Public Notices

Business Observer

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PAGE 21 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** NOVEMBER 14 - NOVEMBER 20, 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 at the location indicated:
6901 Park Blvd N
Pinellas Park, FL 33781
December 3rd, 2025 at 12:15pm

- **Jason Courtney Wheeler:** Lamp, DVD's, Dresser, Totes, Doly, Chair, Vacuum, Kids Toys
- **LISA DILLASHAW:** Totes, Boxes, Bags of Clothing

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.
November 14, 21, 2025 25-04961N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 1159 94th Ave N. St. Petersburg FL, 33702 on December 3, 2025, at 12:30 PM

Terry Slywka- Furniture, boxes, tv
Patrick Rollins- Furniture, appliances
Tanya Thomas-Furniture, boxes, clothes
Haley Oles- Clothes, luggage

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.
November 14, 21, 2025 25-04996N

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 Vector Accounting & Tax located at 13445 Walsingham Rd, in the County of Pinellas, in the City of Largo, Florida 33774 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Largo, Florida, this 11th day of November, 2025.
FFS ACCOUNTING AND TAX, LLC
November 14, 2025 25-05046N

FIRST INSERTION

NOTICE OF AUCTION

TO: ALL INTERESTED PARTIES

NOTICE IS hereby given that the Pinellas County Sheriff will sell at auction approximately fourteen (14) vehicles. The auction will be held online, only proxy bid (in person viewing per dates set on website) at JJ Kane, https://www.jjkane.com on Tuesday and Wednesday, November 25-26, 2025. If you have any questions, please contact the Purchasing Manager at (727) 582-6866.
PINELLAS COUNTY
SHERIFF'S OFFICE
Eric Vincent, Purchasing Manager
November 14, 2025 25-05008N

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 Princes McCarther located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2025
Yakap Wellness, PLLC
November 14, 2025 25-05033N

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 Square Advance FL LLC located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2025
SQUARE ADVANCE LLC
November 14, 2025 25-05034N

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 Bocha Ritual located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of November, 2025
Ayooda LLC
November 14, 2025 25-05006N

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 Beyond The Magic Travel Co located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2025
Beyond The Magic Travel LLC
November 14, 2025 25-05039N

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 Lingus Productions located at 2690 Enterprise Rd E in the City of Clearwater, Pinellas, FL 33759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2025
Wallace fontes
November 14, 2025 25-05047N

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 Palma Oral Surgery located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of November, 2025
Palma Oral and Maxillofacial Surgery PLLC
November 14, 2025 25-05009N

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 Senior Senior Benefits located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of November, 2025
MCC Media Agency LLC
November 14, 2025 25-05022N

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 Preferred Benefits Agency located at 4946 Kylemore Ct. in the City of Palm Harbor, Pinellas, FL 34685 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 7th day of November, 2025
Ronald Teitelbaum
November 14, 2025 25-04985N

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 Leafery located at 611 S Fort Harrison Ave #309 in the City of Clearwater, Pinellas, FL 33756 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of November, 2025
Rafferty Pendery
November 14, 2025 25-05021N

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 Return Runner Services located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of November, 2025
Empire Designz,LLC
November 14, 2025 25-05010N

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 Abba Longevity HEALTH located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2025
ABBA RESTORE HEALTH LLC
November 14, 2025 25-05043N

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 Slopestix located at 7901 4TH ST N STE 300 in the City of ST. PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of November, 2025
OPFLIO LABS LLC
November 14, 2025 25-05005N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
6780 Seminole Blvd Seminole, FL 33772 December 5, 2025 @ 12:15 PM

Adam Gerald Beland Hunting equipment

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 14, 21, 2025 25-04970N

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.
#0573 – Cedrick Vaughn, #0638 – Jordan Clark, #2502 – Stephen Ashley, #1156 – Fredrick Weese, #2535, #U014 – Walter B. Hertrich, #U026 – Linda Cooke, #0554 – Alsha Nettles.
The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on Monday, December 1st ,2025@ 11:00am
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.
November 14, 21, 2025 25-05042N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10111 Gandy Blvd N St Petersburg FL 33702 on 12/3/2025 @ 11:15am

Victoria Trotta Household Goods/Furniture, Personal Items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 14, 21, 2025 25-04998N

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF POLICIES (RULES AND REGULATIONS) BY THE SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA

Pursuant to Chapter 120, Florida Statutes, an amendment to policy (rule) is being proposed regarding Policy 1210 - Standards of Ethical Conduct for Administrative Staff; Policy 2423.01 - Career and Professional Education; Policy 3210 - Standards of Ethical Conduct for Instructional Staff; Policy 4210 - Standards of Ethical Conduct for Support Staff; Policy 5460 - Graduation Requirements; Policy 5500.07 - Code of Student Conduct - Discipline; Policy 8405 - School Safety. No economic impact is expected.

A public hearing will be held on December 16, 2025, during a meeting of the School Board in the Conference Hall at the School Board of Pinellas County, 301 4th Street SW, Largo, Florida.

The proposal is available for review and copying at the office of Strategic Planning and Policy, School Board of Pinellas County, 301 4th Street SW, Largo, Florida.

KEVIN K. HENDRICK, SUPERINTENDENT AND EX OFFICIO SECRETARY
SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA
November 14, 2025 25-05020N

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 12/06/2025 at 08:30 AM the following vehicles(s) may be sold at public sale at 1104 35TH ST S, UNIT C, ST PETERSBURG, FL 33711 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

1FM5K7DH3KGB52000 2019 FORD 9995.00

The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:

Lienor Name: COAST TO COAST AUTO GROUP LLC
Lienor Address: 1104 35TH ST S UNIT C, ST PETERSBURG, FL 33711
Lienor Telephone #: 727-359-6621
MV License #: MV111933
Location of Vehicles: [VEHICLE_LOCATION]

The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the PINELLAS County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.
November 14, 2025 25-05007N

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 Sky Gem Solutions Group LLC located at 2255 Glades Road Suite 236W in the City of Boca Raton, Pinellas County, FL 33431 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of November, 2025.
Sky Gem Solutions Group LLC
November 14, 2025 25-04957N

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 Softball Dad Nation, located at 2245 ALDEN LN, in the City of Palm Harbor, County of Pinellas, State of FL, 34683, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 11 of November, 2025.
Wayne Herbert La Fleur
2245 ALDEN LN
Palm Harbor, FL 34683
November 14, 2025 25-05027N

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 Live Oak Mercantile 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 6th day of November, 2025.
DELGADO COMMERCE LLC
November 14, 2025 25-04969N

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 Not Your Average Consulting 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 5th day of November, 2025.
Not Your Average Therapy LLC
November 14, 2025 25-04956N

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 Spalume Massage located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2025
Spalume Felicity Suites LLC
November 14, 2025 25-05035N

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 Wicked Marketing Group LLC located at 7901 4th St N STE 300 in the City of Saint Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2025
Wicked Marketing Group LLC
November 14, 2025 25-05038N

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 US National Credit Solutions CS located at 1111 Lincoln Rd Fl 5 Ste 516 in the City of Miami Beach, Pinellas County, FL 33139 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 6th day of November, 2025.
ATLANTIC FINANCIAL CONSULTING INC
November 14, 2025 25-04968N

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 Glenbrook Capital Ltd located at 1087 Muirfield Ct, in the County of Pinellas, in the City of Tarpon Springs, Florida 34688 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tarpon Springs, Florida, this 6th day of November, 2025.
GLENBROOK CAPITAL ADVISORS LLC
November 14, 2025 25-04967N

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 Catalyst Consulting Strategies, located at 5017 Windmill Palm Terrace NE, in the City of Saint Petersburg, County of Pinellas, State of FL, 33703, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 11 of November, 2025.
AAP LEGAL CONSULTING, LLC
5017 Windmill Palm Terrace NE
Saint Petersburg, FL 33703
November 14, 2025 25-05028N

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 BlueSky Imaging Co. located at 125 52nd Ave N, in the County of Pinellas, in the City of St Petersburg, Florida 33703 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at St Petersburg, Florida, this 06th day of November, 2025.
BLUESKY IMAGING & AERIALS LLC
November 14, 2025 25-04984N

--- 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:
4319 Duhme Rd. St Petersburg Fl. 33708
Auction date is 12/03/2025 @ 10:30 AM

Charless Rayborn – Clothes
Felicia Hackbarth - Clothes, home 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 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.
November 14, 21, 2025 25-05036N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, on 12/05/2025 @ 1:30pm. Site 8640

Jeanie Rivers - Household Goods Clothes
Andrew Aubrey - Furniture, paintings, boxes, dishes, tvs
Robert Weddle - General household items
James Blasser - Home furniture, washer , dryer, boxes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 14, 21, 2025 25-04997N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on December 5th, 2025 at 11AM

James Cormey-Shelves, trailer gate, lamp, clothes, tools, mattress, boxes, kids bike and toys
Linda Bonello-suitcases, Christmas bulbs, totes, dressers, chair, TV, end table, and boxes

This auction will be listed and advertised on www.storagetreasures.com
Purchases must be made in cash only and paid at the above referenced facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
November 14, 21, 2025 25-05014N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 2925 Tyrone Blvd N. St. Petersburg FL,33710 on December 5, 2025 at 11:30 AM

Kevin Robinson - appliances and tools
James Berlin - appliances and outdoors sports
Anthony Felske - appliances and tools
Kyle Crain - household goods and furniture
John Wysocki - collectable model cars

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.
November 14, 21, 2025 25-05045N

NOTICE OF PUBLIC SALE

JOE'S TOWING & RECOVERY, INC.
*** MAIN OFFICE ***
6670 114TH AVENUE
LARGO, FL. 33773
727-541-2695
727-541-1300

YR	MAKE	ID #
05	CHEVY	1G1AZ52F257597457
08	VW	3VWPW31C38M502515

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 12-12-25 AT 11:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.
JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695
November 14, 2025 25-05054N

FIRST INSERTION

PINELLAS COUNTY NOTICE OF PUBLIC SALE ADVERTISEMENT OF SALE

Property described below will be sold per the Florida Self Storage Facility Act. Sale is on Friday the 5th day of December 2025 at 12 Noon, with bidding to take place on lockerfox.com Bidding opens 10 days prior to auction closing. CASH Payment and pickup at facility. Maximo Storage located at 955 62nd ave south St. Petersburg, FL 33705. Villaran, Jennifer: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Washington, Zahria: PERSONAL ITEMS, HOUSEHOLD GOODSAND MISC GOODS; Johnson, Valerie: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Dittmer, Kaija: Personal Items, HOUSEHOLD GOODS AND MISC GOODS; Slattery, Stephen: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Morgan, Vernice: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Hall, Eustacia: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Triplett, Airial: Personal Items, HOUSEHOLD GOODS AND MISC GOODS; Lewis, Vinette: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Gray, Antwain: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Gray, Amber: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Lewis, John: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Love, Lateasa: Personal Items, HOUSEHOLD GOODS AND MISC GOODS; Lewis, John: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Lewis, John: Personal Items, HOUSEHOLD GOODS AND MISC GOODS: Rushing, Tonya: PERSONAL ITEMS, HOUSEHOLD GOODS AND MISC GOODS; Sale is subject to cancellation in the event of settlement between owner and obligated party.
November 14, 21, 2025 25-05055N

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

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 9999 Gandy Blvd. N. St. Petersburg, Fl. 33702 on December 3, 2025, at 11:00am.

Thomas sparks	Furniture, Wine glasses, Totes, Boxes
Bennie Harris	Furniture, Keyboard, Clothing, Vacuum, Mattress

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.
November 14, 21, 2025 25-04960N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 2950 Gandy Blvd, St. Petersburg, FL 33702, December 4th 2025 @ 12:15PM.

Name	**Contents**
Randall Scott Bauer	**Building materials, tools, shelving**
Markia Church	**Bikes, scooter, boxes, clothing, shoes**

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.
November 14, 21, 2025 25-04962N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on December 4, 2025 at 10:00 AM

Julia Galvez - Household Goods/Furniture
Andre Lewis – Household goods
Valisha Stephens – Furniture
Leroy Van Essendelft - household goods
Janay Walker – 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.
November 14, 21, 2025 25-04959N

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 December 5th, 2025 @ 10:00 AM at each individual repair facility.

41310 2022 Ram VIN#: 3C6UR5CJ1NG129903 Repair Facility: Dayton Andrews Dodge Chrysler Jeep Ram 2301 34th St N Saint Peterburg 727-321-0500 Lien Amt $695.70

41311 2018 Jeep VIN#: 1C4RJEAGXJC171318 Repair Facility: Dayton Andrews Dodge Chrysler Jeep Ram 2301 34th St N Saint Peterburg 727-321-0500 Lien Amt $3,426.67
November 14, 2025 25-04955N

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 12-12-2025 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.

LHJTLBBN2EB002658 2014 BASH
2CNDL13F786338105 2008 CHEV
2FMDK49C69BA41577 2009 FORD
3FADP4EJ4GM159994 2016 FORD
3FAHP07139R206574 2009 FORD
2HKYF181X4H606385 2004 HOND
7FARW1H85HE037830 2017 HOND
5NPDH4AE3EH463966 2014 HYUN
JN1EV7AP4HM734627 2017 INFI
1N4AL3AP6FC469115 2015 NISS
1N4AL4CV0MN342931 2021 NISS
3N1AB7AP2HY209764 2017 NISS
3N1CB51D83L809827 2003 NISS
JN8AZ1MUXEW418328 2014 NISS
1G2ZK57K994230796 2009 PONT
4S4BRCKC4B3371554 2011 SUBARU
5YJ3E1EB4LF663155 2020 TESLA
SNT88P603320240815177
2003 TIFGALOP
3VWD67AJ5GM408918 2016 VOLK
YAMA0135C424 2024 YAM

November 14, 2025 25-05051N

FIRST INSERTION

FLORIDA PACE FUNDING AGENCY
NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS

The Board of Directors (the "Board") of the Florida PACE Funding Agency, a public body corporate and politic, (the "Agency"), hereby provides notice, pursuant to Sections 163.08, 163.081, 163.082 and 197.3632(3)(a), Florida Statutes, each as amended from time to time, of its intent to use the uniform method of collecting non-ad valorem assessments for more than one year to be levied within the area encompassed by the boundaries of every county in Florida, or any of the municipalities therein, served by the Agency's statewide provision of funding and financing to assist property owners who wish to construct, install or otherwise obtain qualifying improvements identified by the Legislature including, but not limited to, energy conservation and efficiency improvements, renewable energy improvements, and wind resistance improvements, in accordance with Section 163.08, et seq., Florida Statutes, as amended (collectively, the "Qualifying Improvements"). By law and resolution of the Agency, a property owner may apply to the Agency for funding and financing of Qualifying Improvements. The non-ad valorem assessments contemplated by this notice are voluntary and are only imposed by the Agency with the prior written consent authorized by or on behalf of affected property owners who determine to obtain financing for Qualifying Improvements from the Agency. The Agency is authorized by state law to fund and finance Qualifying Improvements and is required to annually collect repayment by non-ad valorem assessments to be collected by the Tax Collector in each County. The Board will consider the adoption of a resolution electing to use the uniform method of collecting such assessments as authorized by Section 197.3632, Florida Statutes, after a public hearing to be held at Kissimmee Gateway Airport-Executive Conference room located at 401 Dyer Blvd Kissimmee FL on December 9, 2025, at 1pm. In the event of a local or national emergency, a hurricane, or any other interfering circumstance, if necessary, the meeting may be continued to a time, date, and place certain, and notice thereof, along with appropriate means for public attendance and participation, if other than in-person, will be posted on the Agency's website. Such resolution electing to use such uniform method will state the need for the levy and will contain a legal description of the boundaries of the real property that may be subject to the levy – which is the entirety of the State of Florida. A copy of the proposed form of resolution and other information may be viewed at the Agency's website: www.FloridaPACE.Gov. All affected property owners have the right to be heard on the matter via advance written objection or by appearing in person at the public hearing. Advance written communication will be given equal weight to comments or objections made in person, and may be submitted to the Board via email to Info@FloridaPACE.Gov; and should be received by the Agency on or before December 8, 2025, at 9am so that copies can be distributed to Board members for advance review and hearing preparation purposes. Any person desiring to speak in person may appear at the public hearing. If any person decides to appeal any decision made with respect to any matter considered at this public hearing, such person will need a record of proceedings and for such purpose such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Any person requiring special accommodation at this meeting due to disability or physical impairment or needing an interpreter to participate in this proceeding should contact the Agency at 850-400-PACE at least 48 hours prior to the meeting. If hearing impaired, Florida Relay Service numbers for assistance are (800) 955-8771 (tdd) or (800) 955-8770 (voice).

Publish on November 14, 21, 28 and December 5, 2025 by Order of the Board of Directors of the Florida PACE Funding Agency.

Assessments to be levied pursuant to written consent on various parcels within the State of Florida
Nov. 14, 21, 28; Dec. 5, 2025 25-04954N

FIRST INSERTION

Notice of Public Sale
Multiple Facilities - Multiple Units

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the locations indicated:

Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 12/3/2025 @ 11:00 AM:
Danielle Spencer - Extra Stuff from our Apartment
Jack Shaw - Clothes

Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL 33755 on 12/3/2025 @ 11:30 AM:
Brian Rothman - hshld gds
Pascal Maladolti - king size bed, mattress, 2 dressers, 2 chairs, box

Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 12/3/2025 @ 12:30 PM:
Donald Britch - hshld gds
Cheryl Lynn Sweeney - office furn

Extra Space Storage 13880 Walsingham Rd, Largo, FL 33774 on 12/4/2025 @ 10:30 AM
Angela Johnson-Filer - files

Extra Space Storage 1844 N Belcher Rd, Clearwater, FL 33765 on 12/4/2025 @ 11:30 AM
Brian Halderman - hshld gds, bicycle

Extra Space Storage 13100 66th St, Largo, FL 33773 on 12/4/2025 @ 12:00 PM
Jeremy Szurley - hshld gds

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 12/4/2025 @ 12:30 PM
Issach Powell - Furn, totes, boxes, bags
Heather French - Furn, boxes, bags

Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 12/4/2025 @ 1:00 PM
Iris Keeley - hshld gds/furn
Cathy Cannon - hshld gds/furn

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 12/5/2025 @ 10:30 AM
Debroah Peterson totes, boxes
Katherine Hesson - clothes

Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 12/5/2025 @ 11:00 AM
Richard Miller - Motorcycle VIN 1HD1GZM12GC307054, cooler, boxes, TV, clothes
Kenya Robinson - hshld gds/furn, boxes
Roger Snider - bike, luggage, lamps
Robin Snyder - clothing

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 12/5/2025 @ 11:00 AM
Deneshia Coles- clothing
Justin Polito- tools, hshld gds
Katelyn White- bedroom furniture, boxes
Tamara Kay Farr- hshld gds
Tracy Dabney- hshld gds/furn
Pearce Parker- clothing

Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 12/5/2025 @ 12:00 PM
Goretti Vermeersch- TV, bags, clothes, electronics
Gare Jimenez- bags, boxes, totes, wall art, electronics, power tools, toolbox, kitchen items
Shawn Kjetland- chair, mattress, clothes, table, monitors, tools, lamps

Extra Space Storage 1850 N Hercules Ave, Clearwater, FL 33765 on 12/5/2025 @ 12:30 PM
Patrick Moroney- clothes
Gabriel Vangelatos- china company, hshld items, decorations
Manual Gissendanner- hshld

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 12/5/2025 @ 1:00 PM
Jordan Hill- bed, computer, dog stuff
Brenda Bullard- hshld gds

Extra Space Storage 1016 Belcher Rd, Clearwater, FL 33765 on 12/5/2025 @ 1:30 PM
Ebony Blunt- 3 full bedroom, full living rm, etc.
Julie Gatlin- shed, hshld items
Alycia Alcaraz- clothes and 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.
November 14, 21, 2025 25-04958N

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/5/25 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1979 NOBI mobile home bearing vehicle identification numbers N21036A and N21036B, and all personal items located inside the mobile home. Last Tenant: William James Carmen Jr. Sale to be held at: Ranchero Village MHC, 7100 Ulmerton Road, Largo, Florida 33771, (727) 536-5573.

November 14, 21, 2025 25-05030N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/5/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 TWIN mobile home bearing vehicle identification numbers T25216076A and T25216076B and all personal items located inside the mobile home. Last Tenant: Margaret Mary Gillespie and John Charles Koenig. Sale to be held at: Island in the Sun, 100 Hampton Road, Clearwater, Florida 33759, 727-796-0500.

November 14, 21, 2025 25-05029N

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that U.S. TelePacific Corp., 3300 N. Cimarron Rd, Las Vegas, NV 89129, desiring to engage in business under the fictitious name of TPX Communications, with its principal place of business in the State of Florida in the County of Pinellas, has filed an Application for Registration of Fictitious Name with the Florida Department of State on 10/29/25.

November 14, 2025 25-04994N

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.

B033 and G045 – Cynthia Johansmeyer, D001 – Kenneth E Priebe, E009 – Jasmine M Brown, E012 – Joshua M Floyd, E049 – Robert A Cole, E077 Laura Fagan, G016 – Alexis Walton, G231 – Sheena McConnell, G310 - Lori Johnson, G322 – Bret Dethlefsen, H221 - Janli Jose V Valenzuela

The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Monday, December 1st, 2025 @ 11AM** 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.

November 14, 21, 2025 25-05037N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on December 04, 2025, at 10:30 AM.

Richard Jones - household
Matt Parks - 2 dressers and a small fridge looking to store for 4 months, customer is moving
Eric Rossborough - Household items
Stephanie Ward - Contents of house

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

November 14, 21, 2025 25-04995N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010692-ES
IN RE: ESTATE OF
JUDITH A. MILLER, Deceased.

The administration of the estate of Judith A. Miller, deceased, whose date of death was April 28, 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 November 14, 2025.

Personal Representative:
Laura Jane Smith
866 35th Ave. N
St. Petersburg, FL 33704
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
November 14, 21, 2025 25-04999N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
Probate Division
File No. 25-009426-ES
IN RE: ESTATE OF
ANNE G. DUBOIS A/K/A
JULIA ANNE DUBOIS
Deceased

The administration of the Estate of ANNE G. DUBOIS, A/K/A/ JULIA ANNE DUBOIS, deceased, File Number 25-009426-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave N, Rm 300, St Petersburg, FL 33701. The decedent's date of death is 5/2/2025. 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, THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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 claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is November 14, 2025.

Person Giving Notice:
STEPHEN C. BETTIS
Personal Representative
Box 2727
PO Box 2727
Shelby, NC 28151-2727

Attorney for Personal Representative:
Cynthia E. Orozco
Florida Bar No. 449709
P.O. Box 47277
St. Petersburg, FL 33743-7277
(727) 346-9616
email: cattorney1@tampabay.rr.com
November 14, 21, 2025 25-05001N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF NO: 25-010394
IN RE: ESTATE OF
MARINA ISABEL FORTKAMP.
DECEASED.

The administration of the Estate of MARINA ISABEL FORTKAMP, deceased, whose date of death was June 19, 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 November 14, 2025.

MATTHEW DALE THOMAS
5504 Shady Knoll Court
Brighton, MI 48116
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@bewnwinterlaw.com
November 14, 21, 2025 25-05049N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-007116-ES
IN RE: ESTATE OF
SARAH JAYNE HAVICE, a/k/a
SARAH J. HAVICE
Deceased.

The administration of the estate of SARAH JAYNE HAVICE, deceased, whose date of death was June 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 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 November 14, 2025.

JOSEPHINA ALLISON JONES
P.O. Address: 5023 97th Way N,
Saint Petersburg, FL 33708
JL LAW PLLC
VOJA JIM LONCARSKI
Attorneys for Personal Representative
801 West Bay Drive
Suite 312
Largo, FL 33770
Telephone: (727) 488-5869
Florida Bar No. 528811
Email Addresses: JL@jim-law.com
November 14, 21, 2025 25-05050N

Q&A

Q What is a public notice?

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

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

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q Are there different types of legal notices?

A 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.

Q Who benefits from legal notices?

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

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

Q How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V24

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004793-ES
IN RE: ESTATE OF
LEMUEL SMITH a/k/a
LEMUEL MCNEIL SMITH,
Deceased.

The Administration of the Estate of Lemuel Smith a/k/a Lemuel McNeil Smith, Deceased, whose date of death was February 21, 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, 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 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 November 14, 2025.

Personal Representative:
Kimberly Campbell
1344 Parkwood Street
Clearwater, Florida 33755
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue,
Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com
November 14, 21, 2025 25-05016N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009375-ES
Division 003
IN RE: ESTATE OF
CHARLES ALLEN CARAWAY
A/K/A CHARLES A. CARAWAY
A/K/A CHARLES CARAWAY
Deceased.

The administration of the estate of Charles Allen Caraway a/k/a Charles A. Caraway a/k/a Charles Caraway, deceased, whose date of death was July 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 November 14, 2025

Personal Representative:
Sheila Tuggle
4220 Maplehurst Rd.
Virginia Beach, VA 23462
Attorney for Personal Representative:
Sarah Voss, Esq.
Florida Bar Number: 1025128
Sarah Voss Law, PLLC
2555 Enterprise Rd., Suite 11-1
Clearwater, Florida 33763
Telephone: (727) 487-9455
sarah@sarahvosslaw.com
celeste@sarahvosslaw.com
November 14, 21, 2025 25-05002N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010104-ES
Division 003
IN RE: ESTATE OF
BARBARA BAUER GREENFIELD,
Deceased.

The administration of the estate of Barbara Bauer Greenfield, deceased, whose date of death was June 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.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 Friday, November 14, 2025.

Personal Representative:
Sabina Simonian
3 Jefferson Place
Pennington, New Jersey 08534
Attorney for Personal Representative:
Robert J. Kelly, Esq.
Florida Bar Number: 238414
Kelly & Kelly, LLP
28163 U.S. 19, North,
Suite 200
Clearwater, FL 33756
Telephone: (727) 733-0468
Fax: (727) 733-0469
E-Mail:
mpowell@kellyandkellyllp.com
Secondary E-Mail:
rob@kellyandkellyllp.com
November 14, 21, 2025 25-05017N

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-009751-ES
Division: 003
IN RE: ESTATE OF
KAREN LEE CUTHBERT,
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 KAREN LEE CUTHBERT, deceased, File Number 25-009751-ES3 by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756, that the decedent's date of death was September 19, 2025, that the total value of the estate is $25,466.31, and that the names and addresses of those to who it has been assigned by such Order are:

Name Address
RHONDA GONZALES
638 Centerfield Drive
Maumee, OH 43537
RODNEY CUTHBERT
1610 Edna Avenue
Largo, FL 33770
RICK CUTHBERT
7708 West Woodbridge Cir, #203
Westland, MI 48185

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: November 14, 2025.

Person Giving Notice:
RHONDA GONZALES
638 Centerfield Drive
Maumee, OH 43537

Attorney for Person Giving Notice:
THEODORE R. SCHOFNER,
ESQUIRE
Florida Bar No. 381357 /
SPN: 01243397
2117 Indian Rocks Road
Largo, Florida 33774
Telephone: (727) 588-0290
Fax: (727) 584-0932
Email:
info@elderlawattorney.com
November 14, 21, 2025 25-05023N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
SIXTH JUDICIAL CIRCUIT,
STATE OF FLORIDA,
IN AND FOR
PINELLAS COUNTY
PROBATE DIVISION
FILE NO.: 2025-CP-005968
IN RE: ESTATE OF
ROY MARVIN VAN NATTER
Deceased.

The administration of the estate of Roy Marvin Van Natter, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File No. 25-CP-005968; 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE 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 November 14, 2025.

Petitioner
Sandra A. Novatko
1943 Alton Drive
Clearwater, FL. 33763

Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
November 14, 21, 2025 25-04973N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25-010463-ES-ES
IN RE: ESTATE OF
STEFANY LYNN LOFORTE,
a/k/a, STEPHANIE LOFORTE,
Deceased

The administration of the estate of STEFANY LYNN LOFORTE, a/k/a STEPHANIE LOFORTE, deceased, whose date of death was June 16, 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 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 if 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.

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, applies, or may apply, unless a written demand is made by a creditor as specified under section 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 November 14, 2025.

Jaclyn Costa
1121 Mayflower Drive
Newark, DE 19711

/s/ Richard D. Green
Richard D Green, Esquire
FLA BAR 205877
Attorney for Personal Representative
1010 Drew Street
Clearwater, Florida 33755
(727) 441-8813
Email: richglaw@aol.com
Email: kdileone@greenlawoffices.net
November 14, 21, 2025 25-04990N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008350-ES
IN RE: ESTATE OF
ARTHUR LEWIS DILMORE
Deceased.

The administration of the estate of Arthur Lewis Dilmore, deceased, whose date of death was June 20, 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 names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 NOVEMBER 14, 2025.

Personal Representative:
Misty Dilmore
3301 31st St. N.
St. Petersburg, Florida 33713
Attorney for Personal Representative:
/s/ Amanda O. Singleton
AMANDA O. SINGLETON
Attorney
Florida Bar Number: 0015957
SINGLETON LEGAL PLLC
425 22nd Avenue N.
Suite D
SAINT PETERSBURG, FL 33704
Telephone: (727) 755-4316
Fax: (727) 234-8831
E-Mail: amanda@singletonlegal.com
November 14, 21, 2025 25-04983N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 25-010392-ES
Division: Probate
IN RE: ESTATE OF
THOMAS ROBERT
OBENBERGER,
Deceased.

The administration of the estate of THOMAS ROBERT OBENBERGER, deceased, whose date of death was December 20, 2024, 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 personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 November 14, 2025.

JON OBENBERGER,
Personal Representative
PAUL KNUDSEN, ESQ.
Attorney for Jon Obenberger
Bar Number: 91770
KNUDSEN LAW, P.A.
10863 Park Blvd.
Ste. 5
Seminole, FL 33772
Telephone: (727) 398-3600
E-Mail: paul@klawtb.com
Secondary E-Mail: betty@klawtb.com
November 14, 21, 2025 25-05019N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-008320-ES
Probate Division
IN RE: ESTATE OF
THOMAS R. DAVIS, a/k/a
THOMAS RENDALL DAVIS,
a/k/a THOMAS DAVIS,
Deceased.

The administration of the estate of THOMAS R. DAVIS (a/k/a THOMAS RENDALL DAVIS, a/k/a THOMAS DAVIS), 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 Street/Rm. 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 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.

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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES, SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is November 14, 2025.

Personal Representative
June Davis
JUNE L. DAVIS
30817 W. Third Creek Row
Paradise, MI 49768
Attorney for Personal Representative
Arlene C. Chase
Arlene C. Chase, Esq.
Florida Bar No. 0033591
Arlene C. Chase, P.A.
21216 Olean Blvd., Suite 1
Port Charlotte, FL 33952
Telephone: (941) 575-5142
November 14, 21, 2025 25-05015N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
LV10267
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-10397-ES Division 004
IN RE: ESTATE OF
REGINA P. SEROOR,
AKA
REGINA PIETRUSZKO SEROOR
Deceased.

The administration of the estate of REGINA P. SEROOR, also known as REGINA PIETRUSZKO SEROOR, deceased, whose date of death was September 6, 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 November 14, 2025.

Personal Representative:
IRENA PIETRUSZKO
Margery Lodge
Margery Lane
Lower Kingswood
Tadworth, KT20 7BT
ENGLAND

Attorney for Personal Representative:
/s/ James N. Powell
JAMES N. POWELL
Florida Bar No. 157689
JOHNSON POPE BOKOR
RUPPEL & BURNS, LLP
360 Central Ave., Suite 500
St. Petersburg, Florida 33701
Telephone: (727) 800-5980
Primary E-mail:
jnpowell@jpfirm.com
Secondary E-mail:
angelam@jpfirm.com
November 14, 21, 2025 25-05026N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-10152-ES Division 004
IN RE: ESTATE OF
PETER H. ARMACOST, AKA
PETER HAYDEN ARMACOST,
AKA
PETER ARMACOST
Deceased.

The administration of the estate of PETER H. ARMACOST, AKA PETER HAYDEN ARMACOST, AKA PETER ARMACOST, deceased, whose date of death was August 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33759. 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 November 14, 2025.

Personal Representative:
MARY-LINDA SORBER
ARMACOST
555 5th Avenue North, Apt. No. 914
St. Petersburg, Florida 33701

Attorney for Personal Representative:
/s/ Nicholas A. Mitchell
NICHOLAS A. MITCHELL
Florida Bar Number: 125437
JOHNSON POPE BOKOR
RUPPEL & BURNS, LLP
360 Central Ave., Suite 500
St. Petersburg, Florida 33701
Telephone: (727) 800-5980
Fax: (727) 800-5981
E-Mail: nickm@jpfirm.com
Secondary E-Mail:
angelam@jpfirm.com
November 14, 21, 2025 25-05025N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-010594-ES
Division: 003
IN RE: ESTATE OF
DONALD LEE LEONARD,
Deceased.

The administration of the estate of Donald Lee Leonard, deceased, whose date of death was September 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.

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 November 14, 2025.

Personal Representative:
Diana S. Leonard
2340 Campbell Road
Clearwater, FL 33765
Attorney for Personal Representative:
Jeffrey P. Coleman, Esquire
Florida Bar Number: 503614
COLEMAN LAW FIRM
581 South Duncan Avenue
Clearwater, FL 33756
Tel: 727-461-7474; Fax: 727-461-7476
E-Mail: jeff@colemanlaw.com
Secondary E-Mail:
emily@colemanlaw.com;
joanne@colemanlaw.com
November 14, 21, 2025 25-04974N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-010402-ES
IN RE: ESTATE OF
JANET L. ROBERTS,
aka
JANET LOUISE ROBERTS,
Deceased.

The administration of the estate of JANET L. ROBERTS, also known as JANET LOUISE ROBERTS, deceased, whose date of death was September 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 14, 2025.

Signed on this 28th day of October, 2025.

ANGELA J. MURPHY
Personal Representative
3305 Donner Trail
Wake Forest, NC 27587

Charles F. Reischmann
Attorney for Personal Representative
Florida Bar No. 0443247/
SPN# 00428701
Reischmann & Reischmann, PA
PO Box 40966
St. Petersburg, FL 33743
Telephone: 727-345-0085
Email: charles@reischmannlaw.com
Secondary Email:
cynthia@reischmannlaw.com
November 14, 21, 2025 25-04971N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
Ref # 25-010187-ES
In re: Estate of
FERNANDO GUIDO GALLENO
a/k/a
GUIDO GALLENO
Deceased.

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

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is 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 SO FILED WILL BE FOREVER BARRED.

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

The date of death of the decedent is July 10, 2025.

The date of first publication of this notice is November 14, 2025.

Personal Representative:
Lucía Galleno Villafán
a/k/a Lucía Galleno
9221 Arbourgate Meadows Ln
Charlotte, NC 28277

Attorney for Personal Representative:
NICOLAS S. ROBINSON, ESQ.
NICOLAS S. ROBINSON, P.A.
6677 - 13th Ave N,
Ste 3A
St. Petersburg, FL 33710
Email: nick@nickrobinsonlaw.com
T: (727) 490-8611
F: (855) 448-9843
Fla. Bar # 88797
November 14, 21, 2025 25-05024N

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE SIXTH CIRCUIT COURT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-010110-ES
Division 3
IN RE: ESTATE OF
BERNARD LEO KIN
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 BERNARD LEO KIN, deceased, File Number 25-010110-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701; that the decedent's date of death was July 31, 2025; that the total value of the estate is $2,523.66 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Kelly Marie Kin
11314 S US 31
Williamsburg, MI 49690

Jamie Rebecca Majeske
4814 Campau Dr
Midland, MI 48640

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.

The date of first publication of this Notice is November 14, 2025.

Attorney for Person Giving Notice
/s/Carol A. Lawson
Carol A. Lawson
Attorney for Petitioner
Florida Bar Number: 132675
P.O. Box 2381
Dunedin, FL 34697
Telephone: (727) 410-2705
E-Mail: calh@gate.net
November 14, 21, 2025 25-05018N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-010509-ES
Division PROBATE
IN RE: ESTATE OF
DOREEN MONTUORI
Deceased.

The administration of the estate of DOREEN MONTUORI, deceased, whose date of death was December 12, 2024; File Number 25-010509-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 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 date of first publication of this notice is: November 14, 2025.

WILLIAM K. LOVELACE
Personal Representative
401 S. Lincoln Avenue
Clearwater, FL 33756

WILLIAM K. LOVELACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
November 14, 21, 2025 25-05048N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
REF: 25-009561-ES
IN RE: ESTATE OF
JOAN MARIE CHALKER,
Deceased.

The administration of the estate of JOAN MARIE CHALKER, deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Probate Court Records, 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, 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 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 November 14, 2025.

Personal Representative:
BRIAN CHALKER
777 35th Avenue South
St. Petersburg, FL 33705
Attorney for Personal Representative:
JENNIFER L. TERRANA, ESQ.
Attorney for Personal Representative
Florida Bar Number: 77648
1262 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33705
Telephone: (727) 270-9004
E-Mail: terranalaw@gmail.com
November 14, 21, 2025 25-05000N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009867-ES
Division: Probate
IN RE: ESTATE OF
DEAN ANDREW HARKEY
(**A/K/A DEAN A. HARKEY**
A/K/A DEAN HARKEY)
Deceased.

The administration of the estate of Dean Andrew Harkey (a/k/a Dean A. Harkey a/k/a Dean Harkey), deceased, whose date of death was September 20, 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 November 14, 2025.

Personal Representative:
Tanya Bell
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688
Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
Felicia@BellLawFirmFlorida.com
November 14, 21, 2025 25-04972N

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

Q&A

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V35

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-10897-CO
MHC SHADY LANE VILLAGE, L.L.C. d/b/a Shady Lane Village, Plaintiff, vs.
THE ESTATE OF ALLEN DUNCAN SAPP; ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF ALLEN DUNCAN SAPP; ALVIN R. VAN; and CHARLES J. GIANINO, Defendants.

Notice is hereby given that, pursuant to the Amended Default Final Judgment entered in this cause, in the County Court of Pinellas County, Ken Burke, Pinellas County Clerk of the Court, will sell the property situated in Pinellas County, Florida, described as:

1979 GLEN mobile home bearing vehicle identification numbers FLFL2A843791404 and FLFL2B843791404.

Property Address: 15666 49th Street North, Lot No. 1076, Clearwater, Florida 33762

at public sale, to the highest and best bidder, for cash, via the internet at www.pinellas.realforeclose.com at 10:00 A.M. on the 3rd day of December 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

"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."

Respectfully submitted,
ATLAS LAW, PLLC
Brian C. Chase, Esq. –
Fla. Bar No. 17520
LeBron C. Page, Esq. –
Fla. Bar No. 1030825
√ Daniel M. Hartzog, Esq. –
Fla. Bar No. 652067
1313 North Howard Avenue
Tampa, Florida 33607
813.241.8269
efiling@atlaslaw.com
Attorneys for Plaintiff
November 14, 21, 2025 25-04979N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-002434-CI
FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.
WILLIAM CHARLTON, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 23, 2025 in Civil Case No. 25-002434-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and William Charlton, et al., are Defendants, the Clerk of Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of December, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 59, RIDGEWOOD LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 66, 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.

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. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-12177FL
November 14, 21, 2025 25-04977N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 23-008209-CI
WELLS FARGO BANK, N.A. Plaintiff, v.
PAUL MCCORMICK A/K/A PAUL WILLIAM MCCORMICK; UNKNOWN SPOUSE OF PAUL MCCORMICK A/K/A PAUL WILLIAM MCCORMICK; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 22, 2025, in this cause, in the Circuit Court of Pinellas County, Florida, the office of Ken Burke, Clerk of the Circuit Court, shall sell the property situated in Pinellas County, Florida, described as:

LOT 16, BLOCK 1, BROADACRES UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 51 AT PAGE 73 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

a/k/a 3701 45TH ST N, ST. PETERSBURG, FL 33713-1136

at public sale, to the highest and best bidder, for cash, online at www.pinellas.realforeclose.com, on December 05, 2025 beginning at 10:00 AM.

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.

Dated at St. Petersburg, Florida this 5 day of November, 2025.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000008926
November 14, 21, 2025 25-04976N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-7051-CO
BELLEAIR OAKS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
ESTATE OF THOMAS SOLLETTI , ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

TO: ESTATE OF THOMAS SOLLETTI and ANY AND ALL UNKNOWN HEIRS

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, BELLEAIR OAKS CONDOMINIUM ASSOCIATION, INC., herein in the following described property:

Unit 112, Building 1, BELLEAIR OAKS, A CONDOMINIUM, according to the Declaration of Condominium recorded in OR Book 5009, Page 3, and the Plat thereof as recorded in Condominium Plat Book 41, Pages 8 to 10, Public Records of Pinellas County, Florida; together with an undivided interest or share in the common elements appurtenant thereto. With the following street address: 1975 West Bay Drive, #112, Largo, Florida, 33770

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 this 5th day of Nov., 2025.

Business Observer

KEN BURKE
CLERK AND COMPTROLLER
By:
Deputy Clerk

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd.,
Suite A
Dunedin, FL 34698
(727) 738-1100
November 14, 21, 2025 25-04980N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 22-003411-CI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs.
INGRID ZUMARAN, et al., Defendant.

To: UNKNOWN SPOUSE OF DARRELL KUNCZ A/K/A DARRELL ARTHUR KUNCZ
2516 ROBERTA STREET
LARGO, FL 33771
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 136, KEENE GROVES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

WITNESS my hand and seal of said Court on the 5th day of November, 2025.

KEN BURKE, CPA
CLERK OF COURT OF
PINELLAS COUNTY
As Clerk of the Court
BY: /s/ Thomas Smith
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
Kimberlee.Masters@mccalla.com
22-00869FL
November 14, 21, 2025 25-04963N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-002285-CI
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v.
MARIA JEAN HIERHOLZER-PLAZA A/K/A MARIA PLAZA, et al., Defendants.

NOTICE is hereby given that Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on December 17, 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 69, Valencia Park, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 52, of the Public Records of Pinellas County, Florida.
Property Address: 1716 Madrid Drive, Largo, FL 33778

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 10th day of November, 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
November 14, 21, 2025 25-05003N

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. 25-000056-CI
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-A, Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RONNIE COOKS, DECEASED; CAROLYN COOKS; UNKNOWN SPOUSE OF CAROLYN COOKS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; REYNAULDO JEROME COOKS; ANYSTACIA LOREN COOKS; STATE OF FLORIDA; CLERK OF COURT OF PINELLAS COUNTY, FLORIDA, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 8, 2025 and entered in Case No. 25-000056-CI, of the Circuit Court of the 6th Judicial Circuit in and for PINELLAS County, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-A is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RONNIE COOKS, DECEASED; CAROLYN COOKS; UNKNOWN SPOUSE OF CAROLYN COOKS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; REYNAULDO JEROME COOKS; ANYSTACIA LOREN COOKS; STATE OF FLORIDA; CLERK OF COURT OF PINELLAS COUNTY, FLORIDA; 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 December 10, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 2, WESTGATE MANOR FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 14 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.

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 11th day of November 2025.
Marc Granger, Esq.
Bar. No.: 146870
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.: 24-00781 NML
V6.20190626
November 14, 21, 2025 25-05044N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-007905-CO
WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs.
PETER BENBURY WOOD, PALMER BATTLE WOOD, and UNKNOWN TENANT(S), Defendants.

TO: PETER BENBURY WOOD

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

THAT CERTAIN PARCEL CONSISTING OF UNIT 1801A, AS SHOWN ON CONDOMINIUM PLAT OF WOODSIDE VILLAGE, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT BOOK 34, PAGES 78 THROUGH 86, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4861, PAGES 617 THROUGH 686, TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE, ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE EXHIBITS ATTACHED THERETO AND MADE A PART THEREOF; AND TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.
PARCEL ID NO.: 31-29-16-99081-014-8011 ("Property")
Property Address: 426 East Bay Dr #1801A, Largo, Florida, 33764

A Lawsuit has been filed against you in Pinellas County Court, WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC. v. PETER BENBURY WOOD, PALMER BATTLE WOOD, 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: 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 on this 5th day of November, 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
10597-012
November 14, 21, 2025 25-04992N

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-002365-CI
STEVEN L. ETTENHEIM, TRUSTEE; MARIO FERNANDEZ; SIXTO AND MARIA D. CARMEN CAMPANO JOINT REVOCABLE TRUST; IMERAN HOLDINGS, LLC; CONSEGUROS CORREDOR DE SEGUROS S.A.; OLGA CAMPANO; AND VICTOR ECHEVARRIA, Plaintiffs, v.
RBEACH PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY; PENNY F. NADAR, AN INDIVIDUAL; SCOTT PATTERSON, AN INDIVIDUAL; TEH INVESTMENT TRUST; AND JOHN DOE AND ALL OTHERS IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Agreed Consent Uniform Final Judgment of Foreclosure dated October 31, 2025, and entered in Case no. 25-002365-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein STEVEN L. ETTENHEIM, TRUSTEE, et.al., as Plaintiffs, and RBEACH PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, et. al., as Defendants, Ken Burke, CPA, Clerk of the Circuit Court & Comptroller for Pinellas County, Florida, will sell to the highest and best bidder for cash online at www.pinellas.realforeclose.com , at 10:00 o'clock A.M. (Eastern Time) on December 18, 2025, the following described property as set forth in said Agreed Consent Uniform Final Judgment of Foreclosure:

LOT 49, BLOCK 1, REDINGTON BEACH HOMES, 6TH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
a/k/a 16108 5 ST. E. REDINGTON BEACH, FL 33708
Parcel ID No. 04-31-15-73962-001-0490

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, in accordance with Florida Statutes, Section 45.031.

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 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 6th day of November 2025.
LAW OFFICES OF MENDEZ & MENDEZ P.A.
7400 S.W. 57th Court,
Suite 202
South Miami, FL 33143
Phone: (305) 667-0112
By: /s/ Daniel J. Mendez
Sergio L. Mendez, Esq.
Florida Bar Number 472761
sergio@mendezandmendezlaw.com
x Daniel J. Mendez, Esq.
Florida Bar Number 112086
daniel@mendezandmendezlaw.com
Daniela C. Pachon, Esq.
Florida Bar Number 1050209
dpachon@mendezandmendezlaw.com
Attorneys for the Plaintiff
November 14, 21, 2025 25-04993N

--- 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: 21-3286-CO
THE FOUNTAINS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ALISON HONE SADLER 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 F-105, of THE FOUNTAINS AT COUNTRYSIDE, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 14128, Page 301, and all exhibits and amendments thereof, of the Public Records of Pinellas County, Florida; together with an undivided interest or share in the common elements appurtenant thereto. With the following street address: 2500 Winding Creek Boulevard, #F-105, Clearwater, Florida, 33761.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on December 4, 2025.

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.

"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 6th day of November, 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
November 14, 21, 2025 25-04966N

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. 25-001101-CI
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
SHARON SMITH, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 23, 2025, and entered in 25-001101-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and SHARON SMITH; UNKNOWN SPOUSE OF SHARON SMITH; TARPON LAKE VILLAGES HOMEOWNERS' ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; PINELLAS COUNTY, FLORIDA 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 December 04, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 62, FAIRWAY FOREST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 16, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 3506 FAIRWAY FOREST DRIVE, PALM HARBOR, FL 34685

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.

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 6 day of November, 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
25-273938 - ErS
November 14, 21, 2025 25-04989N

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-001822
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
SHELIA WOODS, N/K/A SHEILA MORGAN AKA SHELIA R. WOODS, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 23, 2025, and entered in Case No. 52-2024-CA-001822 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust, is the Plaintiff and Shelia Woods, n/k/a Sheila Morgan aka Shelia R. Woods, James Woods aka James W. Woods aka James Walter Woods, State of Florida Department of Revenue, Pinellas County Clerk of the Circuit Court, 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 December 10, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 4, AND THE EASTERLY 18.5 FEET OF LOT 3, SAID PORTION OF LOT 3 BEING A STRIP OF LAD 18.5 FEET WIDE MEASURING AT A RIGHT ANGLE TO DIVISION LINE BETWEEN LOTS 3 AND 4, BLOCK 2, LAKEWOOD GATEWAY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
A/K/A 3000 36TH AVE S SAINT PETERSBURG FL 33712

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 11 day of November, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
IN/22-000863
November 14, 21, 2025 25-05031N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-004343-CO
HOMEOWNERS' ASSOCIATION OF MIDDLECREEK, INC.,
Plaintiff, vs.
RICKIE ROSS, and NEVA ROSS,
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-004343-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Lot 34, Middlecreek, according to the map or plat thereof, as recorded in Plat Book 104, Page(s) 44, of the Public Records of Pinellas County, Florida.
PARCEL ID NO.: 28-29-16-57686-000-0340 ("Property")
Property Address: 1988 Georgia Circle South, Clearwater, Florida 33760

at public sale, to the highest and best bidder for cash at 10:00 a.m. on January 8, 2026. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated this 10th day of November 2025.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholaos T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10232-026
November 14, 21, 2025 25-05004N

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 DIVISION
CASE NO. 22-005400-CI
GULF STATES CAPITAL, a Texas general partnership,
Plaintiff, v.
MARCUS L. TURNER a/k/a MARCUS LEVELLE TURNER; et al.
Defendants.

NOTICE IS GIVEN that, pursuant to the Third Amended Uniform Final Judgment of Foreclosure dated the 6th day of November, 2025, in Case No. 22-005400-CI, of the Circuit Court of Pinellas County, Florida, in which MARCUS L. TURNER a/k/a MARCUS LEVELLE TURNER; MARGAREE VALMA; FLORIDA DEPARTMENT OF REVENUE; THE CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY ON BEHALF OF THE STATE OF FLORIDA; UNKNOWN TENANT #1; and UNKNOWN TENANT #2; the names being fictitious to account for parties in possession, are the Defendants, the Clerk of this Court will sell to the highest and best bidder in an online sale at www.pinellas.realforeclose.com, in Pinellas County, Florida at 10:00 a.m. on December 10, 2025, the following described property set forth in the Order of Final Judgment:

Legal Description: Lot 12, Block 3, C.E. JACKSONS SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 2, Page 96, of the Public Records of Pinellas County, Florida.
Parcel ID #: 10-29-15-43596-003-0120

C/K/A: 1001 Carlton St., Clearwater, FL 33755

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:

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 300,
Clearwater, FL 33756,
Phone: (727) 464-4062 (V/TDD)

Please call at least 7 days before your scheduled court appearance, or immediately upon receiving a notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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.

Dated this 6th day of Novemeber, 2025.
Respectfully submitted,
BROWN & KIMPTON, P.A.
By: /s/ Colton L. Chrimes
Colton L. Chrimes, Esq.
FBN #1011767
29750 US Hwy 19 N
Suite 205
Clearwater, FL 33761
Office (813) 528-4044
Facsimile (813) 855-8485
eservice@brownkimptonlaw.com
Attorney for Plaintiff
November 14, 21, 2025 25-04975N

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. 25-000400-CI
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-2,
Plaintiff, vs.
MALINDA F. JACKSON F/K/A MALINDA F. GLENN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 13, 2025, and entered in 25-000400-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 CREDIT RISK TRANSFER TRUST, SERIES 2019-2 is the Plaintiff and MALINDA F. JACKSON F/K/A MALINDA F. GLENN; JAMES JACKSON 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 December 04, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 11, REVISION OF VINSETTA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 71, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 4717 11TH AVE. 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 in accordance with Florida Statutes, Section 45.031.

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 6 day of November, 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
24-224381 - ErS
November 14, 21, 2025 25-04988N

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.: 25003322CI
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
ANDREA M. BEANE A/K/A ANDREA MARIE BEANE; ROBERT FOREST BEANE; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANDREA M. BEANE A/K/A ANDREA MARIE BEANE; UNKNOWN SPOUSE OF ANDREA M. BEANE A/K/A ANDREA MARIE BEANE; SHERRIE LYNN RIED; JOHN JOSEPH WOLFE; UNKNOWN TENANT
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 04 day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 137, WOODMONT PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 69, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 1832 GREENHILL DR, CLEARWATER, FL 33755

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 06 day of November 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
25-02160 -
Provide Bidder Number: 11951
November 14, 21, 2025 25-04978N

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 23-008101-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
JEFFREY J. MCPHERSON, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 13, 2025, and entered in Case No. 23-008101-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which U.S. Bank Trust National Association, Not In Its Individual CAPA City But Solely As Owner Trustee For RCAF Acquisition Trust, is the Plaintiff and Jeffrey J. Mcpherson, Cheri C. Mcpherson, 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 December 2, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA: A PORTION OF THE NORTH 210 FEET OF THE SOUTH 420 FEET OF LOT 2, MAP OF TAMPA AND TARPON SPRINGS LAND COMPANY, IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY, THENCE NORTH 01 DEGREES 14'26" WEST, A DISTANCE OF 210.00 FEET, THENCE WEST, A DISTANCE OF 525.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, A DISTANCE OF 332.23 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01 DEGREES 07'42" WEST, ALONG, THE WEST LINE OF SAID LOT 2, A DISTANCE OF 210.20 FEET; THENCE SOUTH 89 DEGREES 59'42" EAST A DISTANCE OF 331.82 FEET, THENCE SOUTH 01 DEGREES 14'26" EAST, A DISTANCE OF 210.18 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH A INGRESS/EGRESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY, THENCE NORTH 01 DEGREES 14'26" WEST, A DISTANCE OF 210.00 FEET FOR A POINT OF BEGINNING; RUN THENCE WEST A DISTANCE OF 525.00 FEET, THENCE NORTH 01 DEGREES 14'26" WEST, A DISTANCE OF 25.00 FEET, THENCE EAST, A DISTANCE OF 525.00 FEET, THENCE SOUTH 01 DEGREES 14'26" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.
A/K/A 691 GEORGE ST N TARPON SPRINGS FL 34688

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 04 day of November, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq
IN/23-008129
November 14, 21, 2025 25-05012N

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V1

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN That Pursuant to an Execution issued in the County Court of Pinellas County, Florida, on the 30th day of April A.D., 2024 in the cause wherein FORWARDLINE FINANCIAL LLC, was plaintiff(s), and CREATIVE HOMES OF PINELLAS COUNTY, INC. and RICHARD HICKS, was defendant(s), being Case No. 2024-001974-CO in the said Court, I, Bob Gualtieri as Sheriff of Pinellas County, Florida have levied upon all right, title and interest of the above named defendant, RICHARD HICKS in and to the following described property to wit:

2014 FORD F-150 FX4
VIN #1FTFW1EFXEKD57158

and on the 17th day of December A.D., 2025 at 125 19th Street South, in the city of St Petersburg, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale "AS IS" "WHERE IS" all of the said defendant's right, title and interest in the aforesaid property at public outcry and will sell the same subject to all prior liens, encumbrances and judgments, if any, as provided by law, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Execution.

BOB GUALTIERI, Sheriff
Pinellas County, Florida
By: Sgt. Marvin Mitchell Jr, 57848
Sergeant D.S.
Court Processing

William M. Lindeman
Florida Bar #699640
William M. Lindeman, P.A.
PO Box 3506
Orlando, FL 32802-3506
Nov. 14, 21, 28; Dec. 5, 2025
25-05053N

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. 25-005894-CI

IN RE: FORFEITURE OF 2002 FORD MUSTANG
VIN: 1FAFP40462F155089
BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, Petitioner,
vs. GAVIN STEVENSON, Claimant.

TO: GAVIN STEVENSON, and all others who may claim an interest in the above-described 2002 FORD MUSTANG, VIN: 1FAFP40462F155089 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, seized the Property on or about October 16, 2025, at or near the area of near US 19 North and Alderman Road, Clearwater, 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: 1000063
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
evanoosting@pcsonet.com;
slockheart@pcsonet.com
Attorney for Petitioner
November 14, 21, 2025 25-04964N

FIRST INSERTION

AMENDED
NOTICE OF PENDENCY SUIT

STATE OF NEW MEXICO
COUNTY OF LUNA
SIXTH JUDICIAL DISTRICT
No. D-619-CV-2025-00318

ARGELIA PALOMAREZ,
Plaintiff, vs.
JESSE SPIEHLER WALLACE, UNKNOWN SPOUSE IF ANY, AND ANY AND ALL UNKNOWN HEIRS AND DEVISEES,
Defendants.

THE STATE OF NEW MEXICO
TO: JESSE SPIEHLER WALLACE, AND
UNKNOWN SPOUSE, IF ANY, AND ANY AND ALL HERIS AND DEVISEES
3432 SR 580 LOT 470
SAFETY HARBOR, FL 34695

GREETINGS:

You are hereby notified that a Complaint for Quiet Title is now pending in the above-entitled Court wherein Argelia Palomarez is the Plaintiff and that you are the Defendant. The general objects of said action are to obtain an Order of Termination of said Court Order for Quiet Title.

That unless you file a responsive pleading or motion in said cause on or before the 30th day of December, 2025, an order may be rendered against you by default and the relief prayed for by the Respondent may be granted.

Name and address of Plaintiff's attorney:

David M. Lopez, Esq.
Attorney for Plaintiff
P.O. Box 1289
Silver City, NM 88062
(575) 538-2925

WITNESS the Honorable Jarrod Hofacket, District Judge of the Sixth Judicial District Court of the State Of New Mexico, and the Seal of the District Court of Luna County, this 12th day Of November, 2025.

(SEAL) *DISTRICT COURT*
LUNA COUNTY, NEW MEXICO
D.C. SEAL
DISTRICT COURT CLERK
By Genae Cordell
Deputy

November 14, 21, 28, 2025
25-05052N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 22-004331-CI

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
KIMBERLY GOETZ; UNKNOWN SPOUSE OF KIMBERLY GOETZ; NORTHFIELD AT LANSBROOK HOMEOWNERS ASSOCIATION, INC.; LANSBROOK MASTER ASSOCIATION, INC.; 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 an Order dated October 9, 2025 entered in Civil Case No. 22-004331-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and KIMBERLY GOETZ; UNKNOWN SPOUSE OF KIMBERLY GOETZ N/K/A LAURENCE GOETZ; NORTHFIELD AT LANSBROOK HOMEOWNERS ASSOCIATION, INC.; LANSBROOK MASTER ASSOCIATION, INC. are defendants, Ken Burke, Clerk of Court, will sell the property at pinellas.realforeclose.com beginning at 10:00 AM on December 11, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 34, NORTHFIELD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 30 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 3028 Northfield Dr, Tarpon Springs, Florida 34688

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 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: M22317-JMV
November 14, 21, 2025 25-05040N

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. 24-001301-CI

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, vs.
KRISTY SUZANNE GALKE AND CHRISTOPHER EDWARD GALKE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 26, 2024, and entered in 24-001301-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the Plaintiff and KRISTY SUZANNE GALKE; CHRISTOPHER EDWARD GALKE; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 December 04, 2025, the following described property as set forth in said Final Judgment, to wit:

THE WEST 7.5 FEET OF LOT 24, ALL OF LOT 25 AND THE EAST 35 FEET OF LOT 26, ADDITION TO MILTON'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE(S) 78, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Property Address: 6675 68TH AVE N, PINELLAS PARK, FL 33781

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.

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 6 day of November, 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
24-179359 - MiM
November 14, 21, 2025 25-04987N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-005355-CI

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3,
Plaintiff, v.
KIRTLEY ACQUISITIONS LLC, a Florida Limited Liability Company; DANIEL SANDERS, an Individual; MEGED LEADS, LLC; CITY OF ST. PETERSBURG, FLORIDA; WSV GROUP INC.; 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 an Order dated November 5, 2025 entered in Civil Case No. 24-005355-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-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3, Plaintiff and KIRTLEY ACQUISITIONS LLC, a Florida Limited Liability Company; MEGED LEADS, LLC; CITY OF ST. PETERSBURG, FLORIDA; WSV GROUP INC. are defendants, Ken Burke, Clerk of Court, will sell the property at www.pinellas.realforecose.com beginning at 10:00 AM on December 18, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 33, PRATHER'S HIGHLAND HOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 1351 29th St S, Saint Petersburg, FL 33712

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 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 3843.000088
November 14, 21, 2025 25-05041N

FIRST INSERTION

NOTICE OF RESCHEDULED 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 an Order Rescheduling Foreclosure Sale dated October 22, 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 December 2, 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 November, 2025.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq
IN/23-006430
November 14, 21, 2025 25-05011N

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_V30

--- ACTIONS / SALES ---

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.: 25-000893-CI
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, vs.
MALIA ALAINA LOVE, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 13, 2025, and entered in Case No. 25-000893-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which CrossCountry Mortgage, LLC, is the Plaintiff and Malia Alaina Love, Windjammer Condominium Association, Inc., 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 December 2, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

UNIT 1411, BUILDING 14, OF WINDJAMMER, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 7935, PAGE(S) 465, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
A/K/A 1400 GANDY BLVD ST PETERSBURG FL 33702

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

If you are a person with a disability who needs 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 11 day of November, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn Esq.
IN/25-000156
November 14, 21, 2025 25-05032N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PINELLAS COUNTY
JUVENILE DIVISION
24-00008DP-2
FSFN: 103209455
In the Interest of:
D.L., DOB: 01/06/2024
PID 312283314
A Child.

TO: Jessica Harford

You are hereby notified that a Petition under oath has been filed in the above-styled Court for the termination of your parental rights of D.L., a male child, born on 01/06/24, in Pinellas County, Florida, to the mother, Jessica Harford, and commitment of this child to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Kimberly Campbell, Judge of the Circuit Court, at the Pinellas County Justice Center, 14250 49th Street North, Annex Courtroom C, Clearwater, Pinellas County, Florida, 33762, on December 16, 2025, at 10:00 a.m.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO THIS CHILD NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

PURSUANT TO SECTIONS 39.802 (4) (d) AND 63.082 (6) (g) , FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

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.

Witnessed my hand and seal of this Court at Clearwater, Pinellas County, Florida on this day of NOV 06 2025.

(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT & COMPTROLLER
PINELLAS COUNTY, FLORIDA
CLERK OF COURT
/S/ DEPUTY CLERK

BRUCE BARTLETT, State Attorney
Sixth Judicial Circuit of Florida
P.O. Box 17500
Clearwater, Florida 33762
727-464-6221
AC/1105ad19
Nov. 14, 21, 28; Dec. 5, 2025
25-04981N

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.: 25002644CI
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
GEORGE FRANCIS HARDY, II; BECKETT WAY TOWNHOME ASSOCIATION, INC; SWANK STAYS INC; 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 04 day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 29, BECKETT WAY TOWNHOMES, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 59, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 1443 HILLVIEW LN, TARPON SPRINGS, FL 34689

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 06 day of November 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
24-02628 -
Provide Bidder Number: 11951
November 14, 21, 2025 25-04965N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PINELLAS COUNTY
JUVENILE DIVISION
19-00494DP-2
FSFN: 101821341
In the Interest of:
J.F, DOB: 01/23/2020
PID 312142500
J.F., DOB: 04/13/2018
PID 311375374
Children.

TO: Robyn Scott

You are hereby notified that a Petition under oath has been filed in the above-styled Court for the termination of your parental rights of J.F., a female child, born on 01/23/2020, in Pinellas County, Florida, and J.F., a male child, born on 04/13/2018, in Pinellas County, Florida, to the mother, Robyn Scott, and commitment of these children to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Kimberly Campbell, Judge of the Circuit Court, at the Pinellas County Justice Center, 14250 49th Street North, Annex Courtroom C, Clearwater, Pinellas County, Florida, 33762, on December 16, 2025, at 10:00 a.m.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THESE CHILDREN. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO THESE CHILDREN NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

PURSUANT TO SECTIONS 39.802 (4) (d) AND 63.082 (6) (g) , FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACEMENT WITH AN ADOPTION ENTITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

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.

Witnessed my hand and seal of this Court at Clearwater, Pinellas County, Florida on this day of NOV 06 2025.

(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT & COMPTROLLER
PINELLAS COUNTY, FLORIDA
CLERK OF COURT
/S/ DEPUTY CLERK

BRUCE BARTLETT, State Attorney
Sixth Judicial Circuit of Florida
P.O. Box 17500
Clearwater, Florida 33762
727-464-6221
AC/1105gn34
Nov. 14, 21, 28; Dec. 5, 2025
25-04982N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-002624-CI
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, vs.
RANDALL L. HAGERMAN; UNKNOWN SPOUSE OF RANDALL L. HAGERMAN; CITIBANK, N.A.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure entered November 4, 2025, entered in Civil Case No.: 24-002624-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, Plaintiff, and RANDALL L. HAGERMAN; CITIBANK, N.A., 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 14th day of January, 2026, the following described real property as set forth in said Judgment, to wit:

LOT 2, LESS THE WEST 7 FEET, PLUS THE WEST 17 FEET OF LOT 3, OF RIDGEWOOD GROVES UNIT 4, ACCORDING ATO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 36, 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: November 10, 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
24-51259
November 14, 21, 2025 25-05013N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-007144-CO
ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
MIMI A. VITALE,
Defendant.

TO: MIMI A. VITALE

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

That certain Condominium parcel composed of Unit No. Thirty-Seven 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 of On Top of the World, Unit Eighty-Three, a Condominium, as recorded in Condominium Plat Book 110, Pages 32 inclusive, and in Official Records Book 7830, Pages 1687 through 1729, inclusive, Public Records of Pinellas County, Florida.
PARCEL ID NO.: 31-28-16-64124-068-0370 ("Property")
Property Address: 2293 Austrian Lane, Unit 37, Clearwater, FL 33763

A Lawsuit has been filed against you in Pinellas County Court, ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC. v. MIMI A. VITALE, 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: 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 on this 5th day of November, 2025.

Ken Burke, Clerk of Court
BY: /s/ Thomas Smith
DEPUTY CLERK

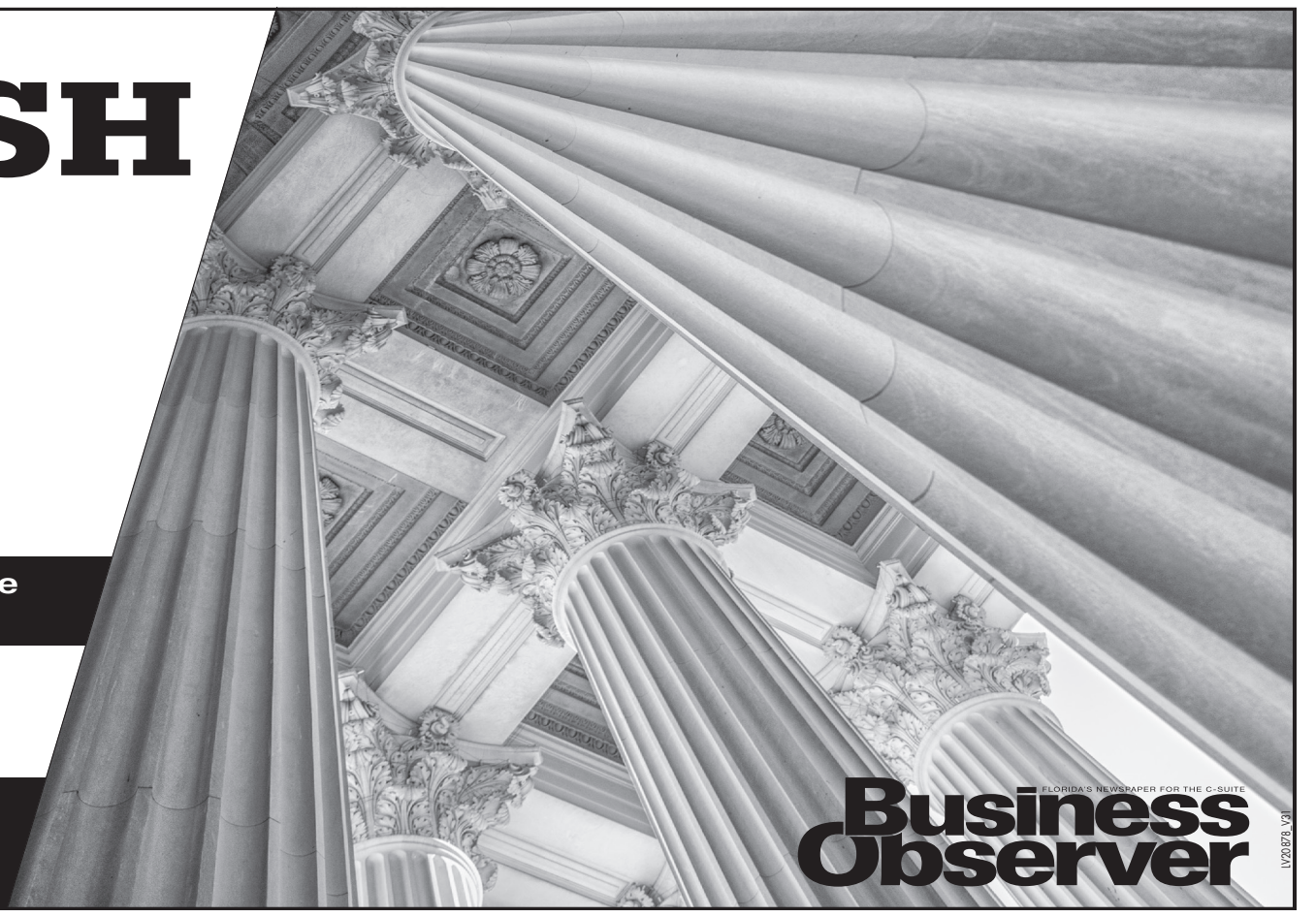
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10569-056
November 14, 21, 2025 25-04991N

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**
and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**



SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

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 10/01/2025 – 10/31/2025:

GUN, GUN CLIP/SPEED LOADER, GUN AMMO, GUN CASE/HOLSTER/ACCESSORY, PURSE/POUCH/PACK, BICYCLE PART, EQUIP/TOOL, HOUSEHOLD FURNITURE/GOODS, WATCH, CLOTHING/FUR, FOOTWEAR, CELLULAR PHONE, TOY, ELECTRIC BICYCLE/SCOOTER/OTHER, BICYCLE, CELLULAR PHONE ACCESSORY, SUNGLASSES/EYEGLASSES, US CURRENCY, BOOK, RING, HAT, ELECTRONIC DEVICE, KNIFE/SWORD, WALLET, BB GUN, BRACELET, JEWELRY (OTHER), EARRINGS.

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

November 7, 14, 2025 25-04940N

SECOND INSERTION

Notice of Limited Liability Company Dissolution

This notice is submitted by the dissolved limited liability company named below for the resolution of payment of unknown claims against this limited liability company as provided in §605.0712, F.S.

Name of Limited Liability Company: NCT-110, LLC

The document number of this Limited Liability Company: L06000120310

The date of dissolution: October 29, 2025

Description of information that must be included in a written claim:

- Claimant's name and address
- Date of original Claim
- Basis of the claim (contract, invoice, etc.)
- Written evidence of the claim
- The amount of the claim

Mailing address where claims can be sent:

NCF Corporation c/o General Counsel
1901 Ulmerton Road, Suite 400
Clearwater, FL 33762

A claim against the above-named limited liability company will be barred unless a proceeding to enforce the claim is commenced within 4 years after filing this notice.

November 7, 14, 2025 25-04871N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/11/2025 at 11 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant/owner John Jacob Zunac/JOHN C FRANCIS ADAIR/ IAN FORREST ALLEN ADAIR /Jack Steenbergen 1976 Tar (Tarpon Boat Works)Sailboat Hin TAR34405M76I FL2808TZ Title: 0158715759 sale to be held at Decade Properties Inc / DBA CHART HOUSE MARINA CHARTHOUSE SUITES VACATION OWNERSHIP, INC 850 Bayway Blvd Clearwater Fl.33767 vessel may be released prior to the Sale CHART HOUSE MARINA reserves the right to accept /reject any or all bids

November 7, 14, 2025 25-04936N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/2//2025 at 11 a.m. the following vessel may be sold by public sale to satisfy the lien per VSTL-28 Section 83.805-83.806 Florida Statutes for the amount owed on vessel for any recovery charges, storage, and administrative fees Tenant / Registered DANIEL P SCHERRIEBLE 1979 Boston Whaler VIN: 4970M78 Tag: FL2323HW Title: 0001848406 Sale to be held at BT 126TH ENTERPRISES, LLC 5601 126TH AVE. NORTH CLEARWATER, FL 33760 vessel may be released prior to the Sale.BT 126TH ENTERPRISES, LLC reserves the right to accept /reject any or all bids

November 7, 14, 2025 25-04935N

--- TAX DEEDS ---

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 05094
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: ON TOP OF THE WORLD UNIT 3 CONDO BLDG 6, APT 61 (WING "G")

PARCEL: 06-29-16-63998-006-0610

Name in which assessed:

MCGRATH, HARRY A III EST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 7, 14, 21, 28, 2025 25-04833N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 05092
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: ON TOP OF THE WORLD UNIT 3 CONDO BLDG 6, APT 25 (WING "F")

PARCEL: 06-29-16-63998-006-0250

Name in which assessed:

BERTHELSON, VIRGINIA L

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 7, 14, 21, 28, 2025 25-04832N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that APOLLO, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 03919
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: SOUTH CAUSEWAY ISLE 4TH ADD BLK 11, LOT 5

PARCEL: 24-31-15-84060-011-0050

Name in which assessed:

ELISE GILBERT
MARC E GILBERT

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 7, 14, 21, 28, 2025 25-04830N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 06959
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: PHAIR ACRES BLK B, LOT 15

PARCEL: 07-31-16-68598-002-0150

Name in which assessed:

ALEXANDRA GALLINA

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 7, 14, 21, 28, 2025 25-04839N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 06481
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: MEADOW LAWN REPLAT LOT 8

PARCEL: 36-30-16-56898-000-0080

Name in which assessed:

RAHALL, NICHOLAS

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 7, 14, 21, 28, 2025 25-04837N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 06435
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: ROMEO HEIGHTS BLK E, LOT 2

PARCEL: 35-30-16-76464-005-0020

Name in which assessed:

RAMNARAIN, CHANDRADAT

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 7, 14, 21, 28, 2025 25-04836N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 08516
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: RIDGEWOOD TERRACE LOT 50

PARCEL: 27-31-16-75402-000-0500

Name in which assessed:

ASSET PRESERVATION TRUST SERV INC TRE
CARETAKER LAND TRUST 3621

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 7, 14, 21, 28, 2025 25-04846N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 06519
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: TOWN APTS NO. 16 CONDO PARK BLDG, UNIT 302

PARCEL: 36-30-16-91512-016-3020

Name in which assessed:

PROHASKA, VALNEA
Niklodima Milasa

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 7, 14, 21, 28, 2025 25-04838N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 04901
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: ON TOP OF THE WORLD UNIT 69 CONDO BLDG 74, APT 7 (WING "E" NE)

PARCEL: 31-28-16-64105-074-0070

Name in which assessed:

SAYER, GARY W
SAYER, GLORIA J

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 7, 14, 21, 28, 2025 25-04831N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 08672
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: VINSETTA PARK ADD REV BLK 10, LOT 16

PARCEL: 28-31-16-94248-010-0160

Name in which assessed:

ASSET PRESERVATION TRUST SVCS INC TRE
TAMPETE HOUSING LAND TRUST 4659

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 7, 14, 21, 28, 2025 25-04847N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that HOUSING HELPERS, INC HOUSING HELPERS, INC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 00529
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

TRENTWOOD MANOR LOT 85

PARCEL: 23-27-15-92009-000-0850

Name in which assessed:

ROSS J BAGSHAW

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 7, 14, 21, 28, 2025 25-04829N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 05571
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: SAVERY & MOORE'S SUB E 46FT OF N 87FT OF LOT 46 AND N 87FT OF W 29FT OF LOT 47

PARCEL: 05-30-16-78768-000-0461

Name in which assessed:

MILLER, CONNIE L EST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Nov. 7, 14, 21, 28, 2025 25-04834N

Q&A

What is a public notice?

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

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

LV18237_V34

--- ACTIONS / SALES ---

THIRD INSERTION

NOTICE OF ACTION - TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA
IN AND FOR PINELLAS COUNTY
JUVENILE DIVISION
CRC#24-00081DP-1
In the Interest of:
G.H., DOB: 05/12/2023
PID 312344825
T.P., DOB: 11/28/2015
PID 312344826
Children.
STATE OF FLORIDA
COUNTY OF PINELLAS
TO: Rother Pierce
Father of T.P., DOB: 11/28/2015

YOU ARE HEREBY notified that a Petition for Termination of Parental Rights has been filed by the State of Florida Department of Children and Families, seeking to terminate your parental rights to the child, T.P., born on November 28, 2015. Whereas the State of Florida has filed in this Court a Petition for Termination of Parental Rights.

You are commanded to appear for an advisory hearing before this Court at the Criminal Justice Center, Annex Courtroom B, 14250 49th Street North, Clearwater, Florida, 33762, on Thursday, December 4, 2025 at 9:30 a.m. to answer to a Petition alleging that your parental rights should be terminated and to be dealt with according to the law.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THESE CHILDREN. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO THESE CHILDREN NAMED IN THE PETITION ATTACHED TO THIS NOTICE. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

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. Fort Harrison Ave., Ste. 300, Clearwater, FL, 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Witness my hand and seal of this Court at Clearwater, Pinellas County, Florida this 24 day of October, 2025.

KEN BURKE
Clerk of the Circuit Court
By: /s/ Deputy Clerk
(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT & COMPTROLLER
PINELLAS COUNTY, FLORIDA
BRUCE BARTLETT, State Attorney
Sixth Judicial Circuit of Florida
By: /s/ Steven W. Davis
Assistant State Attorney
Bar No. 0988073
DPeservice@flsa6.gov
P.O. Box 17500
Clearwater, FL 33762-0500
(727) 464-6221
Representing the FL Department of Children and Families
Oct. 31; Nov. 7, 14, 21, 2025
25-04755N

THIRD INSERTION

NOTICE OF ACTION - TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA
IN AND FOR PINELLAS COUNTY
JUVENILE DIVISION
CRC#25-00102DP-1
In the Interest of:
M.N., DOB: 06/05/2015
PID 311567651
A Child.
STATE OF FLORIDA
COUNTY OF PINELLAS
TO: Reginald Noel
Father of M.N., DOB: 06/05/2015

YOU ARE HEREBY notified that a Petition for Termination of Parental Rights has been filed by the State of Florida Department of Children and Families, seeking to terminate your parental rights to the child, M.N., born on June 5, 2015. Whereas the State of Florida has filed in this Court a Petition for Termination of Parental Rights.

You are commanded to appear for an advisory hearing before this Court at the Criminal Justice Center, Annex Courtroom B, 14250 49th Street North, Clearwater, Florida, 33762, on Thursday, December 18, 2025 at 9:30 a.m. to answer to a Petition alleging that your parental rights should be terminated and to be dealt with according to the law.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THESE CHILDREN. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO THESE CHILDREN NAMED IN THE PETITION ATTACHED TO THIS NOTICE. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

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. Fort Harrison Ave., Ste. 300, Clearwater, FL, 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Witness my hand and seal of this Court at Clearwater, Pinellas County, Florida this 28th day of October, 2025.

KEN BURKE
Clerk of the Circuit Court
By: /s/ Deputy Clerk
(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT & COMPTROLLER
PINELLAS COUNTY, FLORIDA
BRUCE BARTLETT,
State Attorney
Sixth Judicial Circuit of Florida
By: /s/ Steven W. Davis
Assistant State Attorney
Bar No. 0988073
DPeservice@flsa6.gov
P.O. Box 17500
Clearwater, FL 33762-0500
(727) 464-6221
Representing the FL Department of Children and Families
Oct. 31; Nov. 7, 14, 21, 2025
25-04793N

--- TAX DEEDS ---

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 09831
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: PARKLANE CONDO BLDG 379, UNIT 108

PARCEL: 06-31-17-66645-379-0108

Name in which assessed:
BLUSH HOLDINGS LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 7, 14, 21, 28, 2025 25-04853N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 09606
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: GATEWAY BY THE BAY CONDO UNIT 206

PARCEL: 30-30-17-30390-000-0206

Name in which assessed:
TUFT, MICHAEL

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 7, 14, 21, 28, 2025 25-04852N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 09067
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: PALLANZA PARK REPLAT BLK 11, LOT 20

PARCEL: 36-31-16-65358-011-0200

Name in which assessed:
BRACLEY, MARGENE EST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 7, 14, 21, 28, 2025 25-04850N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 08886
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: BAYVIEW TERRACE, ROY SCOTTS BLK 6, LOT 2

PARCEL: 34-31-16-05526-006-0020

Name in which assessed:
GREEN, RODARIUS

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 7, 14, 21, 28, 2025 25-04848N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that CANAL TAX SB MUNI CUST FOR CANAL TAX, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 08305
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: LEWARN SUB LOT 15

PARCEL: 26-31-16-51336-000-0150

Name in which assessed:
HELEN E JONES EST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 7, 14, 21, 28, 2025 25-04844N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 08277
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: GLEN OAK COURT LOT 9

PARCEL: 26-31-16-31086-000-0090

Name in which assessed:
ANNIE M JACKSON EST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 7, 14, 21, 28, 2025 25-04843N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 09295
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: WAVE, THE CONDO UNIT 416

PARCEL: 11-32-16-95203-000-4160

Name in which assessed:
CRISTINA WAVE PROPERTIES LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 7, 14, 21, 28, 2025 25-04851N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 08932
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: WEST SHORE VILLAGE FIVE CONDO 2ND ADD, PHASE II BLDG 3353, UNIT C-1

PARCEL: 34-31-16-96722-353-0031

Name in which assessed:
DEGREGORY, TONI P

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 7, 14, 21, 28, 2025 25-04849N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 08474
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: MAGNUS' REPLAT, JOHN K. BLK D, LOT 1 & N 19.75FT OF LOT 2

PARCEL: 27-31-16-54468-004-0010

Name in which assessed:
HARRIS, TERESA A

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 7, 14, 21, 28, 2025 25-04845N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 08067
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: GROVE HEIGHTS ANNEX LOT 52

PARCEL: 25-31-16-33786-000-0520

Name in which assessed:
1304 9TH AVE S TRUST
T K STYLE PROPERTIES LLC TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 7, 14, 21, 28, 2025 25-04842N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that CANAL TAX SB MUNI CUST FOR CANAL TAX, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 07960
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: BOZEMAN'S SUB S 50FT OF LOT 5

PARCEL: 25-31-16-10656-000-0050

Name in which assessed:
BEATRICE W BEACHUM C/O
SADIE BEACHUM POLLOCKS

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 7, 14, 21, 28, 2025 25-04841N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 07374
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: CRESTMONT BLK 11, LOTS 10 AND 11

PARCEL: 16-31-16-18990-011-0100

Name in which assessed:
5358 9TH AVE N LAND TRUST
DANIEL EDWARDS TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 7, 14, 21, 28, 2025 25-04840N

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--- ESTATE / PUBLIC NOTICES / TAX DEEDS ---

SECOND INSERTION

NOTICE OF ACTION
(**formal notice by publication**)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-2538-ES
IN RE: ESTATE OF JUSTIN CASEY NORMAN, Deceased.

TO: Bentley White
UNKNOWN
UNKNOWN

YOU ARE NOTIFIED that a Petition to Determine Beneficiaries has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before December 5th, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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.

Signed on this 3rd day of November, 2025.

Business Observer
First Publication on: November 7th, 2025.

KEN BURKE,
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
As Clerk of the Court
By: Sema T.
As Deputy Clerk
(SEAL) CIRCUIT COURT
PINELLAS COUNTY, FLORIDA

Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue, Suite B,
Tampa, FL 33612
November 7, 14, 21, 28, 2025
25-04899N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009862-ES
IN RE: ESTATE OF DAVID HENRY JOHNSON, Deceased.

The administration of the estate of David Henry Johnson, deceased, whose date of death was August 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 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 November 7, 2025.

Personal Representative:
Allison Marie Johnson
11548 88th Terrace N
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
November 7, 14, 2025 25-04916N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No: 25-009296-ES
IN RE: ESTATE OF David J. Morgia Deceased.

The administration of the estate of David J. Morgia, deceased, whose date of death was June 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 November 7, 2025.

Person Giving Notice:
Mary Beth Morgia
Petitioner
12651 Seminole Blvd., #4-E
Largo, FL 33778

Attorney for Person Giving Notice:
Paul V. Herzfeld
Attorney
Florida Bar No. 524948
1715 East Bay Drive, Suite C
Largo, FL 33771
Telephone: 727-587-0009
Email: paul@herzfeld.net
November 7, 14, 2025 25-04895N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009753-ES
IN RE: ESTATE OF SCOTT DAVID HOFFMAN, Deceased.

The administration of the estate of Scott David Hoffman, deceased, whose date of death was August 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 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 November 7, 2025.

Personal Representative:
Denise Wedding
6790 59th Street
Pinellas Park, FL 33781

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
November 7, 14, 2025 25-04915N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref # 25-009998-ES
In re: Estate of JAMES VALENTY Deceased.

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

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is 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 SO FILED WILL BE FOREVER BARRED.

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

The date of death of the decedent is September 4, 2025.

The date of first publication of this notice is November 7, 2025.

Personal Representative:
CELESTE ANNE VALENTY
11522 Pine Street
Seminole, FL 33772

Attorney for Personal Representative:
NICOLAS S. ROBINSON, ESQ.
NICOLAS S. ROBINSON, P.A.
6677 - 13th Ave N, Ste 3A
St. Petersburg, FL 33710
Email: nick@nickrobinsonlaw.com
T: (727) 490-8611
F: (855) 448-9843
Fla. Bar # 88797
November 7, 14, 2025 25-04933N

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010264-ES
Division PROBATE
IN RE: ESTATE OF MARY JANE BROGAN 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 MARY JANE BROGAN, deceased, File Number 25-010264-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 May 3, 2025; that the total value of the estate is exempt homestead real property for a total estate value of $0.00, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
KEVIN J. BROGAN
6 River Lane
Cos Cob CT 06807
ANTHONY LEO BROGAN, JR.
820 Queen St.
Bridgeport CT 06606

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 November 7, 2025.

Person Giving Notice:
KEVIN J. BROGAN
6 River Lane
Cos Cob CT 06807

Attorney for Person Giving Notice:
THOMAS O. MICHAELS, ESQ.
tomlaw@tampabay.rr.com
Florida Bar No. 270830
1370 Pinehurst Rd.
Dunedin, FL 34698
November 7, 14, 2025 25-04877N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-010220-ES
Section 004
IN RE: ESTATE OF STEPHEN TEVLIN a/k/a STEPHEN JOSEPH TEVLIN, Deceased.

The administration of the Estate of STEPHEN TEVLIN a/k/a STEPHEN JOSEPH TEVLIN, deceased, whose date of death was August 5, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; Case Number 25-010220-ES, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and address of the Personal Representative and Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against the decedent's estate, including unmeasured, contingent and 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 persons having claims or demands against the decedent's estate, including unmeasured, 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, DEMANDS AND OBJECTIONS 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.

Personal Representative
S. MATTHEW TEVLIN
14424 Iroquois Avenue
Largo, Florida 33774

Attorney for Personal Representative
J. WARREN BULLARD
Florida Bar No. 407186
BULLARD LAW FIRM, P.A.
Post Office Box 1538
Ocala, Florida 34478
Telephone: (352) 732-5900
November 7, 14, 2025 25-04903N

SECOND INSERTION

NOTICE TO UNKNOWN HEIRS
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-011979-ES
Division: 004
IN RE: ESTATE OF KENNETH JOHN LAHM Deceased.

The administration of the Estate of KENNETH JOHN LAHM, deceased, whose date of death was July 25, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North, St. Petersburg, Florida 33701.

Court Case No.: 23-011979-ES

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

NOTICE TO ALL HEIRS, BENEFICIARIES, AND OTHER PERSONS WHO MAY HAVE AN INTEREST IN THE ESTATE OF KENNETH JOHN LAHM, DECEASED, AND WHOSE NAMES OR ADDRESSES ARE UNKNOWN:

The following persons or entities are believed to have, or may claim to have, an interest in the above-referenced estate, but their current addresses are unknown:

Joshua Lucas, Alex Lucas, Sara Plourde, Lia Moran, Nicole Evens, Stacy Bruckshaw, May Wood, James Wood, Greg Cali, Greg Calia, Riley Crowder, Peggy Crowder, Wels Church, and Bay Pines Lutheran School in Seminole, Florida.

You are hereby notified that:

- The decedent's Will (if any) has not been admitted to probate, and this notice is being published pursuant to Section 731.301, Florida Statutes, to provide notice to all unknown heirs, beneficiaries, or interested persons whose identities or addresses are unknown.
- Any objection that challenges the validity of the will, the qualifications of the curator, venue, or jurisdiction of the court must be filed within three (3) months after the date of the first publication of this Notice.

ALL OBJECTIONS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

The date of first publication of this notice is November 7, 2025.

Curator
Gadiel Espinoza
Gadiel A. Espinoza, Esq.
3632 Land O' Lakes Blvd. Ste. 104-1
Land O' Lakes, FL 34639
November 7, 14, 2025 25-04913N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/8/2025 at 11 a m the following vessel may be sold at public sale for storage charges,collection fees, admin fees & late fees Per Florida Statute 328.17 tenant/owner Exotic Party Boats LLC / Benton Cook III 2002 Tracker Marine including motor Hin # BUJ24349C202 Title # 0149502609 FL1162TL sale to be held at Homeport Marina Inc D/B/A.Homeport Marina 135 Orange st N Palm Harbor Fl 34683 vessel may be released prior to the Sale Homeport Marina reserves the right to accept /reject any or all bids

November 7, 14, 2025 25-04937N

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 05750
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida: PARK VILLAGE EAST COMMERCIAL CONDO UNIT J

PARCEL: 18-30-16-66552-000-0100

Name in which assessed:
CHANNY MAO
SAKOL SO

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Nov. 7, 14, 21, 28, 2025 25-04835N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-010263-ES
IN RE: ESTATE OF STEVEN R. JURCZIK, aka STEVEN RICHARD JURCZIK, Deceased.

The administration of the estate of STEVEN R. JURCZIK, also known as STEVEN RICHARD JURCZIK, deceased, whose date of death was July 31, 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.

The date of first publication of this notice is: November 7, 2025.

Signed on this 3 day of November, 2025.

RICHARD F. JURCZIK
Personal Representative
10955 111th Street N
Largo, FL 33778

CHARLES F. REISCHMANN
Attorney for Personal Representative
Florida Bar No. 0443247/
SPN#: 00428701
Reischmann & Reischmann, PA
PO Box 40966
St. Petersburg, FL 33743
Telephone: 727-345-0085
Email: charles@reischmannlaw.com
Secondary Email:
cynthia@reischmannlaw.com
November 7, 14, 2025 25-04911N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
File No.: 25-008447-ES-4
Division: PROBATE
IN RE: ESTATE OF MARY L. MAXWELL Deceased.

The administration of the estate of MARY L. MAWXWELL, deceased, whose date of death was July 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 25-008447-ES-04, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative, CYNTHIA L. SHEPPARD, 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) 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: November 7, 2025

Personal Representative
s/ CYNTHIA L. SHEPPARD
CYNTHIA L.SHEPPARD
1131 45th Avenue NE
St. Petersburg, FL 33703

Attorney for the Personal Representative
s/ JAMES R. KENNEDY, JR.
James R. Kennedy, Jr., Esquire
204 37th Avenue N #157
St. Petersburg, FL 33704
(727) 821-6888
Email: Jim@jrklaw.com
BAR 343528 SPN 00243191
November 7, 14, 2025 25-04898N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Auction will be held on or thereafter the dates in 2025 and times indicated below, at www.storagetreasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

Staring at 10 am on Wednesday November 19, 2025.

U-STOR St. Pete
2160 21st Ave N.
St. Petersburg, FL 33713
727-822-8282

Q-10 Mario Farias Jr.

U-STOR 62nd
3450 62nd Ave N.
Pinellas Park, FL 33781
727-522-1663

D-12 Amanda Hammond
E-14 Michael Andrews
G-16 Scott McRoberts
K-16 Shanique Burns
L-14 Christopher Gaudreau
L-15 Christopher Gaudreau

U-STOR Gandy
2850 Gandy Blvd.
St. Petersburg, FL 33702
727-576-2004

A-2 Steven Scogna
V-2 John Parish
W-3 Lori Jones

U-STOR 66th
11702 66th St. N.
Largo, FL 33773
727-546-3605

J-16 Michael Minnich
O-8 William Lawson
O-18 William Lawson

U-Stor Lakeview
1217 Lakeview Rd.
Clearwater, FL 33756
727-461-0205

A-9 John Coney
H-19 Rebecka Spearman
J-19 Austin Williams
L-4 Sandra Peterson
N-15 Rebecka Spearman
Q-21 Susan Lesh

November 7, 14, 2025 25-04905N

--- PUBLIC SALES / ACTIONS ---

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 November 25, 2025, for United Self Mini Storage - Countryside at www.StorageTreasures.com bidding to begin on-line November 14, 2025, at 6:00am and ending November 25, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Kyleigh R. Hnat	521
Sarah Ridenour	133
Zachary Smith	296

November 7, 14, 2025 25-04930N

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 07111, 199 Missouri Ave N, Largo, FL 33770, (727) 315-0688
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1028 - Turner, Chrysie; 1037 - Holland, Rebekah; 1056 - King, Damion Gerard; 2065 - Bailey, Satis; 2104 - Reeves, Crystal; 2121 - Clam, Stanley; 2164 - Collins, DQjuwan; 2212 - Godmaire, Mary; 2221 - Taormina, Shantazia; 3022 - Simpson, Carly; 3155 - Plant, Beverly; 3242 - Alvarado, Adrianna; B114 - McArdle, Francis; B126 - Johnson, Keiosha; C132 - Jones, Melissa; P008 - Clayton, Jeff

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.
A302 - Crapps, Katina; A411 - Ariri, Austin; A604 - Calveri-Burnam, Megan; B208 - SPRAGUE, DEIDRA; B224 - Scott, Keisha; B321 - Calveri-Burnam, Megan; B504 - Tortora, Jason; B508 - CASAZZA, JESSE; B520 - Khan, Shujaat; B630 - Church, Yasheta; B633 - Hammond, Jason

PUBLIC STORAGE # 08217, 6820 Seminole Blvd, Seminole, FL 33772, (727) 498-8744
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
2117 - Bucbaum, Paul; 2607 - Leonard, Chance; 2613 - Lloyd, William; 2902 - Camacho, Elias; 3206 - Cataldi, Giavanina; 4211 - Seary, Brittany; 4220 - Lewis, Stephanie; 4221 - Smith, Natasha; 4316 - Jones, Lori; 4412 - Simpson, Jessica; 4552 - Morris, Shirley

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.
016A - Bigler, Jason; 022A - Williard, Brian; 300 - Johnson, Julian; 397 - Meyers, Ebony ; 429 - Givins, Arelle; 586 - Jones, TeReico; B006 - wilson, mashawn; B050 - Quality Bread Exotic Cottingham, Tyler; D011 - Jeffers, Jill; D015 - Gianino, Mike; D026 - Hall, Teresa; E017 - Harmon, Demetrius M; E022 - Buxton, Chantel; E035 - Pinder, Jeanree; E046 - Taylor, Tamara; F048 - Sanders, Qyteisha; F051 - bobby, Brady; F075 - Bickford, Monica; F076 - Lopez, Azalea; F089 - Smith, Dominique; F094 - Mathis, Tabatha; G013 - Roundtree, Breonnca; H007 - Pickens, Randy; H021 - Robinson, Antonio

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.
A010 - Copeland, Benjamin; B028 - Kase, Conrad; B039 - Gough, Regina; B044 - Serrano, Frances; B046 - Jones, Jonathan; C014 - Mop, ZsaZsa L; C040 - Schmidt, Alison; C043 - Branson, Tiffany; C050 - Warner, Steven; C070 - Bennett, Heather; C073 - Todd, Tonya; C092 - Pabon, Nymisis A; C100 - Morris, Dfaisha; C126 - Stokes, Deidra; C128 - Bonner, Deion; C134 - Gamble, Regina; C138 - Nellis, Matthew; C163 - Elkin, Del; D016 - Young, Makala; D043 - Benda, Lauren; D046 - Haley, Celyne; D050 - morton, traci; E001 - Epstein, Kelly; E015 - Pressley-Clemens, Brealina; E019 - Mad chicken Abughaush, mohammad; E026 - Garcia, Sammy; E036 - Faulkner, Victoria; E045 - Goodson, Scotty; F021 - Sammartino, Zanna; G009 - Nolan, Wesley; G018 - Spinks, Earl

PUBLIC STORAGE # 20445, 8305 Ulmerton Road, Largo, FL 33771, (727) 249-0891
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
B006 - Clifford, Jenny; B012 - Culver, James; B051 - adkins, donald; B064 - bell, Iyanna; B078 - Yeates, Frederick; B081 - House, Kim; B085 - Tinch, Neville; B099 - Holt, Colleen; B101 - dowdy, destinee; B111 - clark, Billy; B119 - Martino, Francesco; C017 - Vazquez, Carmen; C026 - Williamson, Percy; C028 - MAUNAKEA, ANGELA; C055 - Sciascia, Jennifer; C070 - Andrews, Zaine; C075 - Pope, Jonathan; C078 - hawkins, Michael; C126 - Phillips, Carolyn; C129 - Phillips, Carolyn

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.
B008 - McKay, Kurt; C001 - Mcvea, Charles E; C015 - Price, Jai; C022 - murray, Talushay; C031 - Collier, Amy; C063 - Gray, Tarhonda; C064 - Rhodes, Renedra; C075 - Garcia, Enrique Quintero; C080 - Gilbert, Billy; C087 - corouthers, Zantrell; C095 - Rutledge, Dana; C107 - Jordan, Jimme; C116 - Griffin, SaNyya; D006 - Mcclendon, Alfreda; D008 - Gray, Betty; D017 - CRAWFORD, DELILAH; E006 - Long, Jeff; E022 - Phillips, Princess; E030 - Grubbs, Tamika; E032 - Coleman, Kristy; E042 - walek, Tomasz; E046 - Spells, Vanity; E054 - Morris, Willie; E058 - Woods, Demetrius; E081 - Johnson, Carjada; E095 - Clark, Lisa; E101 - James, Mychelle; E103 - Tingman, Damen; E104 - SPEIGHTS, Shawnte; E105 - Freeney, Lashell; E106 - MAYNOR, JACKQULIN; E116 - Baker, Angelica; E167 - jenkins, charlene

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.
A016 - Mcneil, Beonka; A026 - Walker, Ahmad; A028 - McCrea, Carla; B015 - Banks, Chailey; B022 - Humpel, Laurie; B063 - Koser, Frank; B064 - Rhaney, Leslie; B072 - Smith, Dominique; D024 - Benjamin, Tanni; D025 - Humpel, Laurie; D038 - Johnson, Gerald; D041 - Juarez, Adolfo; D044 - III, James Wareham; D064 - Nixon, Ronnesha; D069 - Watson, Tikiera; E001 - day, Tiffany; E014 - Moore, Kendrick; E017 - Picnic chemistry Rodriguez, Jenna; E033 - Sutton, Brian; E039 - Williams, Zelda; E047 - Vargas, Rafael; F005 - Johnson, Laquita; F007 - Dickson, Noel; F044 - Williams, Kevin; G004 - Kenson, James; G040 - Pepper, Kristin; G057 - Young, Ethan; G060 - Hicks, Coy; H022 - Papillon, Ernest; H042 - Mott, William; J002 - Elhersh, Bandar

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.
B25 - Baroni, Aaron; B41 - Gallardo, Hector; C127 - Parz, Josh; C36 - Reed, Carol; C42 - Ingold, David; C68 - Waliszewski, Jimmy; D002 - StMarie, Patrick; D036 - Arrington, Tanisha; D038 - Daniels, Dion; D050 - Bennett, Shawn; D051 - Russell, Michael P; D231 - Hicks, Stephen Chandler; D252 - Casanova, Alissa; D276 - Faulk, Tomiyo; D284 - Walsh @, Kristin; D294 - Walsh @, Kristin; D300 - Walsh @, Kristin; D323 - Rutenbeck, William; D338 - Tsimintia, Sal; D351 - mitchell, Quintavius; E022 - Pezone, Nicholas J; E026 - Piggie, Marci; E049 - Thomas, Deme; E069 - Agalla, Penni; E098 - Dotson, Olivia; E152 - Watkins, Joshua; F004 - hitch-deAlvarez, lisa; F123 - Amsley, brice

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.
134 - McFall, Erin; 143 - Booze, Tina; 213 - Jordan, Desiree; 306 - Chisolm, Garet; 316 - Ocrey, Dede; 423 - Battle-Clemons, Janet; 424 - Tretout, Adrienne; 425 - Owens, Chauncey; 476 - Mitchell, Michael; 507 - Bryant, Kimberly; 517 - martin, Daniedra; 536 - Bennett, Andrew Todd; 570 - Burt, Shikira; 578 - roach, Danny; 609 - Mabes, Kristen Ann; 610 - Guarino, Kristina; 617 - Coastal Pro Cleaning Services LLC Rivera, Mercedes; 624 - Bell, Demetrius; 628 - miranda, carmen; 659 - webb, maureen; 684 - webb, maureen; 685 - Delosantos, Griceldi; 691 - Holmes, Stacy; 703 - Shackelford, Diamond; 708 - Outley, L; 714 - Golden, Markese; 721 - Rogers, Guy; 735 - Trinidad, Raymond; 809 - Redmond, James

PUBLIC STORAGE # 29147, 13750 Walsingham Road, Largo, FL 33774, (727) 493-0046
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
2150 - Welch, David; 3003 - Sciascia, Jennifer; 3094 - Wells, Sarah; 3165 - Baker, Tresia; 3210 - Valcarcel, Patricia; D006 - Skeen, Teresa; E004 - Wilmoth, Larry

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.
B043 - Herring, Andrea; B045 - Johnson, Khadijah; B049 - Auffarth, Gary; B052 - ARIE, WILLIAM; B070 - Kistulentz, Steve; C024 - Auffarth, Gary; C039 - gould, Halie; C045 - Jamison, Tayshaun; C049 - Hutchins, Richard; C053 - Howard, Eddie; C073 - Bingham, Latarice; C115 - Bell, Gregory; C181 - Depaz, Francisco; C217 - Martinez, Genaro; C218 - George, China; D039 - Cahill, Kelly; D046 - Leighton, Jennifer

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; C132 - brungardt, Amber; D023 - Smith, Kathleen; D032 - Spivey, Darius; D067 - Cecil, Sarah; F021 - MILLER, Steve; G010 - lache, Breanna; G013 - Wagner, Genevieve

PUBLIC STORAGE # 23917, 2150 25th St North, St Petersburg, FL 33713, (727) 306-9278
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
0134 - Payne, Dorman; 0329 - Durbin, Morgan; 0408 - Bridges, Creshenda; 0437 - Brown, Javarious; 0508 - Willey, Kevin; 0521 - Bullock, William; 0546 - Margan, Chrystal; 0550 - Chehouri, Lauren; 0563 - Collazo, Jose; 0631 - Gonzales, Hunter; 0634 - Baker, Dexter; 0668 - Bowker, William J; 0669 - Hoffman, Fredrick; 0691 - Johnson, Susan; 0717 - Kelly, James; 0718 - Okronglis, Vince; 0737 - Sabin, Michael; 0745 - Stephens, Dennard Tracy; 0747 - Robinson, Cory; 0764 - Mazzeo, Gilbert; 0773 - Henderson, Joshua; 0833 - Myers, Jonathan; 0839 - Aguirre, Frank; 0906 - Ertel, Logan Grant; 0910 - Bostick, Ashley; 0911 - Das-Wattley, Sharmila; 1007 - Hankins, Kathy E; 1024 - Hammond, Shana Rene; 1085 - BARBER, KAREN; 1090 - Landrum, Gena; 1133 - Williams, John; 2011 - Barber, Alkeadra; 2020 - Will, Barbara; 3000 - Freyre, Anthony; 3054 - Lakes, Rayfield

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.

November 7, 14, 2025 25-04873N

FOURTH INSERTION

SECOND NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003448-ES
IN RE: ESTATE OF
BENJAMIN DEAN MILES
a/k/a
BENJAMIN D. MILES
a/k/a
BENJAMIN MILES,
Deceased.

TO: DERRICK MILES, FATHER OF BENJAMIN DEAN MILES a/k/a BENJAMIN D. MILES a/k/a BENJAMIN MILES

YOU ARE NOTIFIED that a Petition for Discharge, Statement Regarding Creditors, Final Accounting, Notice of Final Accounting, and Petition to Deposit Funds in Court Registry have been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are:

Ashly Mae Guernaccini, Esq.,
314 S. Missouri Avenue, Suite 201,
Clearwater, Florida 33756

on or before November 21st, 2025, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

"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."

Signed on this 16th day of October, 2025.

First publication on October 24th, 2025.

KEN BURKE,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
As Clerk of the Court
By: Sema T.
As Deputy Clerk
(SEAL) CIRCUIT COURT
PINELLAS COUNTY,
FLORIDA

Oct. 24, 31; Nov. 7, 14, 2025
25-04641N

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on November 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 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.
0311 - Lara, Anthony; 0404 - Caron, Kevin; 0406 - Tampa Patio LLC, Tampa Patio; 0505 - Vanden-Eynden, Anthony; 3013 - Scott, Tara; 3021 - Sias, Tsoxroy

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.
1067 - Conefry, Patrick; 1082 - Williams, Michael; 2005 - Booth, Christina; 2019 - pusateri, eric; 3002 - Rice, Anjelica Denae; 3020 - ClearSet.AI Gardiner, Yasmine; 3039 - Nelson, Daniel Charles; 3122 - jones, Lee; E048 - Smith, Craig; F008 - Jacobson, Brian; G016 - kanosh, Caitlin; G022 - Stephens, Billie; G101 - harris, Matt; G109 - Penny, David; P014 - MAJC n SON'S Sonderman, Michael C.

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.
284 - haire, James; 311 - Fuller, Donna; 319 - REI PROPERTY sOLUTIONS SLANGA, mICHEAL; 607 - Valdez, Hillary; 617 - Baetens, Seth

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.
B071 - andrews, Steven; B081 - Velez, Hiram; B119 - Jones, Shira; B124 - Smith, Jadaeria; B138 - andrews, Steven; B167 - Cummings, Timothy; B174 - Smith-Hart, David; B181 - Charles, Amy; C213 - Lindner, Bethany; C261 - rouse, Ryan; F344 - Wilt, Justin; H520 - Johnson, Freddie; H542 - Youmans, Katrina; I647 - McLeod general trades Littman, Aaron; L940 - Estrela, Fabiano; M1022 - Anderson, Racquel; M1025 - Edmonds, Daymon; M1040 - Ball, Stacey

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.

November 7, 14, 2025 25-04872N

SECOND INSERTION

PROPOSED PETITION TO VACATE

Notice is hereby given that the Board of County Commissioners will hold a public hearing during its regularly scheduled public meeting, with virtual public participation and an on-site participation option, to be held on **November 18th, 2025, at 6:00 pm** or thereafter in 333 Chestnut Street, Palm Room, Pinellas County Communications Building, Clearwater, Florida 33756. Members of the public wishing to address the body are encouraged to attend in person but may also attend virtually utilizing Communications Media Technology (CMT) on the Zoom platform or provide comments in advance.

The hearing is to consider the petition of Ross and Tracey Patton, to vacate, abandon and/or close the following:

THAT THE 10 FOOT PUBLIC DRAINAGE AND UTILITY EASEMENT LYING ALONG THE NORTH BOUNDARY OF LOT 5 (8639 MAIDSTONE CT), BARDMOOR COUNTRY CLUB NORTH - PHASE I, PLAT BOOK 80, PAGE 54, LYING IN SECTION 13-30-15, PINELLAS COUNTY, FLORIDA.

The County makes its best efforts to ensure that public hearings will be streamed live at https://youtube.com/pcctv1 and, and broadcast on the Pinellas County cable public access channels:
Spectrum Channel 637 Frontier Channel 44 WOW! Channel 18

To address the County Commission in person, members of the public are encouraged to preregister at https://comment.pinellas.gov. Preregistration is encouraged but not required if individuals plan to attend the meeting at the Palm Room in person. Those who have not preregistered may register in person when they arrive.

Members of the public wishing to address the body virtually via Zoom or by phone are required to preregister by 5:00 P.M. the day before the meeting by visiting https://comment.pinellas.gov. The registration form requires full name, address and telephone number if joining by phone, along with the topic or agenda item to be addressed. Members of the public who cannot access the registration form via the internet may call (727) 464-3000 to request assistance preregistering. Only members of the public who have preregistered by 5:00 P.M. the day before the meeting will be recognized and unmuted to offer comments. If a member of the public does not log in with the same Zoom name or phone number provided in the registration form, they may not be recognized to speak. In person appearances for comment, or advance comments as noted below, are preferred. The County will use its best efforts to facilitate virtual comment, but citizens using technology to comment virtually are cautioned that this mechanism is being offered by the County as a courtesy and the County does not guarantee the proper functioning of technology involved.

Members of the public wishing to provide comments in advance may call the Agenda Comment Line at (727) 464-4400 or complete the online comment form at https://www.mypinellasclerk.org/Home/Finance#60688-bcc-meetings. Comments on any agenda item must be submitted by 5:00 P.M. the day before the meeting.

Persons who are deaf or hard of hearing may provide public input on any agenda item through use of the State of Florida's relay service at 7-1-1 or for more information see https://www.ftri.org/relay/faqs.

All comments on any agenda item received by 5:00 P.M. the day before the meeting will be included as part of the official record for this meeting and will be available to be considered by the County Commission prior to any action taken.

The agenda for this meeting and information about participation options can be found at https://Pinellas.legistar.com/Calendar.aspx.

Persons are advised that if they decide to appeal any decision made at the meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL ACCOMMODATIONS
PERSONS WITH DISABILITIES WHO NEED REASONABLE ACCOMMODATIONS TO EFFECTIVELY PARTICIPATE IN THIS PROCEEDING ARE ASKED TO CONTACT PINELLAS COUNTY'S OFFICE OF HUMAN RIGHTS BY E-MAILING SUCH REQUESTS TO ACCOMODATIONS@PINELLAS.GOV AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE NEED FOR REASONABLE ACCOMMODATION. YOU MAY ALSO CALL (727) 464-4882 (VOICE) OR (727) 464-4062 (TDD). MORE INFORMATION ABOUT THE ADA, AND REASONABLE ACCOMMODATION, MAY BE FOUND AT https://pinellas.gov/americans-with-disabilities-act-public-accommodations/.

KEN BURKE, CLERK TO
THE BOARD OF COUNTY COMMISSIONERS
By: Derelynn Revie, Deputy Clerk

November 7, 14, 2025 25-04857N

SAVE THE DATE
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE
Business Observer

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009408-ES
Division 003
IN RE: ESTATE OF PAULA M. RODRIGUEZ Deceased.

The administration of the estate of Paula M. Rodriguez, deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 November 7, 2025.

Personal Representative:
/s/Anelys Alvarez
Anelys Alvarez
1340 Bayshore Blvd.,
Unit 503
Dunedin, Florida 34698
Attorney for Personal Representative:
/s/Richard A. Venditti
Richard A. Venditti
Florida Bar Number: 280550
500 East Tarpon Avenue
Tarpon Springs, FL 34689
Telephone: (727) 937-3111
Fax: (727) 938-9575
E-Mail: richard@tarponlaw.com
Secondary E-Mail:
adrian@tarponlaw.com
November 7, 14, 2025 25-04897N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008259-ES
Division 004
IN RE: ESTATE OF THOMAS K. THORNTON, Deceased.

The administration of the estate of Thomas K. Thornton, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 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.

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 November 7, 2025.

Personal Representative:
Robert W. Thornton
14245 NW 28th Ave
Gainesville, FL 32606
Attorney for Personal Representative:
Jovita Ahava, Esq.
Florida Bar Number: 0075429
AHAVA LEGACY LAW, P.A.
P.O. Box 83
St. Petersburg, FL 33731
Telephone: (727) 362-1234
Fax: (888) 228-2009
E-Mail: service@ahavalegacylaw.com
Secondary E-Mail:
jovita@ahavalegacylaw.com
November 7, 14, 2025 25-04945N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008481-ES
Division 004
IN RE: ESTATE OF JUDITH MARIE POIRIER, Deceased.

The administration of the estate of Judith Marie Poirier, deceased, whose date of death was March 7, 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.

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 November 7, 2025.

Personal Representative:
Jacqualyn Ruth Brown
9418 Beaufort Court
New Port Richey, Florida 34654
Attorney for Personal Representative:
Jovita Ahava
Attorney
Florida Bar Number: 0075429
AHAVA LEGACY LAW, P.A.
P.O. Box 83
St. Petersburg, FL 33731
Telephone: (727) 362-1234
Fax: (888) 228-2009
E-Mail: service@ahavalegacylaw.com
Secondary E-Mail:
jovita@ahavalegacylaw.com
November 7, 14, 2025 25-04944N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-10002-ES
Division 004
IN RE: ESTATE OF SHIRLEY J. KNOX A/K/A SHIRLEY JUNE KNOX Deceased.

The administration of the estate of Shirley J. Knox, a/k/a Shirley June Knox, 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, 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 November 7, 2025.

Personal Representative:
CAROLYN KNOX LAVENDER
360 North Tessier Drive
St. Pete Beach, Florida 33706
Attorney for Personal Representative:
/s/ Nicholas A. Mitchell
NICHOLAS A. MITCHELL
Florida Bar No. 125437
JOHNSON POPE BOKOR
RUPPEL & BURNS, LLP
360 Central Ave.,
Suite 500
St. Petersburg, Florida 33701
Telephone: (727) 800-5980
Primary E-mail: nickm@jpfirm.com
Secondary E-mail:
angelam@jpfirm.com
November 7, 14, 2025 25-04927N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 25-009033-ES
IN RE: ESTATE OF DAVID WAYNE CARBY a/k/a DAVID W. CARBY,

The administration of the estate of DAVID WAYNE CARBY a/k/a DAVID W. CARBY, deceased, whose date of death was May 18, 2025, 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 November 7, 2025.

PAULA C. CARBY
Personal Representative
13720 Gulf Blvd., #609
Madeira Beach, Florida 33708
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
November 7, 14, 2025 25-04914N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-9900-ES
Division 004
IN RE: ESTATE OF GERALD E. DAVIS, AKA GERALD EDWIN DAVIS, Deceased.

The administration of the estate of GERALD E. DAVIS, a/k/a GERALD EDWIN DAVIS, deceased, whose date of death was September 21, 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 November 7, 2025

Personal Representative:
BRADLEY E. DAVIS
222 Westwinds Drive
Palm Harbor, Florida 34683
Attorney for Personal Representative:
/s/ Thomas D. Sims
THOMAS D. SIMS
Florida Bar No. 61209
JOHNSON POPE BOKOR
RUPPEL & BURNS, LLP
360 Central Avenue,
Suite 500
St. Petersburg, Florida 33701
Telephone: (727) 800-5980
Primary E-mail: tsims@jpfirm.com
Secondary E-mail:
angelam@jpfirm.com
November 7, 14, 2025 25-04932N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-9454-ES
IN RE: ESTATE OF NIKOLAY ATANASOV NIKOLAEV, aka NIKI Deceased.

The administration of the estate of NIKOLAY ATANASOV NIKOLAEV, also known as NIKI, deceased, whose date of death was August 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 representatives and the personal representatives' attorney are set forth below.

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

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

The personal representatives have 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: November 7, 2025.

ATANAS NIKOLAEV
Personal Representative
774 93rd Avenue N.
St. Petersburg, FL 33702
GERGANA NIKOLAEVA
Personal Representative
774 93rd Avenue N.
St. Petersburg, FL 33702
Robert D. Hines, Esq.
Attorney for Personal Representatives
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
November 7, 14, 2025 25-04894N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010414-ES
Division Probate
IN RE: ESTATE OF BENJAMIN GABRIEL PAQUAY, Deceased.

The administration of the estate of Benjamin Gabriel Paquay, deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Clerk of Court, Probate Department, 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 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 November 7, 2025.

Personal Representative:
Signature: Jason Kral
(Oct 27, 2025 09:26:39 EDT)
Email: jkral@mattweidnerlaw.com
Jason Kral
856 2nd Avenue North
St. Petersburg, FL 33701
Attorney for Personal Representative:
Signature: matthew weidner
(Oct 27, 2025 07:46:40 EDT)
Email: weidner@mattweidnerlaw.com
Matthew D. Weidner
E-Mail Addresses:
service@mattweidnerlaw.com
julia@mattweidnerlaw.com
Florida Bar No. 0185957
Weidner Law
856 2nd Avenue North
St. Petersburg, FL 33701
Telephone: 727-954-8752
November 7, 14, 2025 25-04892N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010232-ES
IN RE: ESTATE OF MARY ELIZABETH CISCO, a/k/a MARY E. CISCO, a/k/a MARY M. CISCO Deceased.

The administration of the estate of MARY ELIZABETH CISCO, a/k/a MARY E. CISCO, a/k/a MARY M. CISCO, deceased, whose date of death was May 30, 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.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 November 7, 2025.

Personal Representative:
HAROLD R. CISCO, JR.
6580 Seminole Blvd, Lot 521
Seminole, Florida 33772
Attorney for Personal Representative:
MICHAEL D. CAVONIS
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: bking@dhclaw.com
November 7, 14, 2025 25-04904N

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V33

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-009908-ES
DIVISION: PROBATE
IN RE: ESTATE OF ANNA M. MILHEISER
Deceased

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

You are hereby notified that an Petition for Summary Administration has been entered in the estate of ANNA M. MILHEISER, deceased, Case Number 25-009908-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, Florida 33701; that the decedent's date of death was April 26, 2025; that the total value of the estate is $17,712.99 and that the names and addresses of those to whom it has been assigned by such order are:

Name: KRISTIN MILLER as Trustee of the ANNA M. MILHEISER TRUST AGREEMENT, dated January 11, 2011, amended on March 1, 2018, and further amended on November 9, 2023.

Address: 375 West Park Street, Lake Helen, Florida 32744

Asset, Share, or Amount: 100%

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.

The date of first publication of this Notice is November 7, 2025 .

Person Giving Notice:
/s/ Kristin Miller
KRISTIN MILLER
375 West Park Street
Lake Helen, Florida 32744
Attorney for Person Giving Notice
/s/ Tara J. Mason, Esquire
Tara J. Mason, Esquire
Attorney for Petitioner
Florida Bar Number: 1038932
LAW OFFICE OF
TARA J. MASON, PLLC
100 East New York Avenue,
Suite 103TM
DeLand, Florida 32724
Telephone: (386) 264-1737
E-Mail: tarajmasonesq@gmail.com
November 7, 14, 2025 25-04896N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010184-ES
IN RE: ESTATE OF CAROL SUSAN HEIGES,
Deceased.

The administration of the estate of CAROL SUSAN HEIGES, deceased, whose date of death was March 29, 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: November 7, 2025.

LYNNETTE J. VALLE
Personal Representative
6924 Buhrley Terrace North
St. Petersburg, FL 33709
CHASE L. WILSEY
Attorney for Personal Representative
Florida Bar No. 1035227
Fisher and Wilsey, PA
1000 16th Street North
St. Petersburg, FL 33705-1147
Telephone: 727-898-1181
Email: cwilsey@fisher-wilsey-law.com
Secondary:
eoldja@fisher-wilsey-law.com
November 7, 14, 2025 25-04928N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009550-ES
Division 003
IN RE: ESTATE OF ERIC PETER LOMAKIN A/K/A ERIC P. LOMAKIN A/K/A ERIC LOMAKIN
Deceased.

The administration of the estate of Eric Peter Lomakin a/k/a Eric P. Lomakin a/k/a Eric Lomakin, deceased, whose date of death was August 31, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Room 106, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 November 7, 2025.

Personal Representatives:
Nancy Saccente
528 Wyckoff Avenue
Ramsey, New Jersey 07446
Katherine Gallagher
800 South Atmore Circle
Deltona, Florida 32725
Attorney for Personal Representatives:
Sarah Voss, Esq.
Florida Bar Number: 1025128
Sarah Voss Law, PLLC
2555 Enterprise Rd.,
Suite 11-1
Clearwater, Florida 33763
Telephone: (727) 487-9455
sarah@sarahvosslaw.com
celeste@sarahvosslaw.com
November 7, 14, 2025 25-04950N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No: 25-009868-ES
Division: PROBATE
IN RE: ESTATE OF MATTHEW EUGENE BERGERSTOCK,
Deceased.

The administration of the estate of MATTHEW EUGENE BERGERSTOCK, deceased, whose date of death was September 29, 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, 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 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 November 7, 2025.

Personal Representative:
David D. Bergerstock
2545 Masters Blvd.
Navarre, Florida 32566
Attorney for Personal Representative:
/s/Kenneth R. Fountain
KENNETH R. FOUNTAIN, ESQ.
Attorney for Petitioner
Florida Bar Number: 48569
FOUNTAIN & BRIDGFORD, PLLC
2045 Fountain Professional Ct.,
Suite A
Navarre, Florida 32566
Telephone: (850) 939-3535
Fax: (850) 939-3539
E-Mail: Fountain@FountainLaw.com
Secondary E-Mail:
AWarren@FountainLaw.com
Cristy@FountainLaw.com
November 7, 14, 2025 25-04912N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009740-ES
IN RE: ESTATE OF MARY EDITH CAMPBELL,
Deceased.

The administration of the estate of MARY EDITH CAMPBELL, deceased, whose date of death was July 7, 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 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 November 7, 2025.

Personal Representative:
Christina Donlay
c/o BATTAGLIA, ROSS, DICUS, MCQUAID, P.A.
5858 Central Avenue
St. Petersburg, Florida 33707
Attorney for Personal Representative:
C. Hunter Rawls, Esq
BATTAGLIA, ROSS, DICUS & McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33701
(727) 381-2300
FBN: 59432
Primary Email: hrawl@brdwlaw.com
Secondary Email:
mflah@brdwlaw.com
November 7, 14, 2025 25-04881N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-009997-ES
IN RE: ESTATE OF YVONNE FREDERIQUE LADJIMI,
DECEASED.

The administration of the estate of YVONNE FREDERIQUE LADJIMI, deceased, whose date of death was August 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 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 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 November 7, 2025.

Personal Representative:
Eric Ladjimi
5858 Central Ave.
St. Petersburg, FL 33707
Attorney for Personal Representative:
Robert Kapusta, Jr., Esq.
FBN: 0441538
BATTAGLIA, ROSS,
DICUS & McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33707
Telephone: (727) 381-2300
Primary Email:
rkapu@brdwlaw.com
Secondary Email:
probatecasemgr@brdwlaw.com
November 7, 14, 2025 25-04946N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-009443-ES
IN RE: ESTATE OF DAVID LEE ERICKSON,
DECEASED.

The administration of the estate of DAVID LEE ERICKSON, deceased, whose date of death was August 24, 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 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 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 November 7, 2025.

Personal Representative:
Jodi Noelle Buettner
5858 Central Ave
St. Petersburg, FL 33707
Attorney for Personal Representative:
C. Hunter Rawls, Esq.
BATTAGLIA, ROSS, DICUS
& McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33707
(727) 381-2300
FBN: 59432
Primary Email: hrawl@brdwlaw.com
Secondary Email:
probatecasemgr@brdwlaw.com
November 7, 14, 2025 25-04882N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009043-ES
Division 03
IN RE: ESTATE OF RAYMOND H. KRUG
Deceased.

The administration of the estate of Raymond H. Krug, 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 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 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 November 7, 2025.

Personal Representative:
Walter B. Shurden, Jr.
611 Druid Road East, Suite 712
Clearwater, FL 33756
Attorney for Personal Representative:
Walter B. Shurden, Attorney
Florida Bar Number: 0156360
611 Druid Road East,
Suite 712
Clearwater, FL 33756
Telephone: (727) 443-2708
Fax: (727) 255-5004
E-Mail: walt@shurden.net
Secondary E-Mail:
jennifer@shurden.net
November 7, 14, 2025 25-04949N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009232-ES Section 003
IN RE: ESTATE OF ERNEST DAVID CORVESE,
Also known as E. DAVID CORVESE,
Deceased.

The administration of the estate of ERNEST DAVID CORVESE, deceased, whose date of death was July 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33576. 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 November 7, 2025.

/s/Nancy Peterson Corvese
NANCY PETERSON CORVESE,
Petitioner/Personal Representative

/s/Jordan G. Lee
JORDAN G. LEE
Attorney for Petitioner/Personal Representative
Florida Bar No. 10209
Shutts & Bowen, LLP
4301 W. Boy Scout Blvd., Suite 300
Tampa, FL 33607
Telephone: (813) 227-8183
Email: jlee@shutts.com
Secondary Email: cgrant@shutts.com
November 7, 14, 2025 25-04876N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010261-ES
IN RE: ESTATE OF WILLIAM JOSEPH RICH, A/K/A WILLIAM J. RICH,
Deceased

The administration of the estate of William Joseph Rich, A/K/A William J. Rich, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: Ken Burke, CPA, 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 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 November 7, 2025.

Personal Representative:
Allan E. Guillen
7324 118th Terrace North
Largo, Florida 33773

Attorney for Personal Representative
CATHERINE E. BLACKBURN
Florida Bar Number: 940569
BLACKBURN LAW FIRM, PLLC
5230 Central Avenue
St. Petersburg, FL 33707
Telephone: (727) 826-0923
E-Mail: Cathy@lifeplanlaw.com
November 7, 14, 2025 25-04883N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
(**Testate**)
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 25-010156-ES-04
IN RE: ESTATE OF TERESA BEATTY, Decedent.

The administration of the Estate of Teresa Beatty, Deceased, whose date of death was September 13, 2025; Case Number 25-010156-ES-04, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The date of the Will is September 10, 2025. The name and address of the Personal Representative are Michael Joseph Beatty, 26 Orchid Road, Patchogue, NY 11772, and 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 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 (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 persons having 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, DEMANDS AND OBJECTIONS 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 personal representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of the first publication of this Notice is November 7, 2025.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
November 7, 14, 2025 25-04893N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP010320XXESPR
Ref #: 25-010320-ES
IN RE: ESTATE OF ANTONIO FAIAL AKA ANTONIO S. FAIAL, Deceased.

The administration of the estate of ANTONIO FAIAL, deceased, whose date of death was September 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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: November 7, 2025

Personal Representative:
FILOMENA CEGLANSKI
c/o Rooth and Rooth P.A.
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772

Attorney for Personal Representative:
GILBERT J. ROOTH, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0175729
E-Mail: grooth@roothlaw.com
E-Mail: marie@roothlaw.com
November 7, 14, 2025 25-04952N

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN That Pursuant to an Execution issued in the County Court of Pinellas County, Florida, on the 12th day of September A.D., 2025 in the cause wherein SCOTT BUSH was plaintiff(s), and BRANDY AMBER PAUL was defendant(s), being Case No. 24-006843-SC-47 in the said Court, I, Bob Gualtieri as Sheriff of Pinellas County, Florida have levied upon all right, title and interest of the above named defendant, BRANDY AMBER PAUL, in and to the following described property to wit:

2015 MERCEDES BENZ
MODEL S550
VIN# WDDUG8FB3FA155204,
TAG NO: CD96EU

and on the 10th day of December A.D., 2025 at 9791 66th Street North, in the city of Pinellas Park, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale "AS IS" "WHERE IS" all of the said defendant's right, title and interest in the aforesaid property at public outcry and will sell the same subject to all prior liens, encumbrances and judgments, if any, as provided by law, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Execution.

BOB GUALTIERI, Sheriff
Pinellas County, Florida
By Marvin Mitchell Jr, 57848
Sergeant D.S.
Court Processing

PRO-SE
SCOTT BUSH
134 BRENT CIRCLE
OLDSMAR, FL 34677
Nov. 7, 14, 21, 28, 2025 25-04923N

SECOND INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN That Pursuant to an Execution issued in the County Court of Polk County, Florida, on the 14th day of July A.D., 2022 in the cause wherein CACV OF COLORADO, LLC, was plaintiff(s), and STEPHANIE M MURRAY, was defendant(s), being Case No. 2007-SC-003900 in the said Court, I, Bob Gualtieri as Sheriff of Pinellas County, Florida have levied upon all right, title and interest of the above named defendant, STEPHANIE M MURRAY in and to the following described property to wit:

WHITE 2017 LINCOLN MKC
VIN# 5LMTJ4DH0HUL01933

and on the 9th day of December A.D., 2025 at 1955 Carroll Street, in the city of Clearwater, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale "AS IS" "WHERE IS" all of the said defendant's right, title and interest in the aforesaid property at public outcry and will sell the same subject to all prior liens, encumbrances and judgments, if any, as provided by law, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Execution.

BOB GUALTIERI, Sheriff
Pinellas County, Florida
By Sgt. Marvin Mitchell Jr, 57848
Sergeant D.S.
Court Processing

Shafritz and Associates
Hugh Shafritz Esq
601 N Congress Ave,
Suite 424
Delray Beach, FL 33445
Nov. 7, 14, 21, 28, 2025 25-04948N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-002596-CI
Mortgage Lenders Investment Trading Corp, Plaintiff, vs. Sheri Luke, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-002596-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Mortgage Lenders Investment Trading Corp is the Plaintiff and Sheri Luke; Landmark Towers at Sand Key Condominium Association, Inc.; Carolyn H. Morrison; Carolyn H. Morrison, Trustee of the Morrison Family Trust agreement dated August 28, 2018; Samuel K. Morrison; Samuel K. Morrison, Trustee of the Morrison Family Trust agreement dated August 28, 2018 are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 4th day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT NO. 601 OF LANDMARK TOWERS ONE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4219, PAGE 612, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 44, PAGE 115, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

TAX ID: 20-29-15-49851-000-0601

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 29th day of October, 2025.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F01007
November 7, 14, 2025 25-04869N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-004305
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEROY CRYOSKIE A/K/A LEROY FRANCIS CRYOSKIE A/K/A LEROY F. CRYOSKIE, DECEASED, et al., Defendants.

TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEROY CRYOSKIE A/K/A LEROY FRANCIS CRYOSKIE A/K/A LEROY F. CRYOSKIE, DECEASED
Last Known Address: 4510 30th Avenue N, Saint Petersburg, FL 33713

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

Lot 8, Block 1, Leslee Heights - Section One, according to the map or plat thereof as recorded in Plat Book 31, Page 42, Public Records of Pinellas County, Florida
including the buildings, appurtenances, and fixture located thereon.
Property Address: 4510 30th Avenue N, Saint Petersburg, FL 33713 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before , 2025 (no later than 30 days from the date of the first publication of this Notice of Action) 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."

WITNESS my hand and seal of this Court at Pinellas, Florida on this 31st day of October, 2025.

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
PINELLAS CLERK OF COURT
PINELLAS COUNTY
CLERK OF COURT
By: /s/ Thomas Smith
Deputy Clerk
November 7, 14, 2025 25-04889N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
Case #: 23-007648-CI
DIVISION: 15
Wells Fargo Bank, N.A. Plaintiff, -vs.- Donald T. Combs a/k/a Donald Combs; Nancy T. Combs; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-007648-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Donald T. Combs a/k/a Donald Combs are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 A.M. on January 21, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 17, BLOCK 5, WESTGATE MANOR FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 14, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

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.

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd.,
Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
23-328994 FC01 WNI
November 7, 14, 2025 25-04887N

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.

NOTICE IS HEREBY GIVEN pursuant to an Order dated October 22, 2025 entered in Civil Case No. 24-004757-CI in the Circuit Court of the 21-001618-CI 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 are defendants, Ken Burke, Clerk of Court, will sell the property at www.pinellas.realforeclose.com beginning at 10:00 AM on December 3, 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
8201 Peters Road,
Suite 4000
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 3843.000097
November 7, 14, 2025 25-04854N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA
Case No.: 25-001888-CO
CONCORD VILLAGE SOUTH CONDOMINIUM ASSOCIATION NO. 3, INC., a Florida not for profit corporation, Plaintiff, vs. ENRIQUITA G. ESPINA; UNKNOWN SPOUSE OF ENRIQUITA G. ESPINA, and UNKNOWN PARTY OR PARTIES IN POSSESSION, Defendants.

TO: Nevardo Espina,
Spouse of Enriquita G. Espina
930 85th Avenue North
Apt. 105
St. Petersburg, FL 33702

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of foreclosing any interest that you have in the real property and the establishment of a lien against the property as well as damages. The property to be foreclosed upon is currently located in Concord Village South No. 3, which is located in Pinellas County, Florida and which is more fully described as:

Unit 105, CONCORD VILLAGE SOUTH CONDOMINIUM NO. 3, a Condominium together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium and all its attachments and amendments, as recorded in O.R. Book 4124, Page 1237, and as recorded in Condominium Plat Book 15, Pages 99 through 107 inclusive, Public Records of Pinellas County, Florida.

Also known as 930 85th Avenue N., Apt. 105, St. Petersburg, FL 33702.

This action has been filed against you as the Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff attorney, whose address is: Karen E. Maller, Esq., Johnson Pope Bokor Ruppel & Burns, LLP, 360 Central Avenue, Suite 500, St. Petersburg, FL 33701 on or before the 30th day after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

"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 31st day of October, 2025.

Clerk of Court, Ken Burke, CPA
By: /s/ Thomas Smith
Deputy Clerk
KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

Karen E. Maller, Esq.
Johnson Pope Bokor
Ruppel & Burns, LLP
360 Central Avenue,
Suite 500
St. Petersburg, Florida 33701
Nov. 7, 14, 21, 28, 2025 25-04910N

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--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA CIVIL DIVISION
Case No.: 23-007900-CI
PARTY OF FIVE INVESTMENTS, LLC, a Florida Limited Liability Company,
Plaintiff, v.
NICHOLAS W. PASTIS; and 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 and all other parties occupying or in possession of any part of the subject property at the date of the filing of the Notice of Lis Pendens; Unknown Spouse of Nicholas W. Pastis,
Defendants.

Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure, entered in this cause on October 13, 2025, the undersign will sell the real property situated in Pinellas County, Florida, described as:

Lot 8 and 10, BEL-KEENE, according to plat thereof as recorded in Plat Book 53, Page 34, of the Public Records of Pinellas County, Florida.
Property Address: 1579 Bel Keene Dr., Clearwater, Pinellas County, Florida 33756

at public sale, to the highest and best bidder, for cash at 10:00 a.m. on December 10, 2025. The judicial sale shall be conducted electronically online by the office of the Pinellas County Clerk of the Circuit Court, Ken Burke, at the following website: www.pinellas.realforeclose.com.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated this 30th day of October 2025.
LIESER SKAFF, PLLC
403 North Howard Avenue
Tampa, FL 33606
Tel: (813) 280-1256
Fax: (813) 251-8715
/s/ Stephanie M. Martin
STEPHANIE M. MARTIN
Fla. Bar No.: 30585
Primary: stephanie@lieserskaff.com
LAUREN M. MAIER
Fla. Bar No. 1039654
Primary: lauren@lieserskaff.com
Secondary: efile@lieserskaff.com
Counsel for Plaintiff,
Party of Five Investments, LLC
November 7, 14, 2025 25-04888N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIRCUIT CIVIL DIVISION
CASE NO.: 25-003805-CI
PENNYMAC LOAN SERVICES, LLC
Plaintiff(s), vs.
TROY FISCHBACH; HOMEOWNERS ASSOCIATION OF WINDWARD POINTE CONDOMINIUM, INC.; THE UNKNOWN SPOUSE OF TROY FISCHBACH; THE UNKNOWN TENANT IN POSSESSION
Defendant(s).
TO: TROY FISCHBACH
LAST KNOWN ADDRESS: 275 114TH AVENUE NORTH, UNIT 6, SAINT PETERSBURG, FL 33716,
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:

That certain Condominium parcel composed of Unit No. 275-6 of Building No. 7 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 WINDWARD POINTE CONDOMINIUM and Exhibits attached thereto, all as recorded in O.R. Book 5206, Pages 1985 through 2108, inclusive, and the Plat thereof recorded in Condominium Plat Book 51, Pages 106 through 136, as amended from time to time, inclusive, both of the Public Records of Pinellas County, Florida.

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 31 day of October, 2025.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: STEVIE AYARS
Deputy Clerk

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-008315-1
November 7, 14, 2025 25-04886N

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.: 25003492CI
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS JAMES HENLEY; CLEARVIEW OAKS MANAGEMENT CONDOMINIUM ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT
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 02 day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

AN UNDIVIDED 1/8 INTEREST IN AND TO LOT 5, CLEARVIEW OAKS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 67 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LESS AND EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED THEREIN; TOGETHER WITH THAT CERTAIN APARTMENT KNOWN AS APARTMENT NUMBER 264 AND SO DESIGNATED ON THE ENTRANCE DOOR OF SAID APARTMENT AND AS SAID APARTMENT IS SHOWN BY THE PLAT ATTACHED TO INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 2744, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; SAID APARTMENT NO. 264 CONSISTING OF APPROXIMATELY 1100 SQUARE FEET; TOGETHER WITH ANY UNDIVIDED 1/8 INTEREST IN AND TO THE WALLS AND OTHER STRUCTURAL SUPPORTS NECESSARY FOR SAID BUILDING.
PROPERTY ADDRESS: 4032 57TH ST N APT 264, KENNETH CITY, FL 33709

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 22 day of October 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
25-02467 -
Provide Bidder Number: 11951
November 7, 14, 2025 25-04919N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-005281-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JUDITH A MILLER A/K/A JUDITH ANN MILLER A/K/A JUDITH MILLER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, et al.,
Defendant.
To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JUDITH A MILLER A/K/A JUDITH ANN MILLER A/K/A JUDITH MILLER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN

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

UNIT 3-A, THE CLOISTERS OF BEACH DRIVE CONDOMINIUM TOGETHER WITH AN UNDIVIDED SHARE, IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 10631, PAGE 1622, AND ALL ITS ATTACHMENTS AND AS AMENDMENTS, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 121, PAGE (5) 54, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before , a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

WITNESS my hand and seal of this Court this 30 day of October, 2025.

KEN BURKE, CPA
CLERK OF COURT OF PINELLAS COUNTY
By STEVIE AYARS
As Deputy Clerk

Submitted by:
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-13413FL
November 7, 14, 2025 25-04884N

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.: 25-001780-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II,
Plaintiff, VS.
LORRAINE BARBER A/K/A LORAINE BARBER; RURAL BARBER A/K/A RURUAL BARBER; UNKNOWN TENANT #1 N/K/A MATYRA HERRING; 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 October 21, 2025 in Civil Case No. 25-001780-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 TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II is the Plaintiff, and LORRAINE BARBER A/K/A LORAINE BARBER; RURAL BARBER A/K/A RURUAL BARBER; UNKNOWN TENANT #1 N/K/A MATYRA HERRING; 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 December 4, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 47, LINCOLN HIGHLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 69, 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 28th day of October, 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: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1338-312B
November 7, 14, 2025 25-04855N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-005367-CI
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL4, MORTGAGE-BACKED NOTES, SERIES 2023-RTL4,
Plaintiff, v.
OMY'S COUTURE HAIR DESIGN LLC, a Florida Limited Liability Company; OMAYRA CRUZ, an Individual; UNKNOWN SPOUSE OF OMAYRA CRUZ; WASHINGTON ELECTRICAL SERVICE INC.; ENFIN CORP.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to dated October 20, 2025 entered in Civil Case No. 24-005367-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 OMY'S COUTURE HAIR DESIGN LLC, a Florida Limited Liability Company; OMAYRA CRUZ, an Individual; UNKNOWN SPOUSE OF OMAYRA CRUZ; WASHINGTON ELECTRICAL SERVICE INC.; ENFIN CORP.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Ken Burke, Clerk of Court, will sell the property www.pinellas.realforeclose.com beginning at 10:00 AM on December 10, 2025 the following described property as set forth in said Final Judgment, to-wit:.

THE EAST 68 FEET OF THE WEST 121 FEET OF LOT 1, A. H. DUNCANS SUBDIVISION OF CLARA E. DUNCAN'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 29 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 26, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 1169 Kingsley St, Clearwater, FL 33756

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 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 3843.000120
November 7, 14, 2025 25-04921N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-004047-CI
BANK OF AMERICA, N.A.
Plaintiff, VS.
AMY LEA ANDRISANI A/K/A AMY ANDRISANI; ET AL
Defendant(s).
To the following Defendant(s):
AMY LEA ANDRISANI A/K/A AMY ANDRISANI
Last Known Address
960 STARKEY RD UNIT 8204
LARGO, FL 33771
UNKNOWN SPOUSE OF AMY LEA ANDRISANI A/K/A AMY ANDRISANI
Last Known Address
960 STARKEY RD UNIT 8204
LARGO, FL 33771

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

UNIT NO. 8204, GOLF LAKE CONDOMINIUM VIII AT EAST BAY, A CONDOMINIUM, ACCORDING TO THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 20883, PAGE 1845; AND AS SET FORTH ON THAT CERTAIN PLAT RECORDED IN CONDOMINIUM PLAT BOOK 163, PAGE 61, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.
a/k/a 960 STARKEY RD 8204, LARGO, FL 33771

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate 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.

WITNESS my hand and the seal of this Court this 4th day of November, 2025.

Ken Burke
As Clerk of the Court by:
By: /s/ Thomas Smith
As Deputy Clerk

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
November 7, 14, 2025 25-04931N

THIRD INSERTION

NOTICE

Effective Dec. 5, 2025,
Valdeline Muehl, MD., will
no longer be providing care
at WellMed.

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

Patients can obtain copies of their medical records at:
WellMed at Tyrone Gardens
960 58th Street N.
Saint Petersburg, FL 33710
Phone: 1-727-820-7778
Fax: 1-817-514-7879

Oct. 31; Nov. 7, 14, 21, 2025 25-04788N

View all legal notices online at
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--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 23-007619-CI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, v.
HEATHER L. TARANTINO; DANIEL TARANTINO; UNKNOWN SPOUSE OF HEATHER L. TARANTINO; UNKNOWN SPOUSE OF DANIEL TARANTINO; 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 October 23, 2025 entered in Civil Case No. 23-007619-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 HEATHER L. TARANTINO; DANIEL TARANTINO; UNKNOWN SPOUSE OF HEATHER L. TARANTINO; UNKNOWN SPOUSE OF DANIEL TARANTINO; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Ken Burke, Clerk of Court, will sell the property at www.pinellas.realforeclose.com beginning at 10:00 AM on December 4, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 144, GEM VILLAGE THIRD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 10276 62nd Cir, Seminole FL 33772

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 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: CK23076-JMV
November 7, 14, 2025 25-04922N

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-004377
Division 15
NAVY FEDERAL CREDIT UNION
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF JOHN FREYTAG, JR., DECEASED, BRENDA FREYTAG-COOK AKA BRENDA COOK, AS KNOWN HEIR OF JOHN FREYTAG, JR, JOHN FREYTAG III, AS KNOWN HEIR OF JOHN FREYTAG, JR, KAREN FREYTAG, AS KNOWN HEIR OF JOHN FREYTAG, JR, MARINA TOWER CONDOMINIUM ASSOCIATION, INC., UNKNOWN SPOUSE OF BRENDA FREYTAG-COOK AKA BRENDA COOK, UNKNOWN SPOUSE OF JOHN FREYTAG III, UNKNOWN SPOUSE OF KAREN FREYTAG, AND UNKNOWN TENANTS/ OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 3, 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:

UNIT 802 OF MARINA TOWER, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 6014, PAGE(S) 488 THROUGH 561 INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

and commonly known as: 2530 GARY CIRCLE UNIT #802 , DUNEDIN, FL 34698; 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 January 8, 2026 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 November 4, 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
110650/2426827/CMP
November 7, 14, 2025 25-04920N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under the Florida Self Storage Act Statues (Section 83.801.83.809).

The auction date is December 4 at 11:00 am at Super Storage II. Address—6415 54th Ave. N. St. Petersburg, FL 33709.

Julissa Douglas D635
Furniture

Timothy Roberts C340
Household Items

Danielle LaDuke C488
Household Items

Danielle LaDuke C348
Household Items

Christopher Wallschleager C423
Household Items

Tanya Palmieri D669
Household Items

November 7, 14, 2025 25-04947N

SAVE TIME

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legal@businessobserverfl.com
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Friday Publication
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 2025-002552-CI
CAPITAL FUNDINGS MORTGAGE REIT, LLC,
Plaintiff, v.
F1 MOTOR TRANSPORT, LLC; TAMPA SIGNATURE PROPERTIES LLC; WASHINGTON ELECTRICAL SERVICE, INC.; SOLAR MOSAIC LLC; PINELLAS COUNTY; AND UNKNOWN TENANT(S),
Defendants.

NOTICE is hereby given that, pursuant to a Summary Final Judgment of Foreclosure entered in this cause on October 21, 2025, scheduling the foreclosure sale, the Clerk of the Court will sell the property situated in Orange County, Florida, described as:

LOT 9, BLOCK 15, WASHINGTON TERRACE, according to the Plat thereof, recorded in Plat Book 12, Page 98 of the Public Records of Pinellas County, Florida

Commonly known as 6265 31st Street North, St. Petersburg, Florida 33702

at public sale, to the highest and best bidder for cash, online at 10:00 AM on December 4, 2025, at www.pinellas.realforeclose.com. 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.

"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 4th day of November 2025.
GREY SQUIRES BINFORD, P.A.
Post Office Box 1209
Winter Park, Florida 32790-1209
(689) 244-0414 (Telephone)
Attorneys for Plaintiff
By:/s/ Grey Squires Binford
GREY SQUIRES BINFORD
Florida Bar No. 0749151
Grey@Binford-Law.com
November 7, 14, 2025 25-04939N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-3720-CI
GUDENAU INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
Plaintiff(s), v.
BLUETIGER86 INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated October 28, 2025 and entered in Case No. of the Circuit Court of the Judicial Circuit in and for County, Florida where , is the Plaintiff and is/are the Defendant(s). Ken Burke will sell to the highest bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on December 10, 2025 the following described properties set forth in said Final Judgment to wit:

LOT 14 BLOCK A, LAKE MAGGIORE TERRACE, according to the Plat thereof, as recorded in Plat Book 12, Page 7, of the Public Records of Pinellas County, Florida.

Address: 845 40th Ave. S., Saint Petersburg, FL 33705

Parcel ID: 06-32-17-48096-001-0140

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 on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.

"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 in County, Florida, on October 29, 2025.
Weidner Law, P.A.
Counsel for the Plaintiff
856 2nd Avenue N.
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service:
Service@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
November 7, 14, 2025 25-04856N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-002803-CI
Navy Federal Credit Union,
Plaintiff, vs.
Ariel Lopez a/k/a Ariel L. Lopez, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-002803-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Navy Federal Credit Union is the Plaintiff and Ariel Lopez a/k/a Ariel L. Lopez; Tiffany Lopez f/k/a Tiffany Ruda are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 4th day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 18.50 FEET OF LOT 8 AND THE SOUTH 53.50 FEET OF LOT 9, BLOCK E, DENVER STREET REPLAT OF BAYOU GRANDE SECTION OF SHORE ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE(S) 6 AND 7, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TAX ID: 33-30-17-81306-005-0090

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 3rd day of November, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy,
Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F01265
November 7, 14, 2025 25-04908N

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. 24-004572-CI (19)
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-ATH2 TRUST, A DELAWARE STATUTORY TRUST,
Plaintiff, -vs-
HAO NY HAO, LLC; ALPER BEHAR; THAO N. PHAM,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order dated November 3, 2025, entered in the above-captioned action, 24-004572-CI, the Clerk of the Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash, by electronic sale beginning at 10:00 a.m. at www.pinellas.realforeclose.com, on December 4, 2025, the following described property as set forth in said final judgment, to-wit:

LOT 1, GRACELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 12, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Property Address: 5900 98TH AVENUE NORTH, PINELLAS PARK, FL 33782

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 November 3, 2025.
WEITZ & SCHWARTZ, P. A.
Attorneys for Plaintiff
900 S. E. 3rd Avenue, Suite 204
Fort Lauderdale, FL 33316
Phone (954) 468-0016
Fax (954) 468-0310
By: /s/ Steven C. Weitz
Steven C. Weitz, Esq.,
FBN: 788341
stevenweitz@weitzschwartz.com
November 7, 14, 2025 25-04907N

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-000107-CI
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR METROPOLITAN ASSET FUNDING, INC., II, MORTGAGE-PASS THROUGH CERTIFICATES, SERIES 1999-B,
Plaintiff, vs.
CHARLES H. SANFORD, 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 CHARLES H. SANFORD, 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 78, CRESTRIDGE SUBDIVISION EIGHT ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 37, 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 31 day of October, 2025.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: STEVIE AYARS
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-247513
November 7, 14, 2025 25-04885N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-005187-CI
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING
Plaintiff(s), vs.
DENNIS J SWAINSTON; PNC BANK, N.A., AS SUCCESSOR BY MERGER TO NATIONAL CITY BANK; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF SUSAN MULLEN SWAINSTON AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF DENNIS J. MULLEN SWAINSTON; THE UNKNOWN TENANT IN POSSESSION
Defendant(s).

TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF SUSAN MULLEN SWAINSTON AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
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 74 OF TARPON WOODS 4TH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 49 AND 50, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property address: 3374 Pattie Place, Palm Harbor, FL 34685

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 3rd day of November, 2025.

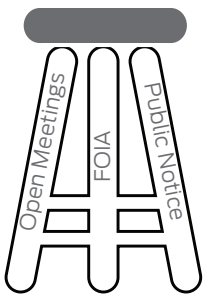
CLERK OF THE CIRCUIT COURT
As Clerk of the Circuit Court
BY: Thomas Smith
Deputy Clerk
KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-008586-1
Nov. 7, 14, 21, 28, 2025 25-04909N

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

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

XNLV18187

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

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

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

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