Public Notices

Business Observer

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PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** JULY 18 - JULY 24, 2025

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: 404 Seminole Blvd, Largo, FL 33770 08/08/2025 at 11:00AM

Robin Manzi: Totes, Water Cooler, Pictures, Bed Head/Foot Board, Wall Decor

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.

July 18, 25, 2025 25-03070N

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:
18524 US Hwy 19 N Clearwater, FL 33764 on 08/07/2025 @11:00 AM

Amy Norabueana Furniture, 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.

July 18, 25, 2025 25-03053N

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, 8/8/2025 at 11:00am

Betty Griffith Household Goods
Lori Anderson 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.

July 18, 25, 2025 25-03068N

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 8/06/2025 at 12:00 pm

Jon Wilcox Household Goods, furniture, boxes
Dnia Baker Bags, tote, monitor
Danielle Ross Totes, toys, bags, clothes, books, household goods, mattress

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.

July 18, 25, 2025 25-03071N

FIRST INSERTION

NOTICE OF PUBLIC SALE

TROPICANA STORAGE – CLEARWATER, located at 29712 US HWY 19 N, Clearwater, FL 33761, gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien. **#809 Patricia A. Lee, #638 Jordan Clark, #811 Aron Schlau/ Palm Harbor Medical, #2535 Walter HERTRICH, #U014 Walter HERTRICH**

The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on Saturday, August 4th, 2025 @ 11am. Purchases must be made with cash only and paid at the storage facility to finalize the transaction. Tropicana Storage - CLW may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 18, 25, 2025 25-03085N

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, 8/072025 at 12:00pm

Constance Russo Household Goods
Judith Fregapane Household Goods
Julia Capone Household Items and boxes
Brandon Lee Household Goods
Pamela D Crim Household Goods
Ashley Munchel Clothes, 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.

July 18, 25, 2025 25-03100N

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, 8/6/2025 at 11:30am

Sheryl Williams Home goods, boxes, furniture
Carmen Polanco Household
Scott Scarpiello Boxes of household items
Chyna Williams Luggage, clothing
Jeffrey Rothschild Murphy bed, cabinets, table, desk, wingback chairs, boxes
Kara Marshall Household Goods/Furniture
Manuel Devin HouseHold Goods
Shaughnessey Hurst-Whitener Clothing house holder goods decor personal items
Taylor Lakey 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.

July 18, 25, 2025 25-03065N

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:
1850 N. Hercules Avenue. Clearwater Florida, 33765
August 8th 2025 at 12:30 pm

Brian Hudson.....music equipment, guitars

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 property.

July 18, 25, 2025 25-03017N

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 08/06/2025 @ 11am EST

Danielle Spencer - Household Items/Childrens 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.

July 18, 25, 2025 25-03018N

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 August 8th, 2025, at 10:30AM

Janet Jones Hshld Gds/Furn, TV/Stereo Equip, Tools/Applnces, Office Furn/ Mach/Equip

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.

July 18, 25, 2025 25-03066N

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 8/6/2025 at 12:30pm

Lyndon Gary Household Goods, Furniture
Tiffany Gamble Household Goods
Lauren Ashley Colt Hudson Household Goods, 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.

July 18, 25, 2025 25-03067N

FIRST 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.storagetreasures.com to satisfy the owner's lien.
D228 – Jonathon Foston, F003 – Shantae Oliver, F029 – Alyx Cassity, G014 – Livius Andrej, G310 – Lori Johnson, H237 – Hunter L Lane, I046 – Charlie Godwin, I047 – Tammy Wright

The bidding will CONCLUDE, and the Lien sale will be deemed completed upon the owner's acceptance of a bid on **Monday, August, 4th, 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.

July 18, 25, 2025 25-03089N

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 8/ 07/025 at 12:30pm

Lisbeth Lopez Moped parts, Mattress, Boxes (MOPED IS NOT PART OF THIS SALE)
Beatriz Turney Household Furniture, Totes, Boxes
Drenda Sprague Household Goods, Cabinet's, Water dispenser, Boxes
Meghan Edwards Chest, Display case, Christmas decor, wall art

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.

July 18, 25, 2025 25-03054N

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date August 8th 2025 @ 10:00 AM at each individual repair facility.

40931 2019 Dodge VIN#: 3C4PDCBB2KT815843 Repair Facility: Dayton Andrews Dodge 2301 34th St N Saint Petersburg 727-321-0500 Lien Amt $788.31

July 18, 2025 25-03013N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/01/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 DREA recreational vehicle bearing vehicle identification number FLFLH791A07701DP, and all personal items located inside the mobile home. Last Tenant: Bobbie Vazquez, Estate of Bobbie Vazquez, Any and All Unknown Heirs, Beneficiaries, Successors, and Assigns of Bobbie Vazquez, Unknown Party or Parties in Possession, Clark D. Nash and Suzanne C. Nash. Sale to be held at: Rainbow Village of Largo RV Resort, 11911 66th Street North, Largo, Florida 33773, 727-536-3545.

July 18, 25, 2025 25-03052N

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 Rachel Noelle 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 14th day of July, 2025.
RAE Creative Solutions, LLC

July 18, 2025 25-03073N

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 STS Logistics Group 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 14th day of July, 2025.
Sol Transportation Solutions LLC

July 18, 2025 25-03072N

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 Sunshine Car Wash located at 1430 S. Missouri Avenue in the City of Clearwater, Pinellas County, FL 33756 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of July, 2025.
Sunshine on Missouri, LLC
Afram Seryani, Manager

July 18, 2025 25-03064N

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 Sunshine Car Wash located at 1175 Court Street in the City of Clearwater, Pinellas County, FL 33756 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of July, 2025.
Sunshine on Court, LLC
Afram Seryani, Manager

July 18, 2025 25-03063N

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

NOTICE IS HEREBY GIVEN that ANDREAS GROSSGOLD / AMERICAN INTEGRATED HEALTH, PA will engage in business under the fictitious name GROSSGOLD LONGEVITY AND WELLNESS CENTER, with a physical address 609 LAKEVIEW RD CLEARWATER, FL 33756, with a mailing address 609 LAKEVIEW RD CLEARWATER, FL 33756, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

July 18, 2025 25-03056N

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 fictitious name of Serenicare 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 10th day of July 2025.
OWNER:
SERENICARE LLC
7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702H

July 18, 2025 25-03016N

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 #
07	DODGE	1B3HB48BX7D330517
17	FORD	1FADP3F29HL242096
14	FORD	NM0LE6E74E1151185
22	MAZDA	3MVDMBBL0NM428968
08	NISSAN	3N1AB61EX8L631657
12	TOYOTA	4T4BF1FK4CR206829

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 8-15-2025 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

July 18, 2025 25-03098N

CITY OF OLDSMAR, FLORIDA
REQUEST FOR PROPOSAL
2025-004-RFP: Compensation and Classification Study

The City of Oldsmar, Florida, a Florida Municipal Corporation, is soliciting proposals from qualified firms interested in entering into an Agreement with the City to provide services to perform a Compensation and Classification Study on behalf of the City of Oldsmar.

Firms with demonstrated expertise in this field are invited to submit a proposal. The Request for Proposal (RFP) can be obtained from the City of Oldsmar, Administrative Services Department, 100 State Street West, Oldsmar, Florida 34677-3655; or the City of Oldsmar website at www.oldsmarfl.gov on **July 18, 2025**. Questions regarding this RFP should be directed to Jennifer Campbell, Senior Procurement Analyst, at purchasing@oldsmarfl.gov. All questions must be received in writing no later than 5:00 PM, local time, Friday, August 1, 2025, and will be answered via written addendum.

The proposals shall be submitted to the City of Oldsmar, to the attention of the Administrative Services Department, 100 State Street West, Oldsmar, Florida, 34677-3655 no later than 2:00 PM, local time, **TUESDAY, AUGUST 19, 2025**, at which time and place they will be opened in the City Hall 2nd Floor Conference Room, located at 100 State Street W. in Oldsmar, Florida.

The City of Oldsmar staff will evaluate the submitted proposals based on the criteria established in the Request for Proposal and rank the qualified Proposers in order of preference. A recommendation will be made seeking approval of the ranking based on the established criteria and approval sought from City Council to award a contract/agreement to the proposer that best meets the interest of the City of Oldsmar.

Persons with disabilities requiring reasonable accommodation to participate in this proceeding/event, should call (813) 749-1115 (voice), (813) 854-3121 (fax), not later than seven days prior to the proceeding.

CITY OF OLDSMAR, FLORIDA
Cynthia S. Nenno
Director of Administrative Services

July 18, 2025 25-03036N

--- PUBLIC SALES ---

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 Jackpot Place located at 27384 US Hwy 19 N in the City of Clearwater, Pinellas County, FL 33761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of July, 2025.
Strategy Now LLC
Robert Bitz
July 18, 2025 25-03019N

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 Allora Health located at 252 SW Monroe Cir N Apt 4211, in the County of Pinellas, in the City of Saint Petersburg, Florida 33703 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 14th day of July, 2025.
Alora Health LLC
July 18, 2025 25-03060N

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 fictitious name of HyperHealth Advisors 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 10th day of July 2025.
OWNER:
Hyperhealth Insurance LLC
7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702
July 18, 2025 25-03015N

CITY OF DUNEDIN
DUNEDIN, FLORIDA
REQUEST FOR QUALIFICATIONS (RFQ)

DUNEDIN MARINA DOCK A AND B PIER REPLACEMENT
RFQ No.: 25-2528
2:00 pm (Eastern Time),
Tuesday, August 19, 2025

The City of Dunedin is soliciting qualifications submittals from firms (the "Consultant") qualified to provide professional architectural, engineering and planning consulting services for professional engineering services: Docks A and B Replacement Design, Bidding Services and Post-Bid Services, in conformance with the bid document, which includes technical specifications and/or scope of work. Those interested in being considered for this (**RFQ**) are instructed to submit their proposal **prior to 2:00 pm, August 19, 2025**, via DemandStar*. Submittals shall be clearly marked:

RFQ No.: 25- 2528– Dunedin Marina Dock A and B Pier Replacement

Bid documents and technical specifications for this project are available from DemandStar*, www.demandstar.com. Vendors who obtain specifications and plans from sources other than DemandStar are cautioned that the bid package may be incomplete. The City may not accept incomplete bids. The City's official bidders list is obtained from DemandStar.

Tammy G. Spearman, CPPO, FCCM, CPPB
Purchasing Agent

July 18, 2025 25-03107N

Q&A

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

LV18237_V20

FICTITIOUS NAME NOTICE

Notice is hereby given that GATOR JOE'S GRAVEL & SAND, INC., OWNER, desiring to engage in business under the fictitious name of HEYNIKO located at 7901 4TH ST NORTH, STE 12827, 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.

July 18, 2025 25-03074N

FICTITIOUS NAME NOTICE

Notice is hereby given that MEDTEAM FORCE, LLC, OWNER, desiring to engage in business under the fictitious name of NUCELL located at 70 GARDENIA ST, CLEARWATER BEACH, FLORIDA 33767 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.

July 18, 2025 25-03055N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/01/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1980 TROP mobile home bearing the vehicle identification numbers 2866A and 2866B and all personal items located inside the mobile home. Last Tenant: Jerry L. Curbeaux and Dinita Joann Curbeaux. Sale to be held at: Ranchero Village MHC, 7100 Ulmerton Road, Largo, Florida 33771, (727) 536-5573.

July 18, 25, 2025 25-03099N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of CATHERINE VIEBROCK will, on July 30, 2025, at 10:00 a.m., at 9122 48th Avenue North, Lot #200, St. Petersburg, Pinellas County, Florida 33708; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1970 TROP MOBILE HOME,
VIN: GT1239A,
TITLE NO.: 0004277023, and
VIN: GT1240B,
TITLE NO.: 0004277022
and all other personal property
located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail,
Suite 500
Sarasota, Florida 34236
(PO#31021-2721)
July 18, 25, 2025 25-03035N

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 8-15-2025 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.

WAUBFAFL9DA161765 2013 AUDI
WAUR4AF54KA014417 2019 AUDI
1G4HP57296U197220 2006 BUIC
5GALRBED8AJ209283 2010 BUIC
1G6A15S63J0171085 2018 CADI
1G11B5SL8FF262382 2015 CHEV
1G1ZB5ST1HF146706 2017 CHEV
1GBGC24K0RE153382 1994 CHEV
1GCEC19V23E357026 2003 CHEV
1GNET13H162274493 2006 CHEV
KL79MTSL1NB120273 2022 CHEV
LWGPCML04KA107767
2019 CHONGQING HUANSUNG
2C3HD46R6WH264336 1998 CHRY
1C3CDFBB2FD222998 2015 DODG
2B3CL3CG2BH536317 2011 DODG
1FMEU74E49UA11416 2009 FORD
1FTYR14C7XPA49233 1999 FORD
1GKES16S666159694 2006 GMC
1GKKVRKD5DJ198741 2013 GMC
1HGCM56717A122164 2007 HOND
3HGCM56417G711206 2007 HOND
KMHGC4DF0BU136907 2011 HYUN
JNRAS08UX7X100811 2007 INFI
ML5ZRDF12RDA72065 2024 KAWK
5XXGR4A64DG159932 2013 KIA
5XXGT4L33GG037667 2016 KIA
WDDUG8CB0HA294505 2017 MERZ
1N4AL2EP8CC180821 2012 NISS
1N4DL01D51C237972 2001 NISS
1C6RR7NT7GS351812 2016 RAM
NOVIN 2000 SCHWINN
1G8JU54F92Y529644 2002 STRN
JF2SJAEC2EH550809 2014 SUBA
5TBRT34133S416556 2003 TOYT
JTEEP21A640042422 2004 TOYT
LL0TCAPH6RY781567
2024 YONGFU

July 18, 2025 25-03105N

INVITATION TO BID

TO: ALL **INTERESTED** BIDDERS

The following construction projects will be solicited within 30 days:

25-0537-ITB-C Federal Open Channel Drainage Repair Work Order Contract- Package 1
25-0601-ITB-C Philippe Park Wastewater Collection System Improvements (PID 000341G)

Plans, specifications, bid forms and information will be available at https://procurement.opengov.com/signup

Information, also may be obtained by visiting the Pinellas County Purchasing & Risk Management web site, **www.pinellascounty.org/purchase**. Any bids received after the specified time and date posted in OpenGov will not be considered.

Merry Celeste, CPPO, CPPB, NIGP-CPP, CPM
Purchasing Director
July 18, 2025 25-03102N

FICTITIOUS NAME NOTICE

Notice is hereby given that Sailer Business Solutions LLC, desiring to engage in business under the fictitious name of VMG RE Tax Group located at 3680 46th Ave S Apt 338 St. Petersburg, FL 33711 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.

July 18, 2025 25-03009N

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 08/12/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: AUTO WERKS LLC JM3KFBBM8K0694949 2019 MAZD 10906.46 TEL:813-697-1791 MV#: MV99937 LOCATION: 4191 112TH TER N, CLEARWATER, FL 33762/

July 18, 2025 25-03059N

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Daily Gem, LLC located in Pinellas County, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Owner Name: Krystal Bush
Dated this 18th day of July, 2025.
July 18, 2025 25-03033N

FICTITIOUS NAME NOTICE

Notice is hereby given that David Davis, desiring to engage in business under the fictitious name of United Parcel Pros located at 1479 S Belcher rd unit J Largo Fl 33771 and subsequent locations 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.

July 18, 2025 25-03012N

FICTITIOUS NAME NOTICE

Notice is hereby given that Illuminated Life, LLC, desiring to engage in business under the fictitious name of Sanctuary at Illuminated Life located at 10338 Imperial Pt. Dr. E Largo, Fl 33774 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.

July 18, 2025 25-03011N

FICTITIOUS NAME NOTICE

Notice is hereby given that PHM Enterprises LLC, desiring to engage in business under the fictitious name of PHM Solutions located at 2964 Meadow Wood Dr, Clearwater, FL 33761 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.

July 18, 2025 25-03010N

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 Lower Mortgage located at 221 N Belcher Road in the City of Clearwater, Pinellas County, FL 33765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of July, 2025.
Lower, LLC
July 18, 2025 25-03034N

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

NOTICE IS HEREBY GIVEN that Morgan Smith / GBE2 LLC will engage in business under the fictitious name Jimmy John's Palm Harbor, with a physical address 34190 US-19 N Palm Harbor, FL 34684, with a mailing address 31167 Palm Song PL Wesley Chapel, FL 33545, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

July 18, 2025 25-03086N

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 K+J Agency 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 15th day of July, 2025.
Joanne Gibbs + Karen Peterson
July 18, 2025 25-03097N

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 Sunshine Car Wash located at 9475 Ulmerton Road in the City of Largo, Pinellas County, FL 33771 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of July, 2025.
Sunshine on Ulmerton, LLC
Afram Seryani, Manager
July 18, 2025 25-03062N

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 Johnny's Smokeshop & Kava Bar located at 2045 GULF TO BAY BLVD in the City of CLEARWATER, Pinellas County, FL 33765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of July, 2025.
CHAPEL TOBACCO LLC
July 18, 2025 25-03096N

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 Southern Hospitality Services 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 16th day of July, 2025.
Southern Hospitality SVCS LLC
July 18, 2025 25-03104N

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 Doll Bros by Quality Care Plus located at 1617 28th Avenue North in the City of St. Petersburg, Pinellas County, FL 33413 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of July, 2025.
Quality Care Plus Inc
Daniel Angel
July 18, 2025 25-03061N

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 SST Gateway, located at 13575 58th St N Ste 335, in the City of Clearwater, County of Pinellas, State of FL, 33760, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 16 of July, 2025.
SSTG LLC
13575 58th St N Ste 335
Clearwater, FL 33760
July 18, 2025 25-03103N

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 Whiskey wings Largo, located at 2480 e bay dr, in the City of Largo, County of Pinellas, State of FL, 33771, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 10 of July, 2025.
FAM FOODS LLC
2480 e bay dr
Largo, FL 33771
July 18, 2025 25-03014N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25 004701 ES
Division Probate
IN RE: ESTATE OF
JEAN C. BURNS
Deceased.

The administration of the estate of Jean C. Burns, deceased, whose date of death was February 1, 2024, 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 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 July 18, 2025.

Personal Representative:
/s/Steven W. Ledbetter
Steven W. Ledbetter
229 Pensacola Road
Venice, Florida 34285
Attorney for Personal Representative:
/s/Jada W. Terreros
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
July 18, 25, 2025 25-03058N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005816-ES
IN RE: ESTATE OF LEONARD BLOCK, Deceased.

The administration of the estate of LEONARD BLOCK, deceased, whose date of death was December 30, 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 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: July 18, 2025.

PATRICIA B. GREENBERG
Personal Representative
129 Brookside Lane
Fayetteville, NY 13066

CHARLES F. REISCHMANN
Attorney for Personal Representative
FBN#0443247/SPN#00428701
REISCHMANN & REISCHMANN, PA
6528 Central Avenue, Suite B
St. Petersburg, FL 33707
Telephone: 727-345-0085
Fax: 727-344-3660
Email: Charles@Reischmannlaw.com
Secondary Email:
Cynthia@Reischmannlaw.com
July 18, 25, 2025 25-03030N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
File No. 24-005374-ES
Division Probate
IN RE: ESTATE OF JOHN E. MITCHELL A/K/A JOHN EDWARD MITCHELL, III DECEASED.

The administration of the Estate of John E. Mitchell a/k/a John Edward Mitchell, III, deceased, whose date of death was March 21, 2024, is pending in the Circuit Court for Pinellas County, Florida, the address of which is 315 Court Street, Clearwater, Florida 33756. The file number for the estate is 24-005374-ES. 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.

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

The date of first publication of this notice is: July 18, 2025.

Personal Representative:
Estelle Cashmore Mitchell
440 – 82nd Avenue
St. Pete Beach, Florida 33706

Attorney for Personal Representative:
/s/ Morgan M. McQueen
Morgan M. McQueen, Esq.
Florida Bar No. 1026045
Legacy Protection Lawyers, LLP
100 – 2nd Avenue South,
Suite 900
St. Petersburg, Florida 33701
Telephone: (727) 471-5868
Email:
Morgan@LegacyProtectionLawyers.com
July 18, 25, 2025 25-03024N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004893-ES
Division 004
IN RE: ESTATE OF JOHN JOSEPH DOWNER, Deceased.

The administration of the estate of JOHN JOSEPH DOWNER,, deceased, whose date of death was November 25, 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 are: DANIELLE R. HOOD, 3058 Grand View Avenue, Clearwater, FL 33759. The name and address of the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE 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: July 18, 2025.
/s/ James M. Flick
James M. Flick
Florida Bar Number: 91075
Christian Bonta
Florida Bar Number: 1010347
WALKER | FLICK
3700 S Conway Road
Suite 212
Orlando, FL 32812
Telephone: (407) 745-0609
Service E-Mails:
james@thefloridalawyers.com
christian@thefloridalawyers.com
katherine@thefloridalawyers.com
service@thefloridalawyers.com
Attorneys for Personal Representative
July 18, 25, 2025 25-03022N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP006229XXESPR
File No. 25-6229-ES-04
IN RE: ESTATE OF IVY ROGERS DORR, deceased.

The administration of the estate of IVY ROGERS DORR, deceased, whose date of death was March 3, 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 PERIOD 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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is: July 18, 2025.

Signed on this 14 day of May, 2025.

MAX STOVALL
Personal Representative
840 3rd Avenue South
Tierra Verde, FL 33715

Paul A. Nelson, Esquire
Attorney for Personal Representative
Florida Bar No. 0508284;
SPN: 00516940
PAUL A. NELSON, P.A.
1700 66th Street North,
Suite #502
St Petersburg, FL 33710
Telephone: 727-821-5811
Email: paulnelson@paulnelsonpa.com
Secondary Email:
kathleenthornton@paulnelsonpa.com
July 18, 25, 2025 25-03021N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003233-ES
IN RE: ESTATE OF LEE E. VAN NESS, Deceased.

The administration of the estate of Lee E. Van Ness, deceased, whose date of death was January 17, 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 DA TE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
Virginia H. Eckert
1302 Union Ave.
Newburgh, NY 12550
Attorney for Personal Representative:
Kevin Hernandez, Esquire
FBN 0132179 SPN 02602269
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N,
Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Primary email:
eservice1@thehernandezlaw.com
Secondary email:
david@thehernandezlaw.com
Secondary email:
hms@thehernandezlaw.com
July 18, 25, 2025 25-03049N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006589-ES
IN RE: ESTATE OF Miyah Leanne Briscoe Deceased.

The administration of the estate of Miyah Leanne Briscoe, deceased, whose date of death was November 4th, 2024, 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 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. 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 July 18, 2025.

Petitioner:
Karly Briscoe Vega
c/o Law Offices of Mark F. Moss, PLLC
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223
Mark F. Moss
Attorney for Petitioner
MARK F. MOSS, ESQ.
Florida Bar Number: 119573
Law Offices of Mark F. Moss, PLLC
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223
Telephone: (904) 329-7242
E-Mail 1: Service@markmosslaw.com
E-Mail 2: mark@markmosslaw.com
July 18, 25, 2025 25-03039N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005230-ES
IN RE: ESTATE OF PAMELA BRIGITTE BAUCH, Deceased.

The administration of the estate of Pamela Brigitte Bauch, deceased, whose date of death was February 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Probate Division, 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 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 July 18, 2025.

Personal Representative:
Gerald Scott Bauch
895 Whippoorwill Drive
Palm Harbor, FL 34683
Attorney for Personal Representative:
/s/ Robin L. Hughes, Attorney,
FBN: 0112962
For Nicholas J. Roefaro
E-Mail Addresses:
nick@roefarolaw.com
christina@roefarolaw.com
Florida Bar No. 89217
ROEFARO LAW
1700 N. McMullen Booth Rd.,
Ste. A-6
Clearwater, FL 33759
Telephone: (727) 796-9191
July 18, 25, 2025 25-03032N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005705-ES
IN RE: ESTATE OF DAVID A. HENRICH, Deceased.

The administration of the estate of David A. Henrich, deceased, whose date of death was January 26, 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 DA TE OF DEA TH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
Matthew D. Henrich
3712 Woodbine Ave.
Cincinnati, OH 45211

Attorney for Personal Representative:
David A. Hernandez, Esquire, LL.M.
FBN 1055228
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N, Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Primary email:
david@thehernandezlaw.com
Secondary email:
eservice1@thehernandezlaw.com
Secondary email:
hms@thehernandezlaw.com
July 18, 25, 2025 25-03023N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-012018-ES
Division: 3
UCN#: 522024CP012018XXESPR
In Re: Estate of KEVIN DAVID FITZGERALD Deceased.

The administration of the estate of KEVIN DAVID FITZGERALD, deceased, whose date of death was November 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.

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 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 the first publication of this Notice is July 18, 2025.

Personal Representative:
Edward J. Fitzgerald
1331 Duncan Loop North,
Apt. 19-301
Dunedin, FL 34698

Attorney for Personal Representative:
James F. Gulecas, Esq.
FBN 065994/SPN 01904221
James F. Gulecas, P.A.
1968 Bayshore Boulevard
Dunedin, FL 34698
Telephone: (727) 736-5300
July 18, 25, 2025 25-03051N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006209-ES
IN RE: ESTATE OF LAWANDA JOSEY, Deceased.

The administration of the estate of LAWANDA JOSEY, 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, 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 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: July 18, 2025.

DEIDRA LONG
Personal Representative
3562 Emerson Avenue South
St. Petersburg, FL 33711
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
July 18, 25, 2025 25-03095N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-006692ES
IN RE: ESTATE OF
KEVIN JOSEPH BOUZIDEN
A/K/A
KEVIN J. BOUZIDEN
Deceased.

The administration of the estate of KEVIN JOSEPH BOUZIDEN A/K/A KEVIN J. BOUZIDEN, 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, 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 July 18, 2025.

Personal Representative:
BETH RENEE BOUZIDEN
9205 DAKINS COURT
RALEIGH, North Carolina 27615

Attorney for Personal Representative:
Michael D. Cavonis
Attorney
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Boulevard
Seminole, FL 33772
Telephone: (727) 397-5571
Fax: (727) 3935418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail:
rbrandt@dhclaw.com
July 18, 25, 2025 25-03111N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-005733-ES
IN RE: ESTATE OF
KIMBERLY SNOW GILLESPIE
A/K/A KIMBERLY S. GILLESPIE
A/K/A KIMBERLY GILLESPIE
Deceased.

The administration of the estate of Kimberly Snow Gillespie a/k/a Kimberly S. Gillespie a/k/a Kimberly Gillespie, deceased, whose date of death was April 8, 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 July 18, 2025.

Personal Representative:
Sylvia Gillespie
1723 Concord Dr
Charlottesville, Virginia 22901
Attorney for Personal Representative:
/s/ William Rambaum
William Rambaum Attorney
Florida Bar Number: 0297682
PLG Law
3684 Tampa Road, Suite 2
Oldsmar, FL 34677
Telephone: (727) 781-5357
Fax: (704) 285-8136
E-Mail: brambaum@plglawyer.com
Secondary E-Mail:
sandra@plglawyer.com
July 18, 25, 2025 25-03082N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 25-004072-ES
IN RE: ESTATE OF
TERRI ANNE MECKFESSEL,
Deceased.

The administration of the estate of TERRI ANNE MECKFESSEL, deceased, whose date of death was December 15, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is:
Clerk of Court
Probate Division
315 Court Street, Rm 106
Clearwater, FL 33756

The names and addresses of the personal representative[s] and the personal representative['s/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.

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

The date of first publication of this notice is July 18, 2025.

WILLIAM F. HEYEN
Personal Representative
1400 Gandy Blvd. N.#704
St. Petersburg, Florida 33702
7/4/25 Date
/s/Liz Moneymaker
Elizabeth Moneymaker, Esq.
Liz Moneymaker, P.A.
Florida Bar Number: 885851
3833 Central Avenue
St, Petersburg, FL 33713
Phone: (727) 231-1540
Fax: (941) 751-0127
Email: liz@lizmoneymakerlaw.com
Secondary:
assistant@lizmoneymakerlaw.com
July 18, 25, 2025 25-03040N

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006143-ES
Division PROBATE
IN RE: ESTATE OF
MALISSA D. BAUM a/k/a
MELISSA D. BAUM a/k/a
MALISSA L. BAUM
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of MALISSA D. BAUM a/k/a MELISSA D. BAUM, deceased, File Number 25-006143-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St. Rm. 106, Clearwater, FL 33756; that the decedent's date of death was February 1, 2024; that the total value of the estate is intangible personal property with an estimated value of $2,404.34 and homestead real property for a total estate value of $2,404.34, and that the names and addresses of those to whom it has been assigned by such order are:
Name Address
BEVERLY BUTLER
1838 Golfview Dr.,
Tarpon Springs FL 34689
GEORGE W. BAUM
403 Choctaw Rd.,
Enterprise AL 36330
MELISSA RICHESON
150 Yearling Lane, Jasper GA 30143
MARTHA GIANCOLA
170 N Springs Blvd.,
Tarpon Springs FL 34689

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED, and a personal representative or curator has no duty to discover whether the Florida Uniform Disposition of Community Property Rights at Death Act apples to the subject property unless a timely written demand is made.

The date of first publication of this Notice is July 18, 2025.

Person Giving Notice:
BEVERLY BUTLER
1838 Golfview Dr.
Tarpon Springs FL 34689
Attorney for Person Giving Notice:
THOMAS O. MICHAELS, ESQ.
tomlaw@tampabay.rr.com
Florida Bar No. 270830
1370 Pinehurst Rd.
Dunedin, FL 34698
July 18, 25, 2025 25-03094N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref. No.: 25-004391-ES
IN RE: ESTATE OF
LINDA BOYD HAYES,
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 Circuit Court for Pinellas County, Florida, Probate Division, is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and of 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 unmatured, 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 unmatured, 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 PERIODS SET FORTH IN F.S. §733.702 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 2 YEARS AFTER THE DECEDENT'S DEATH.

The date of death of the Decedent is November 14, 2023.

The date of first publication of this Notice is July 18, 2025.

Personal Representative:
/s/ Carolyn Wray Hayes Roberts
Carolyn Wray Hayes Roberts
5633 Wood Street
Powhatan, VA 23139
Attorney for Personal Representative:
/s/ Timothy K. Mariani
Timothy K. Mariani, Esq.
1550 S. Highland Ave.,
Ste. B
Clearwater, FL 33756
Tel.: (727) 441-4727
Primary Email: tim@abmlaw.com
Secondary Emai: karen@abmlaw.com
FBN: 238937
July 18, 25, 2025 25-03081N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER 25-006037-ES3
IN RE: ESTATE OF:
RICHARD D. LEACH JR.
Deceased.

The administration of the estate of RICHARD D. LEACH JR, deceased, whose date of death was June 24, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File Number 25-006037-ES, 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 who have claims or demands against decedent's estate, including unmatured, 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 who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) 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.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: July 18, 2025.

Personal Representative:
RICHARD D. LEACH III,
Personal Representative
1191 Park Street
Livermore Falls, ME 04254

Attorney for Personal Representative:
Alan M. Gross
ALAN M. GROSS, P.A.
4731 Central Ave.
Attorneys for Personal Representative
St. Petersburg, FL 33713
Telephone: (727) 327-0100
Facsimile: (727) 327-1797
FBN: 510602 / SPN: 815601
Email: agross@alangrosslaw.com
July 18, 25, 2025 25-03057N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT,
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
REF: 25-006165-ES
UCN: 522025CP006165XXESPR
IN RE: ESTATE OF
CHRISTA BRIGITTE BECKERAT
f/k/a CHRISTA B. WAGNER
Deceased

The administration of the estate of CHRISTA BRIGITTE BECKERAT f/k/a CHRISTA B. WAGNER, deceased, whose date of death was April 14, 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 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 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 date of first publication of this notice is July 18, 2025.

Personal Representative:
CHRISTA A. WAGNER
5732 Calais Blvd. N., #5
St. Petersburg, Florida 33714
Attorney for Personal Representative:
MICHAEL W. PORTER, Esquire
Law Firm of Michael W. Porter
Attorney for Personal Representative
Florida Bar Number: 607770
535 49th Street North,
St. Petersburg, FL 33710
Telephone (727) 327-7600
Primary Email:
Mike@mwplawfirm.com
July 18, 25, 2025 25-03038N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
File No. 2025-CP-003132
IN RE: ESTATE OF
MARIANNE RINGER
Deceased.

The administration of the Estate of Marianne Ringer, 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 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 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.

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.

Personal Representative:
Cheyenne Ringer
Attorney for Personal Representative:
Joshua Rosenberg, Esq.
Florida Bar Number: 297491
ROSE LEGAL GROUP, P.A.
1230 Oakley Seaver Drive, Suite 101
Clermont, Florida 34711
(352) 722-3114 (telephone)
Service@RoseLegalGroup.com
July 18, 25, 2025 25-03037N

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.
522025CP004180XXESPR
PROBATE DIVISION
REFERENCE NO. 25-004180-ES
IN RE: THE ESTATE OF:
MICHAEL ERNEST MARTIN
aka MICHAEL E. MARTIN,
Deceased.

The administration of the Estate of MICHAEL ERNEST MARTIN aka MICHAEL E. MARTIN, deceased, File No. 522025CP004180XXESXX, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The Estate is being administered without a Will.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes 90.5021 applies with respect to the Personal Representative and any attorney employed by him.

Any interested person as defined in Florida Statutes 731.201 (23) on whom a copy of the Notice of Administration is served must object to the qualifications of the Personal Representative, venue, or jurisdiction of the Court and must file any objection with the Court in the manner provided in the Florida Probate Rules and Florida Statutes 733.212 WITHIN THREE (3) MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE ON THE OBJECTING PERSON, OR THOSE OBJECTIONS ARE FOREVER BARRED.

Any person entitled to exempt property must file a Petition for Determination of Exempt Property WITHIN THE TIME PRESCRIBED BY FLORIDA STATUTES 733.212 OR THE RIGHT TO EXEMPT PROPERTY IS DEEMED WAIVED.

Any person entitled to an elective share must file an election to take elective share WITHIN THE TIME PRESCRIBED BY FLORIDA STATUTES 733.212

The date of the first publication of this Notice is July 18, 2025.

MICHAEL ANTHONY MARTIN
Personal Representative
4422 Tonawanda Avenue
Royal Oak, MI 48073
DAVID A. LUCZAK
3233 East Bay Drive,
Suite 103
Largo, FL 33771-1900
Telephone: (727) 531-8989
Florida Bar No. 0174670
Attorney for Personal Representative
July 18, 25, 2025 25-03077N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006140-ES
Division 3
IN RE: ESTATE OF
CHERYL ANN SHAFFER
Deceased.

The administration of the estate of Cheryl Ann Shaffer, deceased, whose date of death was April 1, 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.

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 July 18, 2025.

Personal Representative:
Sandra S. Thursby
2043 Inner Circle South
St. Petersburg, Florida 33712
Attorney for Personal Representative:
Lyndy C. Jennings
Attorney
Florida Bar Number: 908851
Law Offices of Lyndy C. Jennings, P.A.
330 Pauls Drive, Suite 212
Brandon, FL 33511
Telephone: (813) 315-8547
E-Mail: ljennings@lyndylaw.com
July 18, 25, 2025 25-03110N

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
LV10249

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY FLORIDA
PROBATE DIVISION
File Number: 25-2211-ES
Division: PROBATE
IN RE: ESTATE OF JOYCE A. WHITTAKER Deceased.

You are hereby notified that an Order of Summary Administration has been entered in the estate of Joyce A. Whittaker, deceased, File Number 25-2211-ES; by the Circuit Court for Pinellas County, Florida, Probate Division; the address of which is 315 Court Street, Room 106, Clearwater, FL 33756; that the decedent's date of death was January 23, 2022; that the total value of the estate is $29,073.08 and that the names and addresses of those to whom it has been assigned by such order are:

E. Frederick Knorr, as Trustee of the Joyce A. Whittaker Trust Agreement dated January 11, 2017
8742-A SW 92nd Place
Ocala, FL 34481

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for payment was made in the Order of Summary Administration must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

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: July 18, 2025

Petitioner
E. Frederick Knorr
c/o Robert A. Stermer, Esq.
11150 N. Williams St., Ste. 108-130
Dunnellon, Florida 34432
Attorney for Personal Representative
Robert A. Stermer, Esq.
Florida Bar No. 827967
11150 N. Williams St.,
Ste. 108-130
Dunnellon, Florida 34432
(352) 861-0447
Primary email address:
rstermer.stermerlaw@gmail.com
Secondary email address:
stermer.law@aol.com
July 18, 25, 2025 25-03020N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN 522025CP005800XXESPR
Ref 25-005800-ES
IN RE: ESTATE OF ARTHUR C. HANSON, Deceased.

The administration of the estate of ARTHUR C. HANSON, 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, 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: July 18, 2025

Personal Representative:
JASON P. HANSON
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: betty@roothlaw.com
July 18, 25, 2025 25-03079N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-005372-ES
IN RE: ESTATE OF LARRY JAMES SMITH, DECEASED.

The administration of the estate of LARRY JAMES SMITH, deceased, whose date of death was May 4, 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 curator and the curator'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 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.

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 July 18, 2025.

Attorney and Curator:
Bruce Marger, Esq.
Florida Bar Number: 50380
BATTAGLIA, ROSS,
DICUS & MCQUAID
5858 Central Avenue,
St. Pete, FL 33707
Telephone: (727) 381-2300
Email: bmarg@brdwlaw.com
Secondary Email:
probatecasemgr@brdwlaw.com
July 18, 25, 2025 25-03050N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref. No.: 25-004857-ES
IN RE: ESTATE OF WILLIAM ROBERT LANCASTER, a/k/a WILLIAM ROBERT LANCASTER, II, DECEASED.

The administration of the Estate of WILLIAM ROBERT LANCASTER, a/k/a WILLIAM ROBERT LANCASTER II, a/k/a WILLIAM R. LANCASTER, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida. The names and addresses of the Petitioner and the Petitioner'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 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 THREE (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 July 18, 2025.

JENNIFER KEYS
6000 Columbus Ave., Apt. 1907
Plano, TX 75024

BENJAMIN A. WINTER, ESQUIRE
Baynard, McLeod, Lang & Winter, P.A.
146 Second Street North, Suite 102
St. Petersburg, FL 33701
Phone: (727) 894-0676
FBN: 122785
E-Mail: Ben@BenWinterLaw.com
July 18, 25, 2025 25-03080N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
25-004685-ES
In Re: Estate of Paul A. Gonya, Jr., Deceased.

The administration of the Estate of Paul A. Gonya, Jr., deceased, whose date of death was March 28, 2025, 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 July 18, 2025.

Robert D. King, Esq.
Personal Representative
760 37th Street N.
St. Petersburg, FL 33713

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
July 18, 25, 2025 25-03031N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25-003613-ES
IN RE: THE ESTATE OF JERI LYNN LUCAS Deceased.

The administration of the estate of Jeri Lynn Lucas, deceased, whose date of death was on February 16, 2025, with File Number 25-003613-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 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 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 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 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 THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is July 18, 2025.

Personal Representative
Daryl Scott Lucas
5510 Oakhurst Drive
Seminole, Florida 33772

Attorney for Personal Representative
Douglas J. Burns, Esquire
FBN: 451060
2559 Nursery Road,
Suite A
Clearwater, Florida 33764
Telephone: 727.725.2553
Facsimile: 727.725.9584
Email: dburnspa@tampabay.rr.com
July 18, 25, 2025 25-03029N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 522025CP004180XXESPR
PROBATE DIVISION
REFERENCE NO. 25-004180-ES
IN RE: THE ESTATE OF: MICHAEL ERNEST MARTIN aka MICHAEL E. MARTIN, Deceased.

The administration of the Estate of MICHAEL ERNEST MARTIN aka MICHAEL E. MARTIN, deceased, whose date of death was November 30, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 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 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 the decedent and other persons having claims or demands against decedent's Estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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 the first publication of this Notice is July 18, 2025.

MICHAEL ANTHONY MARTIN
Personal Representative
4422 Tonawanda Avenue
Royal Oak, MI 48073
DAVID A. LUCZAK
3233 East Bay Drive,
Suite 103
Largo, FL 33771-1900
Telephone: (727) 531-8989
Florida Bar No. 0174670
Attorney for Personal Representative
July 18, 25, 2025 25-03078N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006005-ES
IN RE: ESTATE OF WALTER E. CROUCH Deceased.

The administration of the Estate of Walter E. Crouch, deceased, whose date of death was May 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.

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 July 18, 2025.

Personal Representative:
Guthrie T. Crouch
1032 S Mildred Avenue
Brooksville, FL 34601

Attorney for Personal Representative:
John M. Sakellarides
Attorney for Personal Representative
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North,
Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@jsaklaw.com
July 18, 25, 2025 25-03087N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-6436 ES
UCN: 522025CP006436XXESPR
IN RE: ESTATE OF RICHARD LEWIS HARRIMAN Deceased

The administration of the estate of RICHARD LEWIS HARRIMAN, deceased, whose date of death was May 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.

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 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 date of first publication of this notice is July 18, 2025.

Personal Representative:
BRADLEY THOMANN
173 Red Deer Road
Franktown, Colorado 80116
Attorney for Personal Representative:
MICHAEL W. PORTER, Esquire
Law Firm of Michael W. Porter
Attorney for Personal Representative
Florida Bar Number: 607770
535 49th Street North,
St. Petersburg, FL 33710
Telephone (727) 327-7600
Primary Email:
Mike@mwplawfirm.com
July 18, 25, 2025 25-03088N

--- ACTIONS / SALES ---

FIRST INSERTION

RE-NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 22-004258-CI
NUBRIDGE COMMERCIAL LENDING LLC,
Plaintiff, vs.
SUMMIT EXECUTIVE LLC; et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Emergency Motion to Cancel and Reschedule the Foreclosure Sale dated June 16, 2025, entered in Civil Case No. 22-004258-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein NUBRIDGE COMMERCIAL LENDING LLC, is Plaintiff and SUMMIT EXECUTIVE 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 August 27, 2025 on the following described property as set forth in the Final Judgment, to wit:

A PORTION OF LOTS 1 AND 2, OF RUBIN ICOT CENTER, AS RECORDED IN PLAT BOOK 88, PAGES 79 THROUGH 85, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID RUBIN ICOT CENTER, THENCE NORTH 89 DEGREES 45 MINUTES 12 SECONDS WEST, AND ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF ULMERTON ROAD (STATE ROAD 688) 157.95 FEET; THENCE NORTH 48 DEGREES 18 MINUTES 20 SECONDS WEST, 224.45 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 48 DEGREES 18 MINUTES 20 SECONDS WEST, 318.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 58TH STREET NORTH; THENCE NORTH 15 DEGREES 35 MINUTES 30 SECONDS EAST, AND ALONG SAID RIGHT-OF-WAY 124.10 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 143.14 FEET, SAID CURVE HAVING A RADIUS OF 517.00 FEET, DELTA OF 15 DEGREES 51 MINUTES 48 SECONDS, A CHORD BEARING OF NORTH 07 DEGREES 39 MINUTES 36 SECONDS EAST, AND A CHORD OF 142.68 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 17 SECONDS WEST, 140.42 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 89 DEGREES 43 MINUTES 43 SECONDS EAST, 223.11 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 17 SECONDS EAST, 12.00 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 43 SECONDS EAST, 143.60 FEET; THENCE SOUTH 24 DEGREES 30 MINUTES 19 SECONDS WEST, 49.64 FEET; THENCE SOUTH 42 DEGREES 29 MINUTES 38 SECONDS WEST, 132.23 FEET; THENCE SOUTH 15 DEGREES 03 MINUTES 34 SECONDS WEST 70.37 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 03 SECONDS WEST, 11.57 FEET; THENCE SOUTH 13 DEGREES 08 MINUTES 59 SECONDS EAST, 105.26 FEET; THENCE SOUTH 38 DEGREES 58 MINUTES 05 SECONDS WEST, 168.19 FEET; THENCE SOUTH 48 DEGREES 18 MINUTES 20 SECONDS EAST, 122.00 FEET; THENCE SOUTH 41 DEGREES 41 MINUTES 40 SECONDS WEST, 89.00 FEET TO THE POINT OF BEGINNING.

Property address: 13575 58th Street North, Clearwater, Florida 33760

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 15th day of July, 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
(Bidder Account Number: 10088)
July 18, 25, 2025 25-03093N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 22-003835-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS3,
Plaintiff, vs.
DWAYNE L. POUNCY A/K/A DWAYNE POUNCY; CONNIE L. PEDROFF A/K/A CONNIE PEDROFF; UNKNOWN SPOUSE OF CONNIE L. PEDROFF A/K/A CONNIE PEDROFF; UNKNOWN SPOUSE OF DWAYNE L. POUNCY A/K/A DWAYNE POUNCY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 07 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 2, MEADOW LAWN PINELLAS ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

PROPERTY ADDRESS: 1854 76TH AVE N, SAINT PETERSBURG, FL 33702

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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.

Dated this 10 day of July 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
Provide Bidder Number: 11951
22-00124
July 18, 25, 2025 25-03044N

FIRST 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.: 52-2024-CA-001297
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-4 ,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CORALEE EIKEL AKA CORALEE RATLIFF EIKEL, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 14, 2025, and entered in Case No. 52-2024-CA-001297 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-4 , is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Coralee Eikel aka Coralee Ratliff Eikel, deceased, Kay Elaine Eikel, Gail Lyn Eikel, Pinellas County, 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 August 13, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 10, COLLEGE HILL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 35, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

A/K/A 1341 FLORIDA AVE PALM HARBOR FL 34683

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 07 day of July, 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/23-006430
July 18, 25, 2025 25-03091N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-001103-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
WILLIAM MICKLE, JR.; et al.,
Defendant(s).

TO: Andrey G. Shevtsov
Last Known Residence: 7897 3rd Ave. S., St. Petersburg, FL 33707
TO: Shanti CC Clearwater, LLC
Last Known Residence: 8273 Artisan Way Seminole, FL 33777
TO: Valeri S. Kroutko
Last Known Residence: 8273 Artisan Way Seminole, FL 33777

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

LOT 21 OF ARTISAN PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE(S) 112 THROUGH 113, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, 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 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 July 10th, 2025.
KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
As Clerk of the Court
By: /s/ Thomas Smith
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1454-544B
Ref# 11837
July 18, 25, 2025 25-03041N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2024-10198-CO
TRADEWINDS EAST CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
GZIM KOSUMI, and UNKNOWN TENANT(S),
Defendants.

TO: GZIM KOSUMI,

YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:

Unit 65, Building 7-A, of Tradewinds, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4270, Page(s) 1023, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

PARCEL ID NO.: 16-29-16-91660-007-0650 ("Property")

Property Address: 383 South McMullen Booth Road, Unit 65, Clearwater, Florida 33759

A Lawsuit has been filed against you in Pinellas County Court, TRADEWINDS EAST CONDOMINIUM ASSOCIATION, INC. v. GZIM KOSUMI, 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 Public Information Department, Pinellas County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, 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 10th day of July, 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
10573-016
July 18, 25, 2025 25-03027N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-000532-CI
SEACOAST NATIONAL BANK, s/b/m to Freedom Bank of America,
Plaintiff, vs.
JOYCE T. VELITSCHKOWSKI; J.T.V. INCORPORATED; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise,
Defendants.

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of PINELLAS County, Florida will sell the following property situated in PINELLAS County, Florida described as:

PARCEL I:
The East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plat thereof recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street; Less the North 1/2 of Farm 22; Less the South 30 feet as conveyed to the City of Pinellas Park.
And Less and Except the following described parcel:
The East 215 feet of the North 175 feet of the South 1/2 of the East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plt thereof as recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street.
PARCEL II:
The East 215 feet of the North 175 feet of the South 1/2 of the East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plt thereof as recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street.
Property Address: 6400 53rd Street N., Pinellas Park, FL 33781
Together with that certain collateral described as:
All Inventory, Chattel Paper, Accounts, Equipment, and General Intangibles of J.T. V. Incorporated, including, without limitation:
A. UCC Record No.: 201402519093 All inventory equipment, accounts (including but not limited to all health-care insurance receivables), chattel paper, instruments (including but not limited to all promissory notes), letters-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles (including but not limited to all software and all payment intangibles); all oil, gas and other minerals before extraction all oil, gas, other minerals and accounts constituting as-extracted collateral; all fixtures, all timber to be cut; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory, and software to utilize, create, maintain and process any such data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property.
B. UCC Record No.: 201402397664 – All equipment as more fully described on attached Exhibit "A": whether any is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the forgoing: all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and accounts proceeds).

2005 KW JET/VAC TRUCK – 1NKDLB0X25JOT5252
2004 F550 – 1FDAW56P04EC85579
2002 KW JET/VAC TRUCK – 1NKDXBEX62J885041
1992 JET/VAC TRUCK – _1FDYR82A1NVA32121
2002 INVERSION TRUCK – 1NKDLU0X02J892551
1990 KW REEFER TRUCK – 2XKWDR9X1LM545932_
2002 STERLING TV/GROUT TRUCK – 2FZAASAK52AJ83290
2001 STERLING UTILITY TRUCK – 2FZAASAK14AH80612
2000 CCTV STERLING TRUCK – 2FZHAJBAXYAG96299
2003 F550 – 1FDAW56F73EA38100
2002 F350 1FTSW30F22EC79678
2001 F350 3FTSW30F51MA15007
WET- OUT TABLE
1993 EXTEND-A-JET 06300JTV1 V5181Q
2002 24' GOOSE NECK TRAILER 4DYGS242521072542 I099HY
1999 BLUE TRAILER (TANDEM) NOVIN0200050737 684JCT
2002 AIR TRAILER NOVIN020023807 X147XJ
1998 ARROW BOARD NOVIN0200240534 X148XJ
2003 LITTLE PULL ALONG 2SWUW11A53G112428 432KQR
2004 HERTZ PUMP 351577 P2591Z
2005 INGERSOL AIR COMPRESSOR 4FVC88AA37U376241 G715LQ

C. UCC Record No.: 201402651781 – All equipment as more fully described on attached Exhibit "A" therein: whether any is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the forgoing: all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and account proceeds).

1- TRAKSTAR ZOOM CAMERA, w/DIAGNOSTICS, NTSC, 6PIN
4 – THERMO KING MODEL SB330-30 MIRCOPROCESSOR-CONTROLLED, HIGH CAPACITY, FRONT MOUNT, DIESEL-POWERED TEMPERATURE CONTROL UNIT WITH DIRECTIONAL AIR DELIVERY, UNIT FEATURES SR-3 CONTROLLER AND OPTISET WITH FRESH ET.

D. UCC Record No.: 20150505022655

1- CIPP SERVICES CATALYST BLENDING UNIT MODEL ACBU-215

at public sale on September 10, 2025 at 10:00 A.M. , to the highest and best bidder for cash on the Clerk's website, www.pinellas.realforeclose.com, for online auctions. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be by 5:00 P.M the day of the sale by cash or cashier's check.

Sale is as-is, where is, and no representation is made as to any of the property being sold, including its existence or location.

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."

ELLISON | LAZENBY
/s Jason M. Ellison
Jason M. Ellison
FBN: 0040963
jellison@elattorneys.com
J. Michael Lavin
FBN: 1035323
mlavin@elattorneys.com
150 Second Avenue North
Suite 1770
St. Petersburg, FL 33701
admin2@elattorneys.com
T: (727) 362-6151
Attorney for Plaintiff
July 18, 25, 2025 25-03069N

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 22-000491-CI
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3,
Plaintiff, vs.
ESTATE OF DONALD A. STEGER, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF DONALD A. STEGER, DECEASED; JENNIFER A. STEGER; BARCLAYS BANK DELAWARE; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated April 25, 2023 and an Order Rescheduling Foreclosure Sale dated July 9, 2025, entered in Civil Case No.: 22-000491-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, Plaintiff, and ESTATE OF DONALD A. STEGER, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF DONALD A. STEGER, DECEASED; JENNIFER A. STEGER; BARCLAYS BANK DELAWARE; UNKNOWN TENANT(S) IN POSSESSION #1, are Defendants.

KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose.com, at 10:00 AM, on the 17th day of September, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 22, BLOCK 3, BROADACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 101, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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.

Dated: July 11, 2025
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
21-49101
July 18, 25, 2025 25-03045N

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-9964-CO
LANDMARK OAKS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
LISA D. SWEETING 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:

Unit 706, Building (Phase 7) of LANDMARK OAKS CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 6000, Page 1792, of the public records of Pinellas County, Florida, and all amendments thereto, together with is undivided percentage share in the common elements. With the following street address: 3025 Landmark Boulevard, #706, Palm Harbor, Florida, 34684.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on September 4, 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 16th day of July, 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
July 18, 25, 2025 25-03101N

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. 24-003015-CI
Division 20
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5
Plaintiff, vs.
STACEY A WENGER A/K/A STACEY ALLAN WENGER , JENNIFER R WENGER A/K/A JENNIFER RAE WENGER, UNKNOWN SPOUSE OF STACEY A WENGER A/K/A STACEY ALLAN WENGER, CITY OF ST. PETERSBURG, FLORIDA, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 14, 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 5, BLOCK 29, EDGEMOOR ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 45 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

and commonly known as: 532 HAMPTON AVENUE, SAINT PETERSBURG, FL 33703; 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 September 17, 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: July 15, 2025
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2425423/wll
July 18, 25, 2025 25-03084N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-001091-CI
BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM5 C/O CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE,
Plaintiff, vs.
JOHN G MATTA; UNKNOWN SPOUSE OF JOHN G. MATTA; CREEKSIDE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated July 9, 2025, entered in Civil Case No.: 25-001091-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM5 C/O CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, Plaintiff, and JOHN G MATTA; CREEKSIDE HOMEOWNERS ASSOCIATION, INC., are Defendants.

KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose.com, at 10:00 AM, on the 27th day of August, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 2, OF CREEKSIDE, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, AT PAGES 44 THROUGH 46, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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.

Dated: July 11, 2025
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-51894
July 18, 25, 2025 25-03046N

FIRST 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. 25-002826-CI
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
KELLY PAPPAS, et al.
Defendant(s).

TO: KELLY PAPPAS, UNKNOWN SPOUSE OF KELLY PAPPAS,
Whose Residence Is: 2848 LONGLEAF LANE, PALM HARBOR, FL 34684
and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), 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 13, BLOCK M, LAKE ST. GEORGE – UNIT II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 43 AND 44, 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

"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 14 day of July, 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
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVENUE, SUITE 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-277504
July 18, 25, 2025 25-03076N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-004459-CO
LA PUERTA DEL SOL CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
SHIRLEY M. STARCK and BRET LEROY ALLINSON, AS TRUSTEES OF THE SHIRLEY M. STARCK TRUST DATED OCTOBER 29, 2014, and UNKNOWN TENANT(S),
Defendants.

TO: BRET LEROY ALLINSON

YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:

Unit 174, Phase 12, La Puerta Del Sol, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4670, Page(s) 1457 and amended in Official Records Book 5023, Page 2158, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

PARCEL ID NO.: 08-32-16-50067-012-1740 ("Property")

Property Address: 5825 La Puerta Del Sol Boulevard South, Unit # 174, St. Petersburg, Florida 33715

A Lawsuit has been filed against you in Pinellas County Court, LA PUERTA DEL SOL CONDOMINIUM ASSOCIATION, INC. v. SHIRLEY M. STARCK and BRET LEROY ALLINSON, AS TRUSTEES OF THE SHIRLEY M. STARCK TRUST DATED OCTOBER 29, 2014, 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 Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, 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 15th day of July, 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
10063-073
July 18, 25, 2025 25-03083N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-002106-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CSMC 2018-RPL12 TRUST
Plaintiff vs.
ESTHER M. FERNANDEZ; ALFONSO FERNANDEZ JR.; LINDA FERNANDEZ; MEB REO TRUST VI; LAKE ST. GEORGE SOUTH HOMEOWNERS ASSOCIATION., INC. D/B/A THE COURTS OF LAKE ST. GEORGE; PINELLAS COUNTY CLERK OF COURT; et al.,
Defendants

TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
Subject Property address:
3832 Pebble Court
Palm Harbor, FL 34684.

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Pinellas County, Florida regarding the subject property with a legal description, to-wit:

LOT 59, BLOCK F, LAKE ST GEORGE - UNIT VIII -A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 10-11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before , 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.

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) 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 on 7/14/2025

KEN BURKE, CPA
CLERK OF THE COURT
By: /s/ Thomas Smith
As Deputy Clerk
Gary Gassel, Esquire
Law Office of Gary Gassel, P.A.
the plaintiff's attorney
2191 Ringling Boulevard
Sarasota, Florida 34237
Pleadings@Gassellaw.com
July 18, 25, 2025 25-03075N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO:23-723-CI
PINEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
STEPHEN M. BRADY, CATHERINE S. BRADY 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, I will sell all the property situated in Pinellas County, Florida described as:

Unit Number 1008, and 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 of PINEWOOD VILLAGE CONDOMINIUM, as recorded in O.R. Book 4648, page 294 thru 364, and as amended in O.R. Book 4680, Page 1111 and O.R. Book 4686, Page 1645, and the plat thereof as recorded in Condominium Plat Book 27, Pages 5-8, all of the Public Records of Pinellas County, Florida.

Property Address: 601 N. Hercules Avenue, #1008, Clearwater, Florida, 33765.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on August 20, 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 22nd day of May, 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
July 18, 25, 2025 25-03108N

FIRST 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 26th day of August, 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

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

Dated this 15th day of July, 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
July 18, 25, 2025 25-03092N

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. 19-005270-CI
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, vs.
GRACE TRAN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 03, 2025, and entered in 19-005270-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and GRACE TRAN; THOMAS C. TRAN; J-H HOME MORTGAGE RESCUE, LLC AS TRUSTEE OF 4661 CARSON LAND TRUST DATED 11/30/2009 are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on August 07, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 3, SHORE ACRES BUTIERFLY LAKE REPLAT UNIT-TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 52 & 53, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 4661 CARSON ST NE, ST PETERSBURG, FL 33703

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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.

Dated this 16 day of July, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, 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\Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email:
amanda.murphy@raslg.com
19-283839 - NaC
July 18, 25, 2025 25-03106N

Pinellas County
P: (727) 447-7784 F: (727) 447-3944

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 23-001127-CI
AMERIHOME MORTGAGE COMPANY, LLC;
Plaintiff, vs.
SHANA M. PASCH A/K/A SHANA MARIE PASCH, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated June 2, 2025 in the above-styled cause, the Clerk of the Circuit Court will sell to the highest and best bidder for cash beginning at 10:00 AM at www.pinellas.realforeclose.com , on August 12, 2025, the following described property:

Lot 1, Oak Ridge Court Estates, according to the map or plat thereof, as recorded in Plat Book 99, Page(s) 73, of the Public Records of Pinellas County, Florida.
Property Address: 1931 OAK RIDGE CT, CLEARWATER, FL 33759

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
MLG No.: 23-00509 /
CASE NO.: 23-001127-CI
July 18, 25, 2025 25-03109N

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. 24-001994-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2022-GS1,
Plaintiff, vs.
STEPHANIE LOPEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 31, 2025, and entered in 24-001994-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 LEGACY MORTGAGE ASSET TRUST 2022-GS1 is the Plaintiff and STEPHANIE LOPEZ; RAFAEL LOPEZ A/K/A RAFAEL A. LOPEZ; ASSET ACCEPTANCE, LLC; COUNTRYSIDE KEY HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on August 06, 2025, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN PINELLAS COUNTY, STATE OF FLORIDA, VIZ: LOT 3, BLOCK 29, COUNTRYSIDE KEY, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 57 THROUGH 59, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TAX MAP OR PARCEL ID NO.: 16-28-16-18661-0269-0030
Property Address: 206 COUNTRYSIDE KEY, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.

Dated this 15 day of July, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, 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
23-107830 - NaC
July 18, 25, 2025 25-03090N

Q&A

Who benefits from legal notices?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386

LV18237_V6

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-5412-CO
BREEZEWAY VILLAS, A CONDOMINIUM, a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF OKTAY BARAN VURAL, AND ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: ESTATE OF OKTAY BARAN VURAL, AND ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, BREEZEWAY VILLAS, A CONDOMINIUM, herein in the following described property:

Unit 33, Building 11, BREEZEWAY VILLAS, PHASE IV, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5508, Page 1318, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements. With the following street address: 4951 91st Avenue N., #33, Pinellas Park, Florida, 33782

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"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 the seal of this Court on 10th day of July, 2025.

KEN BURKE
CLERK AND COMPTROLLER
By: /s/ Thomas Smith
Deputy Clerk

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
July 18, 25, 2025 25-03025N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No: 2025-CA-002027
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
MONICA MARSHALL; et. al.,
Defendants.

TO:
MONICA MARSHALL
1501 61st Ave N
Saint Petersburg, FL 33703
UNKNOWN SPOUSE OF MONICA MARSHALL
1501 61st Ave N
Saint Petersburg, FL 33703
UNKNOWN TENANT #1
1501 61st Ave N
Saint Petersburg, FL 33703
UNKNOWN TENANT #2
1501 61st Ave N
Saint Petersburg, FL 33703
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 11, BLOCK 1, EUCLID ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 53, 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 Pembrook 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 day of 07/09/2025, 2025.

CLERK OF THE CIRCUIT COURT
By: JESSICA ZOVICH
Deputy Clerk
(COURT SEAL)
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
LLS14584- MARSHALL
July 18, 25, 2025 25-03043N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-004845-CO
CASA PRIMA APARTMENTS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
PETER FURTUNATO, as Trustee of the CASA PRIMA TRUST and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: PETER FURTUNATO as Trustee of the CASA PRIMA TRUST

YOU ARE NOTIFIED that an action for preliminary injunction of the need to vacate property within the Plaintiff, CASA PRIMA APARTMENTS ASSOCIATION, INC., for the purpose of restoration of the condominium property pursuant to Section 718.111(11) of the Florida Statute and herein in the following described property:

Unit 204 of the Casa Prima Apartments, a Condominium, according to the Condominium Plat Book 26, Pages 6 and 7, being further described in that certain Declaration of Condominium filed 9/14/77 in O.R. Book 4597, Pages 1045 through 1093, Public Records of Pinellas County Florida, together with an undivided share in the common elements appurtenant thereto.
Parcel No. 30-31-16-14121-000-2040.
Property Address: 1859 Shore Drive S., #204, South Pasadena, Florida 33707

has been filed against you and you are required to serve a copy of your written defenses, if any, on Scott M. Gross, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Suite A, Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"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 the seal of this Court on 10th day of July, 2025.

KEN BURKE
CLERK AND COMPTROLLER
By: /s/ Thomas Smith
Deputy Clerk

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
July 18, 25; Aug. 1, 8, 2025
25-03026N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-000892-CI
CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP,
Plaintiff, vs.
KIMBERLY G. BURKE, et al,
Defendant(s).

To:
KIMBERLY G. BURKE
Last Known Address:
1026 64TH ST S
GULFPORT, FL 33707
Current Address: Unknown

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

LOT 18 IN BLOCK 36 OF PASADENA ESTATES SECTION "C", ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
A/K/A 1026 64TH ST S GULFPORT FL 33707

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the Americans with Disabilities Act

If you are a person with a disability who needs 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.

WITNESS my hand and the seal of this court on this 10th day of July, 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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
NL - 25-001544
July 18, 25, 2025 25-03042N

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-003220-CI
IN RE: FORFEITURE OF
2010 FORD FUSION,
VIN: 3FADP0L36AR269615
BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, Petitioner,
vs.
Aisha Dennis and Seydina Ngom, Claimants.

TO: AISHA DENNIS and SEYDINA NGOM, and all others who may claim an interest in the above-described, 2010 FORD FUSION, VIN: 3FADP0L36AR269615 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, seized the Property on or about June 10, 2025, at or near the area of 2007 Alpine Road, Clearwater, in 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).

Emily K. VanOosting,
Associate Counsel, FBN: 0100063
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
evanoosting@pcsonet.com;
slockheart@pcsonet.com
Attorney for Petitioner
July 18, 25, 2025 25-03048N

FIRST INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-003252-CI
IN RE: FORFEITURE OF
2004 FORD F-150
VIN: 1FTRF12W84NC26101
BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, Petitioner,
vs.
Stanley Roberts and Stephanie Roberts, Claimants.

TO: STANLEY ROBERTS and STEPHANIE ROBERTS, and all others who may claim an interest in the above-described, 2004 FORD F-150, VIN: 1FTRF12W84NC26101 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, seized the Property on or about June 15, 2025, at or near the area of 49th Street North and 46th Avenue North, St. Petersburg, in 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).

Emily K. VanOosting,
Associate Counsel, FBN: 0100063
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
evanoosting@pcsonet.com;
slockheart@pcsonet.com
Attorney for Petitioner
July 18, 25, 2025 25-03047N

FIRST 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. 25-002725-CI
FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION AS COLLATERAL TRUST TRUSTEE,
Plaintiff, vs.
GREGORY S. BARNES AND APRIL M. BARNES, 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 JOSEPH HAMILTON, 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(S) 11, BLOCK 1 OF LAKEWOOD ESTATES ADD, AS RECORDED IN PLAT BOOK 90, PAGE 75 ET SEQ., 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 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 10th day of July, 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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-303110
July 18, 25, 2025 25-03028N

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/25/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 GRAY mobile home bearing the vehicle identification number 5012CKRGT927and all personal items located inside the mobile home. Last Tenant: Estate of Georgia Cooke Morey, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Georgia Cooke Morey, Unknown Party and Parties in Possession, Kyle Morey, as Heir and Carol Lee King Tillinghast. Sale to be held at: Sunshine MHC, 7403 46th Avenue North, St. Petersburg, Florida 33709, (727) 541-1079.

July 11, 18, 2025 25-02997N

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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 Facility Act Statues (section 83.801-83.809) The undersigned will sell at public sale July 25, 2025 scheduled to end at 10:00AM on www.storagetreasures.com. Items will be retrieved from the premise where said property has been stored and which are located at **Storquest 1505 S. fort Harrison Ave** County of Pinellas State of Florida, the following

Name	Unit	contents
Marty Daniel	122	tools and other miscellaneous items
Shante Bradham	185	House hold goods

Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party

July 11, 18, 2025 25-02907N

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 06/01/2025 – 06/30/2025:
BICYCLE, BICYCLE PART, BRACELET, CARDS (OTHER), CELLULAR PHONE, CLOTHING ACCESSORY, CLOTHING/FUR, COSMETICS, EARRINGS, ELECTRIC BICYCLE/SCOOTER/OTHER, ELECTRONIC DEVICE, EQUIP/TOOL, FOOTWEAR, GUN, GUN AMMO, GUN CASE/HOLSTER/ACCESSOR, GUN CLIP/ SPEED LOADER, HAT, HOUSEHOLD FURNITURE/GOODS, IPAD, JEWELRY (OTHER), KNIFE/SWORD, MEDICAL EQUIPMENT, NECKLACE, PURSE/POUCH/PACK, RING, SUNGLASSES/EYEGLASSES, US CURRENCY, WALLET, WATCH, WEAPON (NOT KNIFE OR GUN)

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

July 11, 18, 2025 25-02911N

SECOND INSERTION

NOTICE OF
PUBLIC SALE

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

Extra Space Storage 8610 66th St N. Pinellas Park FL 33782 on 7/25/25, at 1:30 PM

lilita sampson - 2 bed home
kimberle lowden - 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.

July 11, 18, 2025 25-02960N

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 7/28/25 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

2218 Michael Smith	Tool Chest, Furniture, Boxes
2225 Tiffany Ballard	Bags, Clothing
2340 Marcellina Ivey	Lamps, Electronics, Furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions. (727)-509-0254

July 11, 18, 2025 25-02908N

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08759, 3657 Tampa Road, Oldsmar, FL 34677, (813) 259-7166
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
0404 - Rosenquist, Cameron; 2108 - Stephens, Kelly; 2150 - Sallard, Oset; 2176 - Lykes, Richard; 3003 - Gauvin, Marissa; 3012 - Darby, Connelly

PUBLIC STORAGE # 23431, 4080 Tampa Road East, Oldsmar, FL 34677, (813) 773-6571
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
1072 - Calhoun, India; 1082 - Williams, Michael; 2005 - Booth, Christina; 2030 - Cotto, Luis; 2043 - Castro, Stephanie; 2082 - Orozco, Nicholas; 3020 - ClearSet.AI Gardiner, Yasmine; 3039 - Nelson, Daniel Charles; C056 - Rivero, Omar; D055 -McCall, Stuart; D093 - Velez, Adnery; D188 - Higgins, Christine; E012 - Bark, Greg; E016 - Blunt, Deziree; G048 - Jones, Jamie; G099 - Rainey, Kirstin; G100 - Federici, Italia; G109 - Penny, David

PUBLIC STORAGE # 28074, 1730 S Pinellas Ave, Ste I, Tarpon Springs, FL 34689, (727) 605-0137
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
01007 - Filippelli, Annette; 104 - Pearson, Joseph; 123 - moore, jacqueline; 279 - Petelle, Evan; 284 - haire, James; 286 - Paulk, Ralph; 311 - Fuller, Donna; 312 - McPeck, Alan; 413 - Lucas, Mark; 425 - Cunningham, Chris; 607 - Valdez, Hillary; 709 - Williams, Robert; 807 - Williams, Robert Mark; 834 - Lazenby, Angelina Nicole; 837 - Kotsanis, Anastasia; 908 - Harrison, Jeremy; 918 - Roebuck, Tierra

PUBLIC STORAGE # 28081, 38800 US Highway 19 North, Tarpon Springs, FL 34689, (727) 219-9944
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
A009 - Cane, Casey; B043 - Perdrono, Michel; B119 - Jones, Shira; B164 - Mooore, Tracey; B181 - Charles, Amy; C217 - Howlett, Derimiah; E314 - Schmidt, Wendy; E316B - fularz, David; F333 - Strawder, Ashima; F344 - Wilt, Justin; F366 - Bufano, Glenn; F377 - Custudio-Hirsh, Desdemone; F387 - Cane, Casey; H551 - DeLaPaz, Mireyxa; H553 - Pagan, Janet; I631 - Schmidt, Wendy; I643 - Schmidt, Wendy; I644 - Rigdon, Wilson; J708 - Gardner, Aryon; J726 - Wakeland, Nancy; K823 - Karouzakis, Michael; K825 - Downey, Sandra; L909 - Marcum, Jarrell; L915 - Pennoyer, Nicholas; L917 - Cane, Casey; M1022 - Anderson, Racquel; M1037 - Slade, Chantelle; M1040 - Ball, Stacey; N1105 - Mickelsen, William; N1110 - Rigdon, Wilson

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

July 11, 18, 2025 25-02910N

FOURTH INSERTION

NOTICE

Effective June 6, 2025.
Paul Kostamo, MD, is
no longer providing care
at WellMed.

Patients of Dr. Kostamo may continue care at WellMed at Tyrone Gardens.

Patients can obtain copies of their medical records at:
WellMed at Tyrone Gardens
960 58th St N
St. Petersburg, FL 33710
Phone: 1-727-820-7778
Fax: 1-727-820-7779

June 27; July 4, 11, 18, 2025 25-02749N

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on July 29, 2025, for United Self Mini Storage - Countryside at www.StorageTreasures.com bidding to begin on-line July 18, 2025, at 6:00am and ending July 29, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Daniel Rapoch	322
Heather C. Seiter	021
Zachary Smith	296
Barbara Westfall	361

July 11, 18, 2025 25-02974N

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on July 29, 2025, for United Self Mini Storage - Ulmerton at www.StorageTreasures.com bidding to begin on-line July 18, 2025, at 6:00am and ending , July 29, 2025, at 12:00pm to satisfy a lien for the follow unit(s). Unit(s) contain general household goods.

Name	Unit
Jonathan Gomez	106
Therese M. Guidry	120
Sidney Lavine III	258
Jamie L. Luttrull	117
Rudolph Manning	166

July 11, 18, 2025 25-02975N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/25/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 ROYA mobile home bearing vehicle identification numbers 2463T and all personal items located inside the mobile home. Last Tenant: Jason Read, as Personal Representative of the Estate of Deborah Read-Arntz, Any and All Unknown Heirs, Beneficiaries, Successors, and Assigns of Deborah Read-Arntz, Dennis Harmon as the Personal Representative of the Estate of David Harman, Any and All Unknown Heirs, Beneficiaries, Successors, and Assigns of David Harman, Unknown Party or Parties in Possession. Sale to be held at: Park Royale, 10611 66th Street N., Pinellas Park, Florida 33782, 727-547-1676.

July 11, 18, 2025 25-02998N

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 07111, 199 Missouri Ave N, Largo, FL 33770, (727) 315-0688
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1037 - Holland, Rebekah; 2065 - Bailey, Satis; 2091 - stamer, Jona; 2188 - Zoubenko, Andrey; 2219 - Tahtinen, James; 3007 - Cintron, Britain; 3034 - Thomas, Robert; 3062 - Lee, Kristie Ward; 3065 - Bennett, Gerald; 3069 - Gibbons, James; 3076 - workman, Infinity; 3115 - Gunnell, Hannah; 3117 - patrick, Colin; B105 - Byrd, Zachary; B114 - McArdle, Francis; B126 - Johnson, Keiosha; C103 - conway, joseph; C114 - Clare, John; C132 - Jones, Melissa; C151 - Silverstein, Carrie; C173 - Howard, Keith; D106 - Sheppard, James; D116 - Velardi, Tina

PUBLIC STORAGE # 07119, 4221 Park Blvd, Pinellas Park, FL 33781, (727) 551-4378
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
A219 - Dawson, Shanshe; A302 - Salvaggio, Sarrah; B220 - Greiner, Katrina; B224 - Scott, Keisha; B313 - Parrish, Donald C; B508 - CASAZZA, JESSE; B520 - Khan, Shujaat; B621 - Jaqua, Danielle; B626 - Stewart, Tabitha; B630 - Church, Yasheta; B638 - Franzese, Maureen; B641 - Andre, livius; B905 - Williams, Lakisha; B907 - Nellis, Madison

PUBLIC STORAGE # 08217, 6820 Seminole Blvd, Seminole, FL 33772, (727) 498-8744
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
2123 - Phillips, Dennis; 2226 - Keraghan, Jeremy; 2628 - Griffin, Lamar; 2709 - Gonzales, Melissa; 2727 - Chambers, Beverly; 2902 - Camacho, Elias; 2911 - Shaffer, Roger; 2916 - Longenette, Carol; 3622 - Oliver, Raymond; 3710 - montanez, yashira; 3716 - Nogaj, Christopher; 4116 - Moulin, Dana; 4316 - Jones, Lori; 4514 - Hulett, Stephen; 4550 - Sarris, Leticia; 4552 - Morris, Shirley; 4558 - Alexander, Michelle L

PUBLIC STORAGE # 20173, 6543 34th St N, Pinellas Park, FL 33781, (727) 498-0622
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
007A - Benton, Cortez; 016A - Mills, Latasha; 025A - Lloyd, Michael; 305 - Hutchison, Katherine; 382 - Jackson, Robert; 387 - Martins, Michelle; 402 - swint, Dana; 455 - Toomajanian, Torrey; 496 - Kruise, Thomas; 586 - Jones, TeReico; B004 - Grogan, Leslie; B018 - sharp, Andreyonna; B025 - VERNERIS, Beth; B051 - Delaney, Jackson; D008 - intelli, george; D011 - Jeffers, Jill; D026 - allen, Nakista; E022 - Buxton, Chantel; E052 - intelli, george; F035 - harris, Hayden; F047 - Matos, Johanna; F056 - Knox, Kathyn; F076 - English, Maxine; F082 - Weldy, Rob; F085 - Landrum, Justine; F089 - Smith, Dominique; F101 - KRANTZ, JENNIFER; F104 - Pedigo, Caitlin; G011 - Fuller, Shamar; G013 - Roundtree, Breonnca; G032 - pummel, Brianna; H001 - Pridgen, Deanna; H012 - Sehwail, Yaser; H022 - Robinson, Ronzeire; F095-Anita Lee

PUBLIC STORAGE # 20410, 5880 66th Street N, St Petersburg, FL 33709, (727) 547-3460
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
A001 - Weaver, Lauren; A029 - Pennucci, Brianna; A046 - King, Paul; A052 - DOCKHAM, KATHY; A078 - Cain, Toina; B009 - Borrero, Lourdes M; C029 - MORENO, ANTONIO; C043 - Branson, Tiffany; C050 - Reed, Kenneth; C053 - Martinez, Maria; C115 - Thomas, Eddie; C149 - Paulino, Jordan; D010 - Buie, Clint; D012 - Felton, Anson; D032 - Arbanas, Steve; D034 - Hardy, Ilene Kischel; E001 - Epstein, Kelly; E036 - Faulkner, Victoria; E049 - rue, April; F021 - Sammartino, Zanna; G007 - Elick, Joyce; G018 - Spinks, Earl; D040-Frances Lonker

PUBLIC STORAGE # 20445, 8305 Ulmerton Road, Largo, FL 33771, (727) 249-0891
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
B027 - Collins, Billy; B051 - adkins, donald; B064 - Rivera, Petra; B085 - Tinch, Neville; B090 - Anderson, Tashondra; B093 - Humes, Danlene; B101 - dowdy, destinee; B103 - joseph, pachmayer; B115 - Murray, Jordan; C021 - Green, Darrick; C023 - Dagnogo, Mousa; C028 - MAUNAKEA, ANGELA; C055 - Nunez, Jose O; C067 - mona, Bruno; C084 - Mathias, Lorianne; C091 - Hairston, Eric; C118 - Richards, Brad; C132 - King, Gloria

PUBLIC STORAGE # 20702, 1400 34th Street South, St Petersburg, FL 33711, (727) 502-6014
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
B002 - Bailey, Heidi; B007 - Brown, David; B012 - Cohens, Terryelle; B014 - Canfall, Angela; B017 - Barnes, Keyara; B025 - Mcqueen, Phylicia; B028 - Hayes, Tiffanie N; C017 - Brown, Allysia; C018 - witchers, Sergio; C023 - Garcia, Shantae; C029 - Mullan, Mario; C052 - Walker, Odeen; C059 - jefferson, amanyal; C061 - Jackson, Tredina K.; C094 - Cooper, Mercedes; C109 - Reynolds, Nate; C112 - Freeman, Latoya; C116 - Griffin, SaNyya; D003 - moore, Antwan; D006 -Mcclendon, Alfreda; D007 - Tate, Tasha; D008 - Gray, Betty; D011 - patricia, Cox; D015 - Hanley, Nieka; D017 - Sanner, Zachary; D025 - curry, kyandre; D031 - Finn, Ashley M; D042 - Wiser, Robin; E002 - Alston, Marketta; E007 - Rodriguez, Yolanda; E010 - Davis, Tyrone; E027 - Cooper, Latoya; E032 - Coleman, Kristy; E037 - Williams, Jania M; E044 - James, John; E046 - Spells, Vanity; E050 - FORD, ANTWANN; E057 - Nelson, Keelan; E058 - Woods, Demetrius; E084 - Williams, Cortez; E091 - Owens, Venus; E103 - Tingman, Damen; E105 - PATTERSON, LAUREN; E109 - JAMES, DANNY; E116 -Baker, Angelica; E121 - WITCHER, DAVE; E122 - Hughes, Ruben; E133 - Holliday, Nicole; E134 - rumph, Johnnari; E135 -WALTON, BIANCA; E173 - LESHORE, ANDREA

PUBLIC STORAGE # 20714, 4500 34th Street North, St Petersburg, FL 33714, (727) 547-3606
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
A026 - Walker, Ahmad; B015 - Banks, Chailey; B037 - Green, Shontria; B050 - Howarth, Nathan; B064 - Rhaney, Leslie; B068 - Rosario, Jared; B072 - Smith, Dominique; B077 - Jean JR., Salvador; C009 - Bryant, Porschaonna; C021 - Roebelt, kimberly; C022 - LaVine, Kertina; C038 - Zakrajsek, Raymond; C063 - Dempsey, April; C070 - Bethune, Rashiya; D006 - Comstock, Mary; D010 - Roberts, Clarence; D024 - Cason, April; D035 - asberry, Christine; D038 - Johnson, Gerald; D058 - Wright, Tamyia; D066 - Redenburg, Jearell; D083 - Liburd, Daniel J; E001 - day, Tiffany; E017 - Picnic chemistry Rodriguez, Jenna; E018 - Paige, Dameshiea; E026 - Woodard, Vonchinna; E030 - williams, james; E034 - Herring, Logan Michael; E039 - Williams, Zelda; E043 - Lozraites, Corina; E050 - Hatlestad, Alissan; E051 - Bennett, Nicholas; E053 - King, Megan; F005 - Johnson, Laquita; F007 - Dickson, Noel; F009 - Davis, Mario; F044 - Williams, Kevin; G002 - Partridge, Roberta; G004 - Kenson, James; G010 - Britt, Lisa; G026 - Nettles, Mildred; G028 - Mitchell, Cleo; G057 - Young, Ethan; G059 - rivera, Jesus; H005 - Woods, Alfonso; H008 - Jefferson, Todd; H042 - Mott, William; H053 - Oliveras, Marybel; J020 - Fields, Maya

PUBLIC STORAGE # 25804, 14770 66th St N, Clearwater, FL 33764, (727) 304-3595
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
A11 - Baker, Diamond; B02 - Spencer, Tom; B08 - Scarborough, Mark; B25 - Baroni, Aaron; C02 - Freeze, Dominic; C127 - Parz, Josh; C129 - Floyd, Justin; C142 - Crook, Carolyn; C23 - Dailey, Jocquelle; C36 - Reed, Carol; C42 - Ingold, David; C54 - Class, Maria; D010 - hounsell, Kelsey; D022 - Bernard, Dylan; D054 - Gearhart, Chelsey; D063 - Aldosari, Hamad; D211 - Hicks, Stephen Chandler; D241 - Mota, Damian; D251 - Mobley, Cadejah; D265 - Gorhan, Tyler; D268 - mills, Ronald; D276 - Faulk, Tomiyo; D284 - Walsh @, Kristin; D286 - Frizalone, Omani; D294 - Walsh @, Kristin; D300 - Walsh @, Kristin; D336 - Vaughn, Becky; D351 - mitchell, Quintavius; D359 - perry, Jon; D377 - DAUGHTER OF ZION 3xotic Homestyle Cleaning Edwards, Felicia victoria; E017 - pender, norris; E026 - Piggie, Marci; E027 - Chaney, Melissa; E029 - Waltman, Kayla; E034 - Cann, Ebony; E053 - Bigelow, Jeff A; E169 - Smallwood, Billy; F004 - hitch-deAlvarez, lisa; F008 - Diagonale, Umberto; F010 - Underkofler, Christian; F102 - McMahon, Thomas; F108 - LATHAM, ANGELA; F112 - Riley, Choncey; F123 - Dewees, Jonathan

PUBLIC STORAGE # 28072, 1615 North Highland Ave, Clearwater, FL 33755, (727) 373-6088
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
435 - Russell, Melissa; 469 - ECHEVARRIA, JOSNAILLY; 476 - Mitchell, Michael; 480 - pearce, jessicah; 503 - Lewis, Lovie; 506 - Bass, Joshua; 534 - Martin, Harriet; 546 - Corwin, James; 547 - Cole, Ashley; 578 - roach, Danny; 625 - Moody, Tina; 659 - webb, maureen; 661 - Jackson, Latia L; 662 - Glore, Kailey; 670 - Lazio, Melissa; 677 - Marry, Marie; 684 - webb, maureen; 685 - Delosantos, Griceldi; 687 - Young, Tealer; 691 - Holmes, Stacy; 703 - Haddad, Alice; 711 - Sherman, Shawn; 718 - Diaz, Olivas; 735 - Trinidad, Raymond; 736 - Mary, Dieranda; 754 - burney, melvin; 805 - Ramos, Ashley

PUBLIC STORAGE # 29147, 13750 Walsingham Road, Largo, FL 33774, (727) 493-0046
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1027 - Russ, Monique; 2131 - Menard, Tesha-Lyn; 2135 - Masey, Ally; 3004 - Whalen, Rick; 3036 - Sloane, Ryan; 3058 - brown, christine louise; 3165 - Baker, Tresia; 3210 - Valcarcel, Patricia; D006 - Skeen, Teresa; E004 - Wilmoth, Larry; E007 - Hamill, John; E032 - stacy, Kyle; E035 - Kallon, Chelsey A

PUBLIC STORAGE # 52102, 20865 US Hwy 19 North, Clearwater, FL 33765, (727) 258-2224
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
A035 - Espinosa, Marco; A043 - Koceja, Denise; B011 - peterika, Tasi; B012 - Boyd, Briyonna; B026 - hill, Kiyonna; B045 - Johnson, Khadijah; B052 - ARIE, WILLIAM; C019 - Alomar Rosado, Maria ; C032 - Atchley, Anthony; C054 - Glenn, Priest; C096 - Ashmore, Rosalind; C103 - turner, Andrea; C146 - Birner, Jeffrey; C181 - Depaz, Francisco; C199 - Rodriguez, Norma; C200 - Howard, Eddie mae; C208 - Williams, Crystal; C219 - smith, nicole; D004 - rodriguez, lewis; D027 - Glenn, Britan; D039 - Cahill, Kelly; D045 - Fergerson, Rashamia; D046 - Leighton, Jennifer; E003 - Gogola, Madelyn

PUBLIC STORAGE # 52103, 16079 US Hwy 19 North, Clearwater, FL 33764, (727) 474-1763
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
A005 - Kile, Aaron; C002 - Albert, Dolten; C003 - Kennedy, Lauren; C030 - Smith, Jill; C044 - Davison, Joseph; C046 - Copeland, Angela; C092 - Yount, Lori; C096 - Speak lyfe inc Collins, Q; C102 - Marlow, William; C112 - Clery, John ; C142 - horvath, Andrea; D001 - Morris, Timothy Duane; D011 - Johnson, Mekala; D012 - Lewis, Andre; D019 - El Molcjete Restaurant Hernandez, Mario; D020 - Rhynes, Takeria; D032 - Spivey, Darius; E042 - jones, Tierra; G010 - lache, Breanna; G028 - Williams, Zakiya; G031 - Garcia, Barbara; G044 - Kellington, Haley

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

July 11, 18, 2025 25-02909N

SAVE TIME
E-mail your Legal Notice
Business Observer
legal@businessobserverfl.com
LV4680

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004635-ES
IN RE: ESTATE OF MARJORY GAY FLICK (a/k/a MARJORY G. FLICK), Deceased.

The administration of the Estate of MARJORY GAY FLICK (a/k/a MARJORY G. FLICK), deceased, whose date of death was 03/27/2025, is pending in the 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 7-11-25.

JACK E. FLICK,
Personal Representative
c/o Berlin Patten Ebling, PLLC
525-1st Avenue North
St. Petersburg, Florida 33701
LAUREN V. MABE, ESQ.
Florida Bar No. 1025208
Berlin Patten Ebling, PLLC
324 S. Hyde Park Avenue., Suite 325
Tampa, Florida 33606
Telephone: (813) 467-7500
Fax: (813) 251-1662
Primary Email:
lmabe@berlinpatten.com
Secondary Email:
tkelley@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
Attorney for Jack E. Flick,
Personal Representative
July 11, 18, 2025 25-02993N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005726-ES
IN RE: ESTATE OF KEVIN C. HAMBY, Deceased.

The administration of the estate of KEVIN C. HAMBY, deceased, whose date of death was March 1, 2025, and whose Social Security Number is xxx-xx-1468, 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 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 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 Florida Statute ss. 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statute s. 732.2211.

The date of first publication of this notice is July 11, 2025.

Personal Representative:
LINDA S. HAMBY
Attorney for Personal Representative:
LONDON L. BATES, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 193356
BATES | WALLACH
P.O. Box 1213, Dunedin, FL 34697
1022 Main Street, Suite K,
Dunedin, FL 34698
Telephone: (727) 734-8700
Facsimile: (727) 734-8722
Email: London@BatesWallach.com
July 11, 18, 2025 25-02917N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004699-ES
IN RE: ESTATE OF GERALD PAUL SIGLER, JR., aka GERALD P. SIGLER, JR. Deceased.

The administration of the estate of GERALD PAUL SIGLER, JR., also known as GERALD P. SIGLER, JR., deceased, whose date of death was March 1, 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 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: July 11, 2025.

MORGAN PAIGE SIGLER
Personal Representative
12800 Vonn Road, Apt. #: 9252
Largo, Florida 33774
STEVEN M. WILSEY
Attorney for Personal Representative
Florida Bar No. 0948209
Fisher and Wilsey, PA
1000 16th Street North
St. Petersburg, FL 33705-1147
Telephone: 727-898-1181
Email: swilsey@fisher-wilsey-law.com
Secondary:
eoldja@fisher-wilsey-law.com
July 11, 18, 2025 25-02922N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP006150XXESPR
Case No: 25-006150ES
IN RE: ESTATE OF LILLIAN L. HAYS, Deceased.

The administration of the estate of LILLIAN L. HAYS, deceased, whose date of death was June 11, 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: July 11, 2025

Personal Representative:
MARK W. HAYS
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: betty@roothlaw.com
July 11, 18, 2025 25-02966N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-4426-ES
IN RE: ESTATE OF RANDALL TREVOR COFFMAN, Deceased.

The administration of the estate of RANDALL TREVOR COFFMAN, deceased, whose date of death was February 11, 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 names and addresses of the curator and the curator'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.

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: July 11, 2025.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
July 11, 18, 2025 25-02935N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006159-ES
IN RE: ESTATE OF ANN E. PARRISH, Deceased.

The administration of the estate of Ann E. Parrish, deceased, whose date of death was May 22, 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 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 July 11, 2025.

David G. Gery, Petitioner

J. Marvin Guthrie, Attorney
Attorney for Petitioner
Florida Bar Number: 162411
1230 S. Myrtle Avenue, Suite 101
Clearwater, FL 33756
Telephone: (727) 449-1600
Fax: (727) 449-0081
E-Mail: mguthrie@jmglaw.com
Secondary E-Mail:
mguthrie@jmguthrie.com
July 11, 18, 2025 25-02955N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004749-ES
Division Probate
IN RE: ESTATE OF FREDRICK GUY TAFT, Deceased.

The administration of the estate of Fredrick Guy Taft, 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 545 1st 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.

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 July 11, 2025.

Personal Representative:
Kelly Krause Green
1325 Greenway Park Drive
Carrollton, TX 75007
Attorney for Personal Representative:
Jim Purdy
jim@thepurdyfirm.com
kathleen@thepurdyfirm.com
Florida Bar No. 143510
The Purdy Firm PLLC
P.O. Box 87
Seffner, FL 33583
Telephone: 813-934-2270
July 11, 18, 2025 25-02951N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004434-ES
IN RE: ESTATE OF DAPHNE DEBORD, Deceased.

The administration of the estate of DAPHNE DEBORD, Deceased, whose date of death was February 23, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 501 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 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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under section 732-2211.

The date of first publication of this notice is July 11, 2025.

TIMOTHY DEBORD,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 166TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
July 11, 18, 2025 25-02957N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005024-ES
IN RE: ESTATE OF CHRISTOPHER T. MICHAEL, Deceased.

The administration of the estate of Christopher T. Michael, deceased, whose date of death was April 11, 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 July 11, 2025.

Personal Representative:
Jamie Scott Michael
18204 Parasol Way
Lutz, FL 33558
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, FL 33772
Telephone: (727) 393-8822
July 11, 18, 2025 25-02994N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003380-ES
IN RE: ESTATE OF GLORIA P. WILT Deceased.

The administration of the estate of Gloria P. Wilt, deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N, 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.

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 July 11, 2025.

Personal Representative:
Robert E. Wilt
2128 Egret Drive
Clearwater, Florida 33764
Attorney for Personal Representative:
Rodolfo Suarez Jr. Esq.,
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
July 11, 18, 2025 25-02961N

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--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-6151-ES
IN RE: ESTATE OF
JUANITA M. BIGNOTTI,
a/k/a
JUANITA MAXINE
BIGNOTTI Deceased.

The administration of the estate of JUANITA M. BIGNOTTI, also known as JUANITA MAXINE BIGNOTTI, deceased, whose date of death was February 10, 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 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: July 11, 2025.

Personal Representative:
MATTHEW S. BIGNOTTI, JR.
13570 Twig Terrace
Largo, Florida 33774

Attorney for Personal Representative:
MICHAEL D. CAVONIS, ESQ.
Florida Bar Number: 1038725
DELOACH, HOFSTRA & CAVONIS, P.A.
8640 Seminole Blvd.
Seminole, FL 33772
Tele: (727) 397-5571
Fax: (727) 393-5418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail:
mhinton@dhclaw.com
July 11, 18, 2025 25-02987N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005376-ES
IN RE: ESTATE OF
PAUL S. RICHARDSON
Deceased.

The administration of the estate of PAUL S. RICHARDSON, deceased, whose date of death was March 4, 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 July 11, 2025.

Personal Representative:
PETER L. RICHARDSON
139 Thundermist Road
Bar Harbor, Maine 04609
Attorney for Personal Representative:
MARGUERITE S. MILLS
Attorney
Florida Bar Number: 1028142
THE DIAMOND LAW FIRM, P.A.
150 2nd Avenue North, Suite 570
St. Petersburg, FL 33701
Telephone: (727) 823-1400
Fax: (727) 999-5111
E-Mail:
marguerite@diamondlawflorida.com
Secondary E-Mail:
sharon@diamondlawflorida.com
July 11, 18, 2025 25-02918N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005355-ES
Division Probate
IN RE: ESTATE OF
RICHARD F. SMITH, SR. Deceased.

The administration of the estate of Richard F. Smith, Sr., deceased, whose date of death was February 22, 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 July 11, 2025.

Personal Representative:
Matthew Smith
(**Jul 2, 2025 13:42 EDT**)
4744 20th Avenue North
St. Petersburg, Florida 33713
Attorney for Personal Representative:
/s/ Nicole Bell Cleland
NICOLE BELL CLELAND Attorney
Florida Bar Number: 124934
LEGACY PROTECTION
LAWYERS, LLP
100 Second Avenue South, Suite 900
St. Petersburg, FL 33701
Telephone: (727) 471-4868
E-Mail:
nbell@legacyprotectionlawyers.com
Secondary E-Mail:
karen@legacyprotectionlawyers.com
July 11, 18, 2025 25-02915N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-004815-ES
IN RE: ESTATE OF
JONATHAN E. MARKS
Deceased.

The administration of the estate of Johnathan E. Marks, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 FIRST AVENUE NORTH, ST. PETERSBURG, FLORIDA 33710. 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 July 11, 2025.

Personal Representative:
Edward G. Marks
1575 East Lake Woodlands Parkway
Oldsmar, Florida 34677
Attorney for Personal Representative:
Teresa Fitzpatrick Esquire for
CHRISTOPHER M. FITZPATRICK
Attorney
Florida Bar Number: 34282
6560 9th Avenue North
ST PETERSBURG, FL 33710
Telephone: (727) 727-381-8003
Fax: (727) 674-2549
E-Mail: teresa@fitzpatricklawyers.com
Secondary E-Mail:
chris@fitzpatricklawyers.com
July 11, 18, 2025 25-02973N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-006015-ES
IN RE: ESTATE OF
MARY WENDY WARD, A/K/A
WENDY WARD, A/K/A
MARY WARD
Deceased

The administration of the estate of MARY WENDY WARD, a/k/a WENDY WARD, a/k/a MARY WARD deceased, whose date of death was December 25, 2024, 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 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: July 11, 2025

Personal Representative:
CARRIE ELIZABETH GREBENEV
2736 Westchester Drive North
Clearwater, Fl 33761
Attorney for Personal Representative:
Chris A. Kerbo, Esq.
Florida Bar No. 1028530
Bailey Legal Group
9008 Seminole Blvd.
Seminole, FL 33772
Tel. (727) 319-6430
Fax (727) 319-6438
E-Mail: chris@baileylegalgroup.com
Secondary E-Mail:
contact@baileylegalgroup.com
July 11, 18, 2025 25-02923N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR Pinellas COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-005913-ES4
IN RE: ESTATE OF
Vernon Elmer Cummings
Deceased.

The administration of the estate of Vernon Elmer Cummings, deceased, whose date of death was May 25th, 2025, 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. 732.2211, 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 July 11th, 2025

Personal Representative:
Michael A. Cummings
9460 Singletree Ln
Missoula, MT 59803
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
July 11, 18, 2025 25-02920N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-5923-ES
IN RE: ESTATE OF
CLIFFORD RAYMOND
DANIELSON
Deceased.

The administration of the estate of Clifford Raymond Danielson, 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.

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 July 11, 2025.

Personal Representative:
Christopher Paul Danielson
10624 Brian Lane
Newport Richey, FL 34654
Attorney for Personal Representative:
Denyse D. Kruse, Esq.
Florida Bar Number: 127152
Kruse Law, P.A.
600 1st Avenue North
St. Petersburg, FL 33701
Telephone: (727) 256-4860
E-Mail: denyse@kruselawgroup.com
Secondary E-Mail:
denysekruse@gmail.com
July 11, 18, 2025 25-02929N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-5920-ES
IN RE: ESTATE OF
MARGARET ANN DANIELSON
Deceased.

The administration of the estate of Margaret Ann Danielson, deceased, whose date of death was April 16, 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.

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 July 11, 2025.

Personal Representative:
Christopher Paul Danielson
10624 Brian Lane
Newport Richey, FL 34654

Attorney for Personal Representative:
Denyse D. Kruse, Esq.
Florida Bar Number: 127152
Kruse Law, P.A.
600 1st Avenue North
St. Petersburg, FL 33701
Telephone: (727) 256-4860
E-Mail: denyse@kruselawgroup.com
Secondary E-Mail:
denysekruse@gmail.com
July 11, 18, 2025 25-02921N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004806-ES
IN RE: ESTATE OF
JOHN JAMES FITZGERALD, JR.
a/k/a
JOHN J. FITZGERALD, JR.
Deceased.

The administration of the estate of John James Fitzgerald, Jr., deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Clearwater Courthouse, 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, Florida Statutes, applies, or may apply, unless a written demand is made by the 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 AF TER THE DECEDENT's DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 11, 2025.

Dorothy M. Fitzgerald
Personal Representative
9624 Glencrest Ln.
Kensington, MD 20895
Cady L. Huss
Florida Bar No. 0088661
CADY L. HUSS, P.A.
260 1st Ave. S., #10
St. Petersburg, FL 33701
clh@cadyhuss.com
april@cadyhuss.com
(727) 231-5261
Counsel for Dorothy Fitzgerald
July 11, 18, 2025 25-02996N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006085-ES
Division: 004
IN RE: ESTATE OF
CONSTANCE A. FELIKS,
Deceased.

The administration of the estate of CONSTANCE A. FELIKS, deceased, whose date of death was October 17, 2024, 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, 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 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: July 11, 2025.

Signed on this 8th day of July, 2025.

DEBRA K. HERBERT
Personal Representative
2274 Woodstock Rd
Columbus OH 43221

PEGGY CLARIE, ESQ.
Attorney for Personal Representative
Florida Bar No. 0727946
CLARIE LAW OFFICES P.A.
5922 9TH Avenue N.
St. Petersburg, FL 33710
Telephone: (727) 345-0041
Email: email@clarielaw.com
Eservice: enotify@clarielaw.com
July 11, 18, 2025 25-02969N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP 003735-ES
Division: Probate
IN RE: ESTATE OF JOHN EDWARD JASTRZEBSKI, Deceased.

The administration of the Estate of John Edward Jastrzebski, 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, Room 106, 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 the 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.

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 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.

All other creditors of the Decedent and other persons having claims or demands against the 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 July 11, 2025.

Personal Representative:
Mary Jane Tharp
10735 110th Lane
Largo, FL 33778
Attorney for Personal Representative:
Aglaë S. Van den Bergh
Attorney for Personal Representative
Florida Bar Number: 1031166
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail:
aglaevandenbergh@gskattorneys.com
July 11, 18, 2025 25-03004N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-002808-ES
IN RE: ESTATE OF PETER GIANFILIPPO, Deceased.

The administration of the estate of Peter Gianfilippo, deceased, whose date of death was September 28, 2024 , 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.

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 July 11, 2025.

Michael Gianfilippo
2054 Nugget Drive
Clearwater, FL 33755
Petitioner
Michael J. Faehner, Esq.
Florida Bar No. 23043
301 Woodlands Pkwy, #10
Oldsmar, FL 34677
Telephone: (727) 306-0201
Email: michael@faehner.com
Secondary Email: filings@faehner.com
July 11, 18, 2025 25-02928N

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.

LV18237_V9

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25–005810-ES
Division 3
IN RE: ESTATE OF JAMES T. NEALY Deceased.

The administration of the estate of JAMES T. NEALY, deceased, whose date of death was January 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.

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 July 11, 2025.

Personal Representative:
Kathleen Young
2025 Carroll Creek Road
Johnson City, TN 37615
Attorney for Personal Representative:
G. Andrew Gracy
Florida Bar No. 0570451
Peebles & Gracy, PA
826 Broadway
Dunedin, Florida 34698
July 11, 18, 2025 25-03005N

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Cardinal Mini Storage will be held on July 29th, 2025 at the time and location listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management has the right to withdraw any unit from the sale or refuse any offer or bid. Payment by CASH ONLY, unless otherwise arranged.

Cardinal Mini Storage, 3010 Alternate 19, Palm Harbor, FL 34683 at 10:00 AM

C155 Patricia Pehl

July 11, 18, 2025 25-02979N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005625-ES
Section 003
IN RE: ESTATE OF ROBERT L. MCGAY Deceased.

The administration of the Estate of Robert L. McGay, deceased, whose date of death was April 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.

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 July 11, 2025.

Personal Representative:
Choi McGay
440 Evergreen Drive
Oldsmar, FL 34677
Attorney for Personal Representative:
John M. Sakellarides
Attorney for Personal Representative
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North, Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@jsaklaw.com
July 11, 18, 2025 25-02924N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005969-ES
IN RE: ESTATE OF ILSE A. DURGIN, Deceased.

The administration of the estate of Ilse A. Durgin, 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, 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 July 11, 2025.

Personal Representative:
David M. Durgin
Kastanienstrasse 22,
71287 Weissach, Germany
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, FL 33772
Telephone: (727) 393-8822
July 11, 18, 2025 25-02927N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-005561-ES
IN RE: ESTATE OF RICHARD T. ROBINSON, Deceased.

The administration of the estate of RICHARD T. ROBINSON, deceased, whose date of death was April 30, 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 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: July 11, 2025.

JOHN F. FREEBORN
Personal Representative
360 Monroe Street
Dunedin, Florida 34698
JOHN F. FREEBORN, Esquire
Attorney for Personal Representative
FBN #0520403
SPN#1281225
FREEBORN & FREEBORN
360 Monroe Street
Dunedin, FL 34698
Telephone: (727) 733-1900
john@freebornlaw.com
July 11, 18, 2025 25-02967N

SECOND INSERTION

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.: 25-004831-ES
Division: Probate
Section: 003
IN RE: ESTATE OF MILDRED WILLIAMS FANT, Deceased.

The administration of the Estate of MILDRED FANT, deceased, Case No.: 25-004831-ES, is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All 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 creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands 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 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 July 11, 2025.

SHARON CHRISTINE PEACOCK
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. 870900
Primary Email:
swscott@virtuallawoffice.com
Secondary Email:
wlawprobate2@gmail.com
July 11, 18, 2025 25-02995N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2025-cp004652-ES
IN RE: ESTATE OF J. RUSSELL BALL a/k/a JOHN RUSSELL BALL, deceased

The administration of the estate of J. RUSSELL BALL a/k/a JOHN RUSSELL BALL, deceased, whose date of death was January 25, 2025, 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 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 date of first publication of this notice is July 11, 2025.

Personal Representative:
Mary B. Ball,
Personal Representative
6715 Cape Sable Way NE, Apt. 5
St. Petersburg, FL 33702

Attorney for Personal Representative:
J. Kevin Drake of
J. KEVIN DRAKE, P.A.
Attorney for Personal Representative
Florida Bar No: 705055
1432 First St.
Sarasota, FL 34236
(941) 954-7750
kdrake@drakelawyers.com
dussher@drakelawyers.com
July 11, 18, 2025 25-02919N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005524-ES
IN RE: ESTATE OF EDWARD DAVID SALWAY, Deceased.

The administration of the estate of Edward David Salway, deceased, whose date of death was April 23, 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 July 11, 2025.

Personal Representative:
Joanne Johnson
11202 91st Ave.
Seminole, FL 33772
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, FL 33772
Telephone: (727) 393-8822
July 11, 18, 2025 25-02999N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
File No.: 2025-004266-ES4
PROBATE DIVISION
IN RE: ESTATE OF DAVID ALLAN CHRIST Deceased.

The administration of the estate of DAVID ALLAN CHRIST, deceased, whose date of death was FEBRUARY 7, 2025; is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 2025-004266-ES4; the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, 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) DATES AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) 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.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: July 11, 2025

LUCIEN CAMPILLO
6102 Gulf of Mexico Blvd.
Marathon, FL 33050
JAMES R. KENNEDY, JR. ESQ.
856 2nd Avenue North
St. Petersburg, FL 33701
(727) 821-6888
Email: Jim@jrklaw.com
SPN 0024319 BAR 343528
Attorney for Petitioner
July 11, 18, 2025 25-02936N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-001211-ES
IN RE: ESTATE OF BERND KRAMER a/k/a BERND KRAEMER, Deceased.

This administration of the Estate of BERND KRAMER a/k/a BERND KRAEMER, deceased, whose date of death was September 19, 2023, File Number 25-001211-ES, 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 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 STATUTES WILL BE FOREVER BARRED.

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is: Jul 11, 2025

KAYLEIGH HICKEY
a/k/a KAYLEIGH KRAEMER
Personal Representative
520 Victoria Street
Port Perry, Ontario L9L 1R8, Canada
/s/ Chelsea Scott
Chelsea Scott, Esq.
FL Bar No. 119394
Isabella Otruba, Esq.
Florida Bar No. 1039405
Counsels for Personal Representative
Fresh Legal Perspective, PL
6930 W. Linebaugh Avenue
Tampa, Florida 33625
813-448-1042
Service@FLPLawFirm.com
CScott@FLPLawFirm.com
IOtruba@FLPLawFirm.com
July 11, 18, 2025 25-02988N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
IN AND FOR PINELLAS COUNTY,
STATE OF FLORIDA,
PROBATE DIVISION
FILE NO. 25-003557-ES-3
IN RE: ESTATE OF
VIRGINIA A. WEIDENKOPF
Deceased.

The administration of the estate of VIRGINIA A. WEIDENKOPF, deceased, whose date of death was on January 26, 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 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 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 estate, including unmatured, contingent or unliquidated claims, must file their claim with this court WITHIN THREE 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 Statues.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS' DEATH SI BARRED.

The date of first publication of this Notice is July 11, 2025.

Personal Representative:
David St. Hilaire
c/o McLane McLane & McLane
275 N Clearwater-Largo Road
Largo, FL 33770
Attorney for Personal Representative:
Sara Evelyn McLane
275 N. Clearwater-Largo Road
Largo, FL 33770-2300
(727) 584-2110
mclane@mclane-law.com
July 11, 18, 2025 25-03003N

--- ACTIONS / SALES ---

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.: 52-2024-CA-000709-CI
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, VIOLA DANIELS AKA VIOLA M. DANIELS, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 4, 2025, and entered in Case No. 52-2024-CA-000709-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Viola Daniels aka Viola M. Daniels, deceased, Tiffany Gardens Condominium Association, Inc, Florida Housing Finance Corporation, Robert M Bryant Jr., Cynthia Howard, 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 30, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

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, PAGE 23-25, AND IN O.R. BOOK 3455, PAGE 937-977, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
A/K/A 3100 HARTFORD ST N ST PETERSBURG FL 33713

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 12 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/23-015723
July 11, 18, 2025 25-03007N

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by **WYNDHAM VACATION RESORTS, INC., F/K/A FAIRFIELD RESORTS, INC., F/K/A FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION** for the purposes of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856. The following owners are hereby notified that you are in default of the note and mortgage for the following properties located in Pinellas County, Florida:

Contract Number: 2241818277 - MARY KATHARIN JONES, 8707 STONEY BROOK LN, MAGNOLIA, TX 77354; Principal Balance: $8,386.47; Interest: $903.61; Late Charges: $50.00; TOTAL: $9,340.08 through February 12, 2025 (per diem: $2.76/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 225,000/158,162,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 571, 572, 574, 576, 577, 578, 579, 580, 581, 582, 583 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 225,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

Contract Number: 2521900341 - WILLIAM GEORGE BAUER and DINAROSE IRENE BAUER, 8386 SCOTTISH CT, JACKSONVILLE, FL 32244; Principal Balance: $46,081.45; Interest: $8,365.49; Late Charges: $60.00; TOTAL: $54,506.94 through February 12, 2025 (per diem: $21.45/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 431,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 671, 672, 674, 676, 677, 678, 679, 680, 681, 682, 683 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 431,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

Contract Number: 262100976 - GEORGE G TAYLOR III and LISA W TAYLOR, 8027 STEVEN FRANKLIN DR, BARTLETT, TN 38133; Principal Balance: $20,712.88; Interest: $3,866.21; Late Charges: $60.00; TOTAL: $24,639.09 through February 12, 2025 (per diem: $9.64/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 554,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 871, 872, 874, 876, 877, 878, 879, 880, 881, 882, 883 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 554,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

Contract Number: 742100088 - JEFFERY CARTER, 11515 NEELY RD, ATHENS, AL 35611; Principal Balance: $17,744.94; Interest: $2,944.60; Late Charges: $65.00; TOTAL: $20,754.54 through February 12, 2025 (per diem: $7.05/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 105,000/327,902,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1071, S1072, S1074, S1076, S1077, S1078, S1079, S1080, S1081, S1082, S1083, S1171, S1172, S1174, S1176, S1177, S1178, S1179, S1180, S1181, S1182, S1183 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 105,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

Contract Number: 202000758 - SHIRLEY ANN NOEL and JOSEPH ELLRY NOEL, 1931 KRAUSETOWN RD, OWENSVILLE, MO 65066; Principal Balance: $42,780.67; Interest: $24,303.01; Late Charges: $235.00; TOTAL: $67,318.68 through March 5, 2025 (per diem: $16.98/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 326,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 671, 672, 674, 676, 677, 678, 679, 680, 681, 682, 683 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 326,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

Contract Number: 742100108 - CHARLOTTE MOGENSEN, 659 E MALIBOU LN, PALATINE, IL 60074; Principal Balance: $57,613.93; Interest: $23,855.44; Late Charges: $165.00; TOTAL: $81,634.37 through March 5, 2025 (per diem: $22.87/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 427,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 871, 872, 874, 876, 877, 878, 879, 880, 881, 882, 883 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 427,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

ALL within CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"), together with all appurtenances thereto, according and subject to the Declaration of Condominium of Clearwater Beach Resort VO Condominium ("Condominium Declaration"), as recorded on February 2, 2017 in Official Records Book 19507, Page 176 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; and the Declaration of Vacation Plan for Clearwater Beach Resort Vacation Ownership Plan ("Timeshare Declaration"), as recorded in Official Records Book 19519, Page 2693 et seq., public records of Pinellas County, Florida together with any and all amendments and supplements thereto; and Master Declaration of Covenants, Conditions and Restriction of Clearwater Beach Resort ((("MASTER DECLARATION"), as recorded on February 2, 2017 in Official Records book 19507, Page 20 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; the said Condominium Declaration, Master Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declarations".

The owners must pay the TOTAL listed above plus the per diem and a $250.00 fee for trustee foreclosure sale plus costs as they accrue, if any. Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S.721.856. You have the right to submit an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Early Law, P.A f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822
1347.CBRNJNOA0725
July 11, 18, 2025 25-02983N

--- ACTIONS / SALES ---

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
IN AND FOR THE SIXTH JUDICIAL CIRCUIT FOR PINELLAS COUNTY, FLORIDA
Case No. 25-001023-CI
LINDA ROLLINS, EUGENE ROLLINS, YVONNE ROLLINS, and LETHIA MAE ROLLINS a/k/a LETHIA ROLLINS,
Plaintiffs, v.
HAROLD J. MCLEAN and LAURA E. MCLEAN, if alive, and if dead, their unknown spouse, heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against them, JAMES MCLEAN, NANCY FOWLER, and ROBERTA LONG
Defendant.

TO: HAROLD J. MCLEAN and LAURA E. MCLEAN, if alive, and if dead, their unknown spouse, heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against them

YOU ARE NOTIFIED that an action to quiet title for the following property in Pinellas County, Florida:

Legal Description: Lot 33, Tangerine Central Sub. according to a plat thereof as recorded in the public records of Pinellas County, Florida, otherwise known as 2161 Sixteenth Avenue, South, St. Petersburg, Florida
Situs: 2161 16th Avenue South, St. Petersburg, FL 33712.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on John A. Richert, Esq., the Plaintiffs' attorney, whose address is 5801 Ulmerton Road, Suite 100, Clearwater, FL 33760, on or before 30 Days after 1st publication, and file the original with the clerk of this court either before service on the Plaintiffs' 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 6/19/2025.

Ken Burke
As Clerk of the Court
By /s/ Thomas Smith
As Deputy Clerk
June 27; July 4, 11, 18, 2025
25-02694N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-002748-CI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, v.
STUART JAFFE; UNKNOWN SPOUSE OF STUART JAFFE; VILLAGE ON THE GREEN CONDOMINIUM I ASSOCIATION, INC.; STUART JAFFE AS SUCCESSOR TRUSTEE OF THE LIVING REVOCABLE TRUST OF LEILA HARRIET JAFFE; ADRIAN SANCHEZ; RUSSELL JAFFE; COMMERCE BANK; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 26, 2025 entered in Civil Case No. 24-002748-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and STUART JAFFE; VILLAGE ON THE GREEN CONDOMINIUM I ASSOCIATION, INC.; STUART JAFFE AS SUCCESSOR TRUSTEE OF THE LIVING REVOCABLE TRUST OF LEILA HARRIET JAFFE; RUSSELL JAFFE; COMMERCE BANK 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 August 12, 2025 the following described property as set forth in said Final Judgment, to-wit:.

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT 8-B, AND THE UNDIVIDED PERCENTAGE OF INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISION OF THE DECLARATION OF CONDOMINIUM OF VILLAGE ON THE GREEN CONDOMINIUM I, AS RECORDED IN O.R. BOOK 4736 AT PAGES 1320 THRU 1373, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 29 AT PAGES 97 THROUGH 102, BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 2530 Laurelwood Dr #8B, Clearwater, FL 33763

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."

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Taji S. Foreman
Taji S. Foreman, Esq.
FBN: 0058606
File No: 5299.000035
July 11, 18, 2025 25-02954N

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by **WYNDHAM VACATION RESORTS, INC., F/K/A FAIRFIELD RESORTS, INC., F/K/A FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION** for the purposes of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856. The following owners are hereby notified that you are in default of assessments (as well as property taxes, interest, late fees and/or costs, if applicable) due for the following properties located in Pinellas County, Florida:

Contract Number: 641909310 - FRANKLYN SCOTT RICHARDSON and ANGELA MATTIA RICHARDSON, 1106 ZION HILL RD, HORTON, AL 35980; Assessments Balance: $2,539.86 as evidenced by the Claim of Lien recorded on April 29, 2025 in Book 23144, Page 2057 of the Public Records of Pinellas County, Florida for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 210,000/322,487,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 971, 972, 974, 976, 977, 978, 979, 980, 981, 982, 983, 1271, 1274, 1276, 1277, 1280, 1282, 1283 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 210,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

Contract Number: 1261801286 - ROBIN EDWARDES and MARY EDWARDES, 163 FRONT RD, L'ORIGNAL, ON K0B 1K0 CANADA; Assessments Balance: $8,611.41 as evidenced by the Claim of Lien recorded on April 29, 2025 in Book 23144, Page 2057 of the Public Records of Pinellas County, Florida for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 1,000,000/158,536,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1571, S1574, S1576, S1577, S1580, S1582, S1583 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 1,000,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

Contract Number: 1262000728 - DIXIE BROCKMEYER and DONALD BROCKMEYER, 119 FOX RUN, SPARTA, IL 62286; Assessments Balance: $1,656.41 as evidenced by the Claim of Lien recorded on April 29, 2025 in Book 23144, Page 2057 of the Public Records of Pinellas County, Florida for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 400,000/327,902,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1071, S1072, S1074, S1076, S1077, S1078, S1079, S1080, S1081, S1082, S1083, S1171, S1172, S1174, S1176, S1177, S1178, S1179, S1180, S1181, S1182, S1183 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 400,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

ALL within CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"), together with all appurtenances thereto, according and subject to the Declaration of Condominium of Clearwater Beach Resort VO Condominium ("Condominium Declaration"), as recorded on February 2, 2017 in Official Records Book 19507, Page 176 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; and the Declaration of Vacation Plan for Clearwater Beach Resort Vacation Ownership Plan ("Timeshare Declaration"), as recorded in Official Records Book 19519, Page 2693 et seq., public records of Pinellas County, Florida together with any and all amendments and supplements thereto; and Master Declaration of Covenants, Conditions and Restriction of Clearwater Beach Resort ((("MASTER DECLARATION"), as recorded on February 2, 2017 in Official Records book 19507, Page 20 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; the said Condominium Declaration, Master Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declarations".

The owners must pay the TOTAL listed above and a $300.00 fee for trustee foreclosure sale plus costs as they accrue, if any. Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S.721.856. You have the right to submit an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Early Law, P.A f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822
1347.CBRNJCOLNOA0725
July 11, 18, 2025 25-02984N

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005046-ES
Division 003
IN RE: ESTATE OF
ARNOLD S. LOVIN
Deceased.

The administration of the estate of ARNOLD S. LOVIN, deceased, whose date of death was April 16, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. The name and address of the personal representative are: NANCY LOVIN, 184 Irving Road, York, PA 17403. The name and address of the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE 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: July 11, 2025.

/s/ James M. Flick
James M. Flick
Florida Bar Number: 91075
Christian Bonta
Florida Bar Number: 101347
WALKER | FLICK
3700 S Conway Rd, Ste 212
Orlando, FL 32812
Telephone: (407) 745-0609
Service E-Mails:
james@thefloridalawyers.com
christian@thefloridalawyers.com
kflick@thefloridalawyers.com
service@thefloridalawyers.com
Attorneys for Personal Representative
July 11, 18, 2025 25-02916N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005269-Es
Division 003
IN RE: ESTATE OF
CAROL ANN WAITE
Deceased.

The administration of the estate of Carol Ann Waite, deceased, whose date of death was March 25, 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 [*July 11, 2025*].

Personal Representative:
Kenneth E. Waite
2403 Bay Boulevard
Indian Rocks Beach, Florida 33785
Attorney for Personal Representative:
Jeffrey P. Coleman
Attorney
Florida Bar Number: 503614
581 South Duncan Avenue
Clearwater, FL 33756
Telephone: (727) 461-7474
Fax: (727) 461-7476
E-Mail: jeff@colemanlaw.com
Secondary E-Mail:
joanne@colemanlaw.com
July 11, 18, 2025 25-03000N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-4860-ES
Division 3
IN RE: ESTATE OF
MAGDA W. SMITH,
Deceased.

The administration of the estate of MAGDA W. SMITH, deceased, whose date of death was April 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. 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 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: July 11, 2025.

Signed on this 7th day of July, 2025.

CHRISTINE A. HUBBARD
Personal Representative
6039 Guilford Drive
New Port Richey, FL 34655
R. CARLTON WARD
Attorney for Personal Representative
Florida Bar No. 0165903
MACFARLANE FERGUSON
& McMULLEN
Post Office Box 1669
Clearwater, FL 33757
Telephone: (727) 441-8966
Email: rcw@macfar.com
Secondary Email: mlh@macfar.com
July 11, 18, 2025 25-02962N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006389-ES
Division Probate
IN RE: ESTATE OF
THOMAS ROBERT DENNY, JR.
Deceased.

The administration of the estate of Thomas Robert Denny, Jr., deceased, whose date of death was June 5, 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 names and addresses of the petitioner and the petitioner'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 July 11, 2025.

Petitioner:
Bridget Courtney Denny
2404 Florentine Way #38
Clearwater, Florida 33763
Attorney for Petitioner:
Rachel M. Wagoner Attorney
Florida Bar Number: 736066
COLEN & WAGONER, P.A.
1756 N. Belcher Road
Clearwater, Florida 33765
Telephone: (727) 545-8114
Fax: (727) 545-8227
E-Mail: rachel@colenwagoner.com
Secondary E-Mail:
probate@colenwagoner.com
July 11, 18, 2025 25-02949N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004631-ES
Division Probate
IN RE: ESTATE OF
STEPHEN A. PIRTLE
Deceased.

The administration of the estate of Stephen A. Pirtle, deceased, whose date of death was January 29, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 3165 Court Street, Room 106, 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 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 July 11, 2025.

Personal Representative:
Debra Henderson
3001 Hamilton Church Road, Unit 537
Antioch, Tennessee 37013
Attorney for Personal Representative:
Peter S. Strobis
E-mail Addresses:
pstrobis@pldolaw.com,
bocaservice@pldolaw.com
Florida Bar No. 1018214
Pannone Lopes Devereaux &
O'Gara LLC
2424 North Federal Highway,
Suite 260
Boca Raton, Florida 33431
Telephone: (561) 362-2030
July 11, 18, 2025 25-02930N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005232-ES
Section 003
IN RE: ESTATE OF
BARBARA A. CASSIDY
Deceased.

The administration of the Estate of Barbara A. Cassidy, deceased, whose date of death was May 11, 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 date of first publication of this notice is July 11, 2025.

Personal Representative:
Brian M. Cassidy
1260 Avenue Bernard Ouest #19
Outremont, Quebec
H2V 1V9, Canada

Attorney for Personal Representative:
John M. Sakellarides
Attorney for Personal Representative
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North, Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@jsaklaw.com
July 11, 18, 2025 25-02925N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-004473-ES
UCN #522025CP004473XXESPR
Division: 004
IN RE: ESTATE OF
ALICIA S. FRIEDLANDER,
Deceased.

The administration of the estate of ALICIA S. FRIEDLANDER, deceased, whose date of death was August 8, 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 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: July 11, 2025.

CHARLES R. FRIEDLANDER
Personal Representative
10028 6th Street North
St. Petersburg, FL 33702
PEGGY CLARIE, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 0727946
CLARIE LAW OFFICES, P.A.
5922 9th Avenue North
St. Petersburg, FL 33710
Telephone: (727) 345-0041
Facsimile: (727) 344-6659
E-service: enotify@clarielaw.com
Email: email@clarielaw.com
July 11, 18, 2025 25-02952N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-006298-ES
Division: Probate
IN RE: ESTATE OF
WILLIAM A. GARRY
(A/K/A WILLIAM GARRY)
Deceased.

The administration of the estate of William A. Garry (a/k/a William Garry), deceased, whose date of death was January 20, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, 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 date of first publication of this notice is July 11, 2025.

Personal Representative:
Robert Garry
2263 Pinnacle Circle North
Palm Harbor, Florida 34684
Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2364 Boy Scout Road, Suite 200
Clearwater, Florida 33763
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
AMullins@BellLawFirmFlorida.com
July 11, 18, 2025 25-02950N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004328-ES
Division 003
IN RE: ESTATE OF
JAMES EDWARD ZEDALIS
Deceased.

The administration of the estate of JAMES EDWARD ZEDALIS, deceased, whose date of death was February 18, 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.

The date of first publication of this notice is July 11, 2025.

Personal Representative:
Karina Zedalis
652 Aspen Drive,
Lyons Colorado 80540

Attorney for Personal Representative:
Nancy J. Oset
Attorney
Florida Bar Number: 402516
2706 Alternate 19 North
Suite 219
Palm Harbor, FL 34683
Telephone: (727) 510-4686
Fax: (727) 510-4686
E-Mail: attorney@osetlaw.com
July 11, 18, 2025 25-02926N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6th JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO. 25-000912-ES
DIVISION: NEWTON
IN RE: ESTATE OF
TAMMY KIRKLAND
Deceased.

The administration of the estate of TAMMY KIRKLAND, deceased, File Number 25-000912-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 within three months after the date of the first publication of this notice 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 persons having claims or demands against the decedent's estate, including unmatured contingent or unliquided claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is July 11, 2025.

Personal Representative:
PAMELA LOUGH
c/o Law Office of Jeffrey R. Stoll, P.A.
7805 SW 6th Court
Plantation, FL 33324
Telephone: (954) 963-1995/
Fax: (954) 212-7777
Attorney for Personal Representative:
Law Office of Jeffrey R. Stoll, P.A.
Jeffrey R. Stoll
7805 SW 6th Court
Plantation, Florida 33324
Telephone: (954) 963-1995/
Fax: (954) 212-7777
E-Mail: jrstoll@stollfloridalawyer.com
July 11, 18, 2025 25-02985N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-005724-ES
Division: 003
IN RE: ESTATE OF
WESLEY J. RIDENOUR,
Deceased.

The administration of the estate of WESLEY J. RIDENOUR, deceased, whose date of death was March 31, 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 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 July 11, 2025.

Personal Representative:
THEODORE RIDENOUR
20 - 93rd Street
Brooklyn, NY 11209
Attorney for Personal Representative:
THEODORE R. SCHOFNER,
ESQUIRE
Attorney for Personal Representative
Florida Bar No. 381357 /
SPN: 01243397
2117 Indian Rocks Road
Largo, Florida 33774
Telephone: (727) 588-0290
Fax: (727) 584-0932
E-Mail: info@elderlawattorney.com
July 11, 18, 2025 25-02986N

--- ACTIONS / SALES ---

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. 24-004736-CI
LONESTAR 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 Final Summary Judgment of Foreclosure entered on February 5, 2025, in Case No. 24-004736-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, in which Lonestar 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 August 5, 2025, the following described property situated in Pinellas County, Florida:

Lot 11, of TRELAIN ADDITION, according to the Plat thereof, as recorded in Plat Book 8, Page 8, of the Public Records of Pinellas County, Florida.
Street address: 2355 Trelain Drive S., St. Petersburg, Florida 33712
Parcel ID: 36-31-16-91989-000-0110

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: July 2, 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
July 11, 18, 2025 25-02933N

SECOND 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. 52-2024-CA-005535
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. AND UNKNOWN TENANTS/ OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 26, 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 23, EDGEWOOD COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 18, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

and commonly known as: 526 KIRKWOOD TERRACE N, ST PETERSBURG, FL 33701; 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 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 July 2, 2025
By:/s/ Jennifer M. Scott
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
327499/2427508/CMP
July 11, 18, 2025 25-02913N

THIRD INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
JUVENILE DIVISION
CASE NO. 23-00103dp6
FSFN: 102769412
IN THE INTEREST OF:
A.J. DOB: 7/28/2015,
PID: 312115863
MINOR CHILD

TO: Raheen Boyd, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.J. born on 7/28/2015. You are hereby commanded to appear on August 13, 2025, at 10:00 AM before the Honorable Sherwood Coleman at the Pinellas County Justice Center, 14250 49th Street N, Annex Courtroom A, Clearwater, FL 33762, for an ADVISORY/ADJUDICATORY DISPOSITION HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

1. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of Human Rights, 400 S. Ft. Harrison Avenue, Suite 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 as Clerk of said Court and the Seal thereof, this 1st day of July, 2025.

(SEAL) CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
KEN BURKE,
Clerk of Court
By: /s/ Deputy Clerk
BRUCE BARTLETT,
State Attorney
Sixth Judicial Circuit of Florida
P.O. Box 17500
Clearwater, Florida 33762
727-464-6221
July 4, 11, 18, 25, 2025 25-02861N

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24-001414-CI
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2,
Plaintiff, vs.
DEBORAH WILLIAMSON; GREG WILLIAMSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 28, 2025 and entered in Case No. 24-001414-CI, of the Circuit Court of the 6th Judicial Circuit in and for PINELLAS County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 is Plaintiff and DEBORAH WILLIAMSON; GREG WILLIAMSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PINELLAS.REALFORECLOSE.COM, at 10:00 A.M., on July 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK "D", KAREN ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 24, 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.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "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 hearing or voice impaired, call 711."

Dated this 3rd day of July, 2025.
/s/
Eric Knopp, Esq.
Bar. No.: 709921
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-00594 SPS
V6.20190626
July 11, 18, 2025 25-02912N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2024-2289-CI
SERVBANK, SB
Plaintiff vs.
HANNA ONJEA N/K/A HANNA ELLIOT SPENCE; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF HANNA ONJEA N/K/A HANNA ELLIOT SPENCE; HANNA ELLIOT SPENCE, AS TRUSTEE OF THE MIRACLE LAND MISSION TRUST; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TENANT, in possession of the subject real property,
Defendants

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Pinellas County, Florida will sell the following property situated in Pinellas County, Florida described as:

LOT 19, BLOCK F, PLEASANT GROVE PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGES 20 AND 21, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

at public sale, to the highest and best bidder for cash, in an online sale at: www.pinellas.realforeclose.com beginning at 10:00 a.m. on September 9, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 5:00 P.M. on the date of the sale by cash or cashier's check.

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."

LAW OFFICE OF GARY GASSEL, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34237
(941) 952-9322
Attorney for Plaintiff
By /s/ Gary Gassel, Esq.
GARY GASSEL, ESQUIRE
Florida Bar No. 500690
July 11, 18, 2025 25-02932N

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-001613-CI
SERVBANK, SB
Plaintiff(s), vs.
ANDREA BOAZ; DONALD BOAZ; THE UNKNOWN SPOUSE OF ANDREA BOAZ; THE UNKNOWN SPOUSE OF DONALD BOAZ; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).

TO: THE UNKNOWN SPOUSE OF DONALD BOAZ
LAST KNOWN ADDRESS: 912 SEMINOLE BLVD TARPON SPRINGS, FL 34689
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pinellas County, Florida, to foreclose certain real property described as follows:

LOT 30, BLOCK 4, SUNSET HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property address: 912 Seminole Blvd, Tarpon Springs, FL 34689

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first 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.

"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 the day of 06/25/2025.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: STEVIE AYARS
Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-002571-1
July 4, 11, 18, 25, 2025
25-02774N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 23-006538-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF IGLOO SERIES V TRUST,
Plaintiff, v.
JAMES TRESH, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Uniform Final Judgment of Foreclosure dated January 25, 2024 and an Amended Consent Uniform Final Judgment of Foreclosure dated July 01, 2025, issued in and for Pinellas County, Florida, in Case No. 23-006538-CI, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF IGLOO SERIES V TRUST is the Plaintiff, and JAMES TRESH, JENNIFER C. TRESH A/K/A JENNIFER TRESH, STATE OF FLORIDA, DEPARTMENT OF REVENUE, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR ABS LOAN TRUST VI, PAUL J. KUPER, GALE HEALTHCARE SOLUTIONS - FLORIDA LLC F/K/A PER DIEM MEDICAL STAFFING, LLC D/B/A NURSE STAFFING, UNKNOWN TENANT #2 and UNKNOWN TENANT #1 N/K/A ALESSANDRO TRESH are the Defendants.

The Clerk of the Court, KEN BURKE, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on August 28, 2025, at electronic sale beginning at 10:00 AM, at www.pinellas.realforeclose.com the following-described real property as set forth in said Amended Consent Uniform Final Judgment of Foreclosure, to wit:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS ROAD RIGHT-OF-WAY, SECTION 34, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.
Property Address: 2185 Bow Lane, 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.

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.

Dated: This 8th day of July, 2025.
Respectfully submitted,
HOWARD LAW
4755 Technology Way,
Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
July 11, 18, 2025 25-02976N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25000491CI
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
JOEY LINDSEY A/K/A JOE LINDSEY; FLORIDA HOUSING FINANCE CORPORATION; WEDGE WOOD OF PALM HARBOR HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN SPOUSE OF JOEY LINDSEY A/K/A JOE LINDSEY; UNKNOWN SPOUSE OF SHAINA LINDSEY A/K/A SHAINA MARIE RICHARDSON; SHAINA LINDSEY A/K/A SHAINA MARIE RICHARDSON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 30 day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 49-D, WEDGE WOOD OF PALM HARBOR - UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 93, PAGES 3 THROUGH 6, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 2726 11TH CT, PALM HARBOR, FL 34684

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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.

Dated this 02 day of July 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00257 |
Provide Bidder Number: 11951
July 11, 18, 2025 25-02953N

FOURTH INSERTION

NOTICE OF ACTION – CONSTRUCTIVE SERVICE OF PROCESS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-000814-CI
JUNGLE GIRLS LLC SERIES B 2669 44th STREET S, LLC, an Illinois limited liability company
Plaintiffs, v.
JUNGLE GIRLS, LLC, a Florida limited liability company, UNKNOWN TRUSTEE OF THE CAROL V. MONTI REVOCABLE TRUST, an individual, SUSAN BLACKBURN as Attorney-In-Fact of the CAROL V. MONTI REVOCABLE TRUST, an individual, ARNOLD DEAN HAMMONS, an individual, ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, LIENORS, CREDITORS, OR OTHER CLAIMANTS; and ALL OTHER UNKNOWN PERSONS OR ENTITIES CLAIMING AN INTEREST IN THE PROPERTY
Defendants.

TO: Arnold Dean Hammons, an individual, and the Unknown Trustee of the Carole Monti Revocable Trust

The North 25 feet of Lot 173, BRUNSON-DOWELL SUB NO. 1, according to the plat thereof as recorded in Plat Book 1, Page 49, of the Public Records of Pinellas County, Florida.

YOU ARE NOTIFIED that an action to quiet title to the above-described real property has been filed against you in the Circuit Court of Pinellas County, Florida. You are required to serve a copy of your written defenses, if any, to this action on Glenn E. Goldberg, Esq., attorney for Plaintiff, Goldberg Law Group, P.A., 944 Fourth Street N., Suite 600, St. Petersburg, Florida 33701, and file the original with the Clerk of the Court, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756, on or before May 21, 2025, otherwise, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for four (4) consecutive weeks in the Business Observer for Pinellas County, Florida.

"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 the seal of this Court on this 24th day of June 2025.

KEN BURKE
Clerk of the Circuit Court
& Comptroller
Pinellas County, Florida
By: /s/ Thomas Smith
Deputy Clerk
June 27; July 4, 11, 18, 2025
25-02737N

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
LV10184

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-001152-CI
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
ALAN RICHARD FUTTERMAN, et al.,
Defendants.

NOTICE is hereby given that Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on November 12, 2025, at 10:00 a.m. ET, via the online website www.pinellas.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pinellas County, Florida, to wit:

Lot 28, THE CLEARING, according to the map or plat thereof as recorded in Plat Book 74, Pages 47-50, Public Records of Pinellas County, Florida.

Property Address: 3410 Killdeer Place, Palm Harbor, FL 34685

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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 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 appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

SUBMITTED on this 8th day of July, 2025.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
July 11, 18, 2025 25-02972N

SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-008429-CO
Judge Edwin Jagger
Div: 40
JOHN HOGAN ROOFING, LLC,
Plaintiff, v.
FMS 307, LLC and MORGAN SCARRITT, et. al.
Defendants.

NOTICE IS HEREBY GIVEN, pursuant to Final Judgment entered in this cause on May 28, 2025, KEN BURKE, Clerk of the Circuit Court, sell the property situated in Pinellas County, Florida described as:

ALL OF LOT 15 AND THE WESTERLY 5 FEET OF LOT 16, BLOCK 1, NORTH REDINGTON BEACH SUBDIVISION SECTION C, ACCODING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Parcel ID: 32-30-15-61056-001-0150

and commonly known as 307 173rd Ave. E., Redington Beach, FL 33708, including the building, appurtenances, and fixtures located therein at public sale to the highest and best bidder, for cash, in an online sale at www.pinellas.realforeclose.com, beginning at 10 a.m. eastern standard time on JULY 29, 2025 in accordance with Chapter 45.031 Florida Statutes.

ANY PERSON CLAIMING ANY INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIST PENDENS MUST FILE A CLAIM NOT LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

Williams Chartered, P.A.
/s/ Brett T. Williams
Brett T. Williams, Esq.
FBN: 113170
222 Pasadena Place
Orlando, FL 32803
Phone: 321-987-4744
brett@williamschartered.com
kelly@williamschartered.com
Attorneys for Plaintiff
July 11, 18, 2025 25-02914N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA.
CASE No. 22-004662-CI
KEYBANK, NA,
Plaintiff, vs.
JONATHAN ROSEN, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-004662-CI of the Circuit Court of the 6TH Judicial Circuit in and for PINELLAS County, Florida, wherein, KEYBANK, NA, Plaintiff, and JONATHAN ROSEN, et. al., are Defendants, Clerk of Court, Ken Burke, will sell to the highest bidder for cash at WWW.PINELLAS.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 20th day of August, 2025, the following described property:

UNIT NO. 1506, MERIDIAN ON SAND KEY, A CONDOMINIUM, ACCORDING TO PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 122, PAGES 72 TO 94 INCLUSIVE; AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 10907, PAGE 2589, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.

DATED this 8 day of July, 2025.

GREENSPOON MARDER LLP
TRADE CENTRE SOUTH,
SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1: Michele.Clancy@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: /s/ Michele R. Clancy
Michele R. Clancy, Esq.
Florida Bar No. 498661
58075.0015 / JSchwartz
Publish in: Business Observer
Bidder #10250
July 11, 18, 2025 25-02977N

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

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

Rarely do consumers specifically search online for public notices.

LV18237_V12

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 22-000404-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; MV REALTY PBC LLC; LISA LIEGL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 17, 2025 in Civil Case No. 22-000404-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; MV REALTY PBC LLC; LISA LIEGL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on September 17, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2, BOCA CIEGA ESTATES, LOT 5, BLOCK 6, REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE(S) 31, OF THE 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.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 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.

Dated this 3rd day of July, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1133-2645B
July 11, 18, 2025 25-02934N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-004757-CI
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL4 MORTGAGE-BACKED NOTES, SERIES 2023-RTL4,
Plaintiff, v.
TWIN CAM MANAGEMENT AND CONSULTING LLC, a Florida Limited Liability Company; DERICK OUTAR, an Individual; UNKNOWN TENANT #1 - UNIT 1; UNKNOWN TENANT #2 - UNIT 1; UNKNOWN TENANT #1 - UNIT 2; UNKNOWN TENANT #2 - UNIT 2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 11, 2025 entered in Civil Case No. 24-004757-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL4 MORTGAGE-BACKED NOTES, SERIES 2023-RTL4, Plaintiff and TWIN CAM MANAGEMENT AND CONSULTING LLC, a Florida Limited Liability Company; DERICK OUTAR, an Individual 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 11, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOTS 3 AND 4, BLOCK E, PLAN OF BOCA CIEGA HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 73, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, AS FORMERLY A PART.

Property Address: 2018 43rd St S, Saint Petersburg, FL 33711

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."

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: 3843.000097
July 11, 18, 2025 25-02965N

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 22-004370-CI
WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST CO., N.A.,
Plaintiff, v.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ERNEST JOHNSON, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 23, 2025 and entered in Case No. 22-004370-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein ERNEST JOHNSON, et al., 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 August 12, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

ALL THAT PROPERTY SITUATE IN THE COUNTY OF PINELLAS AND STATE OF FLORIDA DESCRIBED AS:
THE SOUTH 5 FEET OF LOT 2, AND ALL OF LOT 3, BLOCK 8, THIRD SECTION OF LELLMAN HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 8, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL I.D.: 03-31-16-51030-008-0030

and commonly known as: 5261 40TH STREET NORTH, SAINT PETERSBURG, FL 33714 (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
July 11, 18, 2025 25-02968N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-001292-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF IRVING MILLARD A/K/A IRVING MAURICE MILLARD, DECEASED; LUXURY BATH OF TAMPA BAY LLC D/B/A LUXURY BATH SYSTEMS; FOUNDATION FINANCE COMPANY LLC; UNKNOWN SPOUSE OF BANTHY CHANTAVONG; 212 LOANS, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT#2,
Defendant.

To the following Defendant(s):
UNKNOWN SPOUSE OF BANTHY CHANTAVONG
4711 23rd St. N,
Saint Petersburg, FL 33714
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF IRVING MILLARD A/K/A IRVING MAURICE MILLARD, DECEASED RESIDENCE UNKNOWN

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

LOT 2 BLOCK C, TETREAULT SUB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6 PAGE(S) 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

a/k/a 4711 23rd St N, St Petersburg, FL 33714

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324, on or before , a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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 the seal of this Court this day of 07/03/2025, 2025.

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
July 11, 18, 2025 25-02931N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY
GENERAL CIVIL DIVISION
Case No.: 24-002919-CI
CLEARWATER CASCADE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF JAMES MURRAY, UNKNOWN SPOUSE OF JAMES MURRAY, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES MURRAY, AND UNKNOWN TENANT(S) IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 17, 2025 entered in Case No. 24-002919-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein CLEARWATER CASCADE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ESTATE OF JAMES MURRAY, UNKNOWN SPOUSE OF JAMES MURRAY, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES MURRAY, AND UNKNOWN TENANT(S) IN POSSESSION,, are the Defendants, Ken Burke, Clerk of Court of Pinellas County, will sell to the highest and best bidder for cash online via the internet at http://www.pinellas.realforeclose.com at 10:00 AM, on the 23rd day of July, 2025 the following described property as set forth in said Final Judgment:

Unit/Lot No. 162 of Clearwater Cascade Homeowners Association, Inc., a Florida not-for-profit corporation, according to Exhibit "B" (the "Plot Plan") of the Declaration of Master Form Occupancy Agreement recorded in O.R. Book 8736, Page 1265 and as amended in O.R. Book 9080, Page 2030, O.R. Book 9667, Page 597, and O.R. Book 10419, Page 785, all of the Public Records of Pinellas County, Florida, commonly known as 9790 66th Street N., Lot# 162, Pinellas Park, FL 33782, for a term of years as set forth in the Master Form Occupancy Agreement and in consideration of the mutual covenants contained in the said Master Form Occupancy Agreement, which form of Agreement and all amendments thereto are incorporated herein by reference, the originals of which are maintained in the office of the Association at 9790 66th Street N., Pinellas Park, FL 33782.

Parcel Number: 19-30-16-16438-000-1620
a/k/a 9790 66th St. N. #162
Pinellas Park, FL 33782

Together with the mobile home situated thereon. Please note that it is believed that the mobile home is not habitable and/or requires extensive repairs.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (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.

Bidder #46285
Dated: July 8, 2025

s/ Marielle Westerman, Esq.
Florida Bar No. 13244
Westerman Law, PLLC
360 Central Ave., Ste. 800
St. Petersburg, FL 33701
mwesterman@westerman.law
July 11, 18, 2025 25-02992N