASTPOINTE MI 48021 UNKNOWN SPOUSE OF DEVETTE LAFAYE PAYNE, 15736 COUZENS AVE, EASTPOINTE MI 48021 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: UNIT NO. 99, OF SPRINGWOOD VILLAS II, INC., NO. 4, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3862, PAGE 128, AND ANY AND ALL AMENDMENTS ATTACHING THERETO, ALL IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO. has been filed against you and you are	required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and seal of said Court on the 4th day of June, 2025. KEN BURKE, CPA CLERK OF COURT OF PINELLAS COUNTY As Clerk of the Court BY: /s/ Thomas Smith Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 25-11516FL June 13, 20, 2025	
	25-02471N	

SECOND INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-004535-CO HARBOR BLUFFS OWNERS' ASSOCIATION, INC., Plaintiff, vs. ELINOR Z. GORDON, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ELINOR Z. GORDON, PHILIP S. GORDON, and UNKNOWN TENANT(S), Defendants. TO: ELINOR Z. GORDON, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ELINOR Z. GORDON YOU ARE NOTIFIED that an action for foreclosure on the following property in Pinellas County, Florida: LOT 93, HARBOR BLUFFS, SECTION 5, according to the map or plat thereof as recorded in Plat Book 57, pages 97 and 98 of the Public Records of Pinellas County, Florida. PARCEL ID NO.: 32-29-15-35820-000-0930 ("Property") Property Address: 112 Poinciana Lane, Largo, Florida 33770-2614	and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. This notice shall be published once each week for two consecutive weeks in The Business Observer. If you are a person with a disability who needs an 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 Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. WITNESS my hand and the seal of this Court on this 4 day of June, 2025. Ken Burke, Clerk of Court BY: Stevie Ayars DEPUTY CLERK RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10062-156 June 13, 20, 2025	
	25-02464N	

SECOND INSERTION		
NOTICE OF FORFEITURE PROCEEDINGS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No: 25-002419-CI IN RE: FORFEITURE OF \$2,096.00 U.S. CURRENCY BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner, vs. Crystal Arnold, Claimant. TO: Crystal Arnold, and all others who may claim an interest in the above-described \$2,096.00 U.S. Currency (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about April 28, 2025, at or near the	area of 6201 4th Street North, St. Petersburg, FL, Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-.704, Florida Statutes (2018). Nicole E. Durkin, Senior Associate Counsel, FBN: 78069 Pinellas County Sheriff's Office, 10750 Ulmerton Road, Largo, FL 33778; Phone: (727) 582-6274 ndurkin@pcsonet.com; rreuss@pcsonet.com Attorney for Petitioner June 13, 20, 2025	
	25-02535N	

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ACTIONS / SALES

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 23-000840-CI Wells Fargo Bank, N.A., Plaintiff, vs. Jeffrey Wallace Behymer a/k/a Jeffrey W. Behymer, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-000840-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Jeffrey Wallace Behymer a/k/a Jeffrey W. Behymer; Linda Behymer Crouch a/k/a Linda B. Crouch a/k/a Linda Darlene Crouch a/k/a Linda D. Crouch are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 28th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 2, SOUTHERN COMFORT HOMES UNIT ONE-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 63, OF THE PUBLIC RECORDS OF PINNELLAS COUNTY, FLORIDA. TAX ID: 14-30-15-84204-002-		
0020 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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 impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 5th day of June, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 22-F01849 June 13, 20, 2025		25-02476N

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 24-001862-CI THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWTAL, INC., ALTERNATIVE LOAN TRUST 2007-23CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-23CB; Plaintiff, vs. JENNIFER L. HEALY, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated May 22, 2025, in the above-styled cause. I will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com , on July 7, 2025, at 10:00 AM the following described property: LOT 17, BLOCK F, HARBOR HEIGHTS ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 49, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.. Property Address: 120 AVON DR, SAFETY HARBOR, FL 34695 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. 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 Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) 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 impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. For Electronic ADA Accommodation Request; go to: http://www.pinellascounty.org/forms/ada-courts.htm /s/ Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 24-01300 June 13, 20, 2025		25-02533N

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-001457-CI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. RICHARD A. SAUNDERS, et al., Defendant. To: RICHARD A. SAUNDERS, 7896 42ND AVE N, SAINT PETERSBURG, FL 33709 UNKNOWN SPOUSE RICHARD A. SAUNDERS, 7896 42ND AVE N, SAINT PETERSBURG, FL 33709 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: THE WEST 75 FEET OF LOT 1, BLOCK A, GARDEN CITY UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 114, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq, McCalla Raymer Leibert Pierce, LLP,		
225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. “If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.” WITNESS my hand and seal of said Court on the 9th day of June, 2025. KEN BURKE, CPA CLERK OF COURT OF PINELLAS COUNTY As Clerk of the Court BY: /s/ Thomas Smith Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-07125FL June 13, 20, 2025		25-02500N

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 24-005173-CI Division: Section 11 TEXAS FLIPCO FINANCIAL, LLC a Texas Limited Liability Company Plaintiff vs. PINK ELEPHANT PROPERTIES LLC, a Florida Limited Liability Company, CITY OF GULFPORT, Florida, TENANT NO. 1, and TENANT NO. 2. Defendants NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on June 6, 2025, in Case No. 24-005173-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, in which Texas Flipco Financial, LLC is the Plaintiff, and Pink Elephant Properties LLC, a Florida Limited Liability Company, and City of Gulfport are the Defendants, the Clerk of the Circuit Court, Ken Burke, CPA, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 AM on July 23, 2025, the following described property situated in Pinellas County, Florida: The North 50 feet of Lot 5, Block 11, PASADENA HEIGHTS, according to plat thereof as recorded in Plat Book 9, Page 84, of the Public Records of Pinellas County, Florida. Street address: 1319 56th St. S., Gulfport, Florida 33707 Parcel ID: 28-31-16-67572-011-0050 Any person or entity claiming an interest 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 before the clerk reports the surplus as unclaimed. “If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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 10, 2025 HYNDS LAW /s/ Robert J. Hynds Robert J. Hynds, Esq. Florida Bar # 44231 630 S. Orange Ave, Ste 200 Sarasota, Florida 34236 (941) 702-2222 Email: robert@hyndslaw.com Counsel for Plaintiff June 13, 20, 2025		
	25-02534N	

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-005579-CI DIVISION: 7 EXCEL CAPITAL SOLUTIONS, LLC, Plaintiff, vs. 5901 MANGROVE ST N, LLC; WAYNE F. DRASH; CITY OF ST. PETERSBURG, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on May 14, 2025 in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Ken Burke, CPA, the Clerk of Court will on JULY 1, 2025 at 10:00 a.m. EST, offer for sale and sell at public outcry to the highest and best bidder for cash at www.pinellas.realforeclose.com (Public computer terminals may be available for use during sales in the Clerk's Offices located in the back of the Official Records Department of the Clearwater Courthouse at 315 Court St, Room 163, and at the Judicial Building in St. Petersburg at 545 1st Ave. North) the following described property situated in Pinellas County, Florida: THE NORTH 40 FEET OF LOT 13, AND THE SOUTH 20 FEET OF LOT 14, BLOCK 89, PLAN OF NORTH ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 5901 Mangrove St. N., St. Petersburg, FL 33702 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. “If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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 3, 2025 /s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com June 13, 20, 2025		
	25-02467N	

SECOND INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-002562-CI BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA W. TERRY F/K/A BARBARA W. GENARO, DECEASED, et. al. Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARBARA W. TERRY F/K/A BARBARA W. GENARO, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 301, OAKHURST GROVES 1ST ADD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGE 66, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. “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 Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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.” THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 4 day of June, 2025. KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: Stevie Ayars DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-223013 June 13, 20, 2025		
	25-02463N	

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-001520-CI CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs. JOHNNY MOORE A/K/A JOHNNY L. MOORE, et al., Defendant. To: DEE SHAWN NICOLE DANIEL A/K/A DEESHAWN NICOLE DANIEL 3312 QUEENSBORO AVENUE S, SAINT PETERSBURG, FL 33712 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 9, BLOCK 8, TANGERINE TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 96, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file		
	25-02524N	

SECOND INSERTION		
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 23-009302FD Thomas Blair Bruce Petitioner, and Wilawan Vispapaew Respondent, TO: {name of Respondent} Wilawan Vispapaew {Respondent's last known address} 4 163rd Ave Redington Beach, FL 33708 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 {name of Petitioner} Thomas Blair Bruce, whose address is 199 38th Ave SE St Petersburg FL 33705 on or before {date}: 28 Days after 1st Publication, and file the original with the clerk of this Court at {clerk's address} 315 Court St. Rm 170 Clw. Fl 33756 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: {insert “none” or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} None Copies of all court documents in this		
	25-02532N	

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 14-006507-CI THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC., ALTERNATIVE LOAN TRUST 2006-OAI MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OAI, Plaintiff, v. MARGARET KNUTSSON A/K/A MARGARET F. KNUTSSON, ET AL., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 23, 205 entered in Civil Case No. 14-006507-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC., ALTERNATIVE LOAN TRUST 2006-OAI MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OAI, Plaintiff and MARGARET KNUTSSON A/K/A MARGARET F. KNUTSSON; CASITAS DEL MAR CONDOMINIUM ASSOCIATION, INC.; NATIONSTAR MORTGAGE LLC are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at www.pinellas.realforeclose.com beginning at 10:00 AM on September 18, 2025 the following described property as set forth in said Final Judgment, to-wit: THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT NO. 3, BUILDING A, CASITAS DEL MAR, A CONDOMINIUM ASSOCIATION, ACCORDING TO THE CONDOMINIUM PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 42, PAGE(S) 62 THROUGH 66, INCLUSIVE, AS THEREAFTER AMENDED, AS FURTHER DE-		
	25-02501N	

PUBLISH YOUR LEGAL NOTICE

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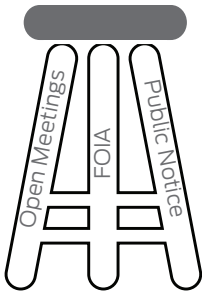
Business Observer

6/20/2025 3:17

Advertisement image with text: "Advertisement image with text: 'Business Observer' and date '6/20/2025 3:17'." and a small image of a building.

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

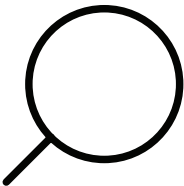


Citizens continue to learn about vital civic matters from newspaper notices.

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

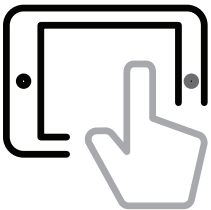
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



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