

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Ease Mortgage located at 1050 WILSHIRE DR STE 300 in the City of Troy, Pinellas, MI 48084 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 13th day of November, 2025 United Lending Team, INC November 21, 2025 25-05073N

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 FL COMPLIANCE FULFILLMENT located at 1275 66TH ST N #47249 in the City of ST PETERSBURG, Pinellas, FL 33743 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of October, 2025 Christopher Houle November 21, 2025 25-05075N

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 Restaurant Reduxx located at 1444 S. Belcher Rd # 116 C in the City of Clearwater, Pinellas, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of November, 2025 Catherine Wall November 21, 2025 25-05104N

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 AWI-Commercial located at 10820 US Highway 19 N in the City of Clearwater, Pinellas, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of November, 2025 Awning Works Inc Jeremy Schechner November 21, 2025 25-05057N

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 12/15/2025 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.

1C6HJTAG1N137376 2022 JEEP 19675.70

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 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 21, 2025 25-05081N

BOARD OF TRUSTEES' NOTICE OF DEVELOPMENT OF PROPOSED RULES

NAME OF AGENCY: BOARD OF TRUSTEES, ST. PETERSBURG COLLEGE

RULES NOTICE DATE: November 21, 2025

1. RULE TITLE: GRADUATION REQUIREMENTS FOR ALL DEGREES, CERTIFICATES AND DIPLOMAS 6Hx23-4.24

SUMMARY, PURPOSE, AND EFFECT: The proposed changes to the Rule will update titles for certificates and diplomas to align with the language used by the state of Florida.

SPECIFIC AUTHORITY: 1001.64(2) & (4), F.S.

LAW IMPLEMENTED: 1000.21, 1001.02, 1001.03, 1001.64(6), (7), (8) & (17), 1003.49, 1004.04, 1004.65, 1004.68, 1004.73(4), 1004.92, 1007.22, 1007.23, 1007.24, 1007.25, 1009.23, 1009.25, 1009.26, 1009.28, F.S.; SBE Rules 6A-10.041, 6A-14.030, 6A-14.0303, F.A.C.

2. RULE TITLE: GRADUATION REQUIREMENTS FOR THE ASSOCIATE IN SCIENCE AND ASSOCIATE IN APPLIED SCIENCE DEGREES 6Hx23-4.29

SUMMARY, PURPOSE, AND EFFECT: The proposed changes to the Rule will repeal the Rule which is no longer necessary.

SPECIFIC AUTHORITY: 1001.64(4)(a) and (b), F.S.
LAW IMPLEMENTED: 1001.64(4)(a) & (b), F.S.

3. RULE TITLE: INSURANCE AND RISK MANAGEMENT 6Hx23-5.08

SUMMARY, PURPOSE, AND EFFECT: The proposed changes to the Rule will change the title to the Rule to Insurance Programs and update the Rule to align the College's insurance offerings through the Florida College Risk Management Consortium and the College's insurance broker.

SPECIFIC AUTHORITY: 1001.64(2) & (4), F.S.
LAW IMPLEMENTED: 112.08, 112.13, 768.28, F.S.; SBE Rule 6A-14.0261, F.A.C.

DURING THE RULE DEVELOPMENT STAGE, CONSIDERATIONS MAY BE GIVEN TO CHANGES, ADDITIONS, AND/OR DELETIONS OF ANY PART OF THESE RULES AS MAY BE RECOMMENDED.

IF REQUESTED AND NOT DEEMED UNNECESSARY BY THE AGENCY HEAD, A RULE DEVELOPMENT WORKSHOP WILL BE HELD ON THE TIME, DATE AND PLACE SHOWN BELOW:

TIME AND DATE: 9:00 a.m., December 5, 2025

PLACE: St. Petersburg College, Downtown Center, Fourth Floor, Conference Room 421, 244 Second Avenue N., St. Petersburg, Florida.

PERSON(S) TO BE CONTACTED REGARDING THE PROPOSED RULE(S) IS: Mia Conza, Vice President, General Counsel & Compliance, SPC Downtown.

THE PRELIMINARY TEXT, IF AVAILABLE, OF THE PROPOSED RULE(S) MAY BE OBTAINED BY WRITING: Board of Trustees, c/o General Counsel's Office, P.O. Box 13489, St. Petersburg, Florida 33733, or calling 727-341-3259. November 21, 2025 25-05113N

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Wal-Mart Stores East, LP, 3400 E Lake Rd, Palm Harbor, FL 34685, desiring to engage in business under the fictitious name of Walmart Market #3414, with its principal place of business in the State of Florida in the County of Pinellas, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. November 21, 2025 25-05091N

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 Boardroom Alchemy 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 17th day of November, 2025 Visionary Path Ventures LLC November 21, 2025 25-05105N

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 SABITRI PHARMACY STORE 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 18th day of November, 2025 Sabitri Healthcare Holdings LLC November 21, 2025 25-05131N

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 Blissful Waters Construction located at 7901 4th St N 7901 4th St N 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 12th day of November, 2025 Blissful Contracting LLC November 21, 2025 25-05059N

NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 926873 from Echelon LLC located at 800 2nd Ave S in St. Petersburg, Florida. Application received: 9/24/2025. Proposed activity: Residential. Project name: UPC MIXED USE TOWERS. Project size: 2.50 acres Location: Section 19 Township 31 South, Range 17 East, in Pinellas County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. November 21, 2025 25-05135N

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 #
07	CHEVY	1GND513S672134225
11	CHEVY	1G1ZC5EU2BF338452
16	FORD	1FATP8UH2G5231914
19	FORD	1FDZX2YM2KK492723
19	JEEP	1C4RJLDX4KD312497
15	KIA	KNDPB3AC2F7753340
12	MERCEDES	WDDGF4HB2CR195664
08	MITSUBIS	4A3AB36F18E022709
10	VOLK	3VVRZ7AJ2AM127406

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 12-19-25 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 21, 2025 25-05133N

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Knight Dental Group, Inc., 3659 Tampa Rd, Oldsmar, FL 34677, desiring to engage in business under the fictitious name of Signature Esthetic Studio, with its principal place of business in the State of Florida in the County of Pinellas, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. November 21, 2025 25-05092N

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 That Kilt Guy 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 18th day of November, 2025 Munchkin Doodle Enterprises LLC November 21, 2025 25-05121N

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 DTF Holdings 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 18th day of November, 2025 Deer Tree Farms LLC November 21, 2025 25-05132N

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 Healing Vibes Collective located at 7901 Seminole Blvd Apt 1306 in the City of Seminole, Pinellas, FL 33772 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 13th day of November, 2025 Pamela Green November 21, 2025 25-05077N

FICTITIOUS NAME NOTICE

Notice is hereby given that Christopher Prado, desiring to engage in business under the fictitious name of Spartacus Garage Auto Sale, located at 14204 60th St. N. Clearwater, Florida 33760 intends to register the said name in Pinellas county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. November 21, 2025 25-05063N

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 The Conscious Empire 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 18th day of November, 2025 Discrete concrete and advisors LLC November 21, 2025 25-05122N

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 Andy's Handy Solutions 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 12th day of November, 2025 Jerny Ventures LLC November 21, 2025 25-05056N

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 Flowing With Erin located at 375 54th Ave N, in the City of Saint Petersburg, Pinellas, FL 33703 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of November, 2025 Erin England November 21, 2025 25-05090N

FICTITIOUS NAME NOTICE

Notice is hereby given that M&S RESIDENTIAL AND COMMERCIAL, LLC, OWNER, desiring to engage in business under the fictitious name of ARTISAN RESIDENTIAL & COMMERCIAL located at 140 ISLAND WAY, #241, CLEARWATER, FLORIDA 33767 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. November 21, 2025 25-05117N

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 Go-VoAIce.ai located at 336 Mariner Drive in the City of Tarpon Springs, Pinellas, FL 34689 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 13th day of November, 2025 DSMSG, LLC, a Florida Limited Liability Jan Hale November 21, 2025 25-05072N

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

NOTICE IS HEREBY GIVEN that JPL & Associates, LLC, a Florida limited liability company, desiring to engage in business under the fictitious name of "Commercial Spaces by JPL", located primarily at 1500 State Street, Suite 203, Sarasota, Florida 34236, Sarasota County, and operating within multiple counties, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 12th day of November 2025. November 21, 2025 25-05093N

FIRST INSERTION

Notice of Public Disposal of Public Property of

Kelvin Alonzo
In Unit # D-N7

of Aaron's Stor-All 2100 Calumet Street, Clearwater Florida 33765 Property will be disposed or sold December 11, 2025 November 21, 28, 2025 25-05128N

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 Lighthouse Mobile Notary located at 3551 17th Avenue N in the City of St Petersburg, Pinellas, FL 33713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of November, 2025 Lucienne Jenks November 21, 2025 25-05127N

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 B&T Service Station Contractors 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 12th day of November, 2025 KC Partners Corp November 21, 2025 25-05058N

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 Restaurant Reduxx located at 1444 S. Belcher Rd # 116 C in the City of Clearwater, Pinellas, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of November, 2025 Catherine Wall November 21, 2025 25-05103N

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 Sunset Zombies located at 13799 Park Blvd Suite 212, in the County of Pinellas, in the City of Seminole, Florida 33776 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Seminole, Florida, this 18th day of November, 2025. SUNSET ZOMBIES LLC November 21, 2025 25-05126N

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

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that John Phipps will engage in business under the fictitious name SONRISE PAINTING, with a physical address 1203 Robin Rd. S Saint Petersburg, FL 33707, with a mailing address 1203 Robin Rd. S Saint Petersburg, FL 33707, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. November 21, 2025 25-05094N



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

01/02/26

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010937-ES
IN RE: ESTATE OF
DONALD F. BUCHHOLZ
Deceased.

The administration of the estate of Donald F. Buchholz, deceased, whose date of death was August 16, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 21, 2025.

Personal Representative:
Donna J. Buchholz
8338 Abalone Loop
Parrish, Florida 34219

Attorney for Personal Representative:
Michael J. Heath
Attorney
Florida Bar Number: 0010419
167 108th Ave
Treasure Island, FL 33706
Telephone: (727) 360-2771
Fax: (727) 475-5323
Mike@attorneymichaelheath.com
Jennifer@attorneymichaelheath.com
November 21, 28, 2025 25-05088N

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 12-19-2025 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.

LRBFZNR41MD111480 2021 BUIC 1GYAZAR47LF150804 2020 CAD1 3GYFK66NX5G193927 2005 CAD1 2GCEC19V341278614 2004 CHEV 1GNKVJKD2HJ285880 2017 CHEVROLET 1FADP3K27F317834 2015 FORD 1FMCU0D7XAKC17503 2010 FORD 1FMEU51E88UA41316 2008 FORD 2FMDK3GC4DBE10166 2013 FORD 3FA6POLU3LR119207 2020 FORD 1GK5HKJ7LR167082 2020 GMC 1HGCM56877A176867 2007 HOND 1HGC2F3XDA178144 2013 HOND 2HGFG3B57DH507934 2013 HOND JH2SC6129KK400639 2019 HOND KM8J23AA5LU222964 2020 HYUN KMHTC6AD5CU021279 2012 HYUN SADCM2FV5JA329471 2018 JAGU 3KPA24AD3NE509229 2022 KIA 3KFP24AD0KE105855 2019 KIA 2LMDJ6JKXE107456 2014 LINC 3MZBN137JM173726 2018 MAZD WDDGF4HB1EG220178 2014 MERZ WMWXP5C59G2D14050 2016 MNNI 1N4AL2AP1BN416878 2011 NISS 1N4BL4EV9NN302060 2022 NISS 1N6AD0ER7GN756273 2016 NISS 3N1CN7AP4EL874982 2014 NISS 3N6CM0KKN0JK704765 2018 NISS 5N1AR2MM2FC637364 2015 NISS CTL4000R0001503 2024 TARARIA 2T1BR12E4WC03434 1998 TOYT JTKTK7624X65016147 2006 TOYT

November 21, 2025 25-05120N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010945-ES
Division 3
IN RE: ESTATE OF
MICHAEL PAETSCH
Deceased.

The administration of the estate of Michael Paetsch, deceased, whose date of death was October 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, 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 21, 2025.

Personal Representative:
Karen M. Turner Kurtul
40 Livingston Avenue
Dobbs Ferry, Nebraska 10522

Attorney for Personal Representative:
G. Michael Mackenzie
Attorney
Florida Bar Number: 151881
2032 Bayshore Blvd.
Dunedin, FL 34698
Telephone: (727) 733-1722
Fax: (727) 733-1717
E-Mail: mike@mike-mackenzie.com
Secondary E-Mail:
gmikegt3@gmail.com
November 21, 28, 2025 25-05129N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-9588-ES
IN RE: ESTATE OF
BARBARA HELEN BOTTOM,
Deceased.

The administration of the estate of BARBARA HELEN BOTTOM, deceased, whose date of death was July 27, 2025; File Number 25-9588-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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 21, 2025.

CHRISTOPHER BOTTOM
9804 Alyssum Drive
Covington, KY 41015

Personal Representative
JOHN F. FREEBORN
Attorney for Personal Representative
FBN #520403 SPN #1281225
FREEBORN & FREEBORN, P.A.
360 Monroe Street
Dunedin, Florida 34698
Telephone: (727) 733-1900
November 21, 28, 2025 25-05087N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004829-ES
IN RE: ESTATE OF
MARY ELIZABETH JONES,
Deceased.

The administration of the estate of MARY ELIZABETH JONES, Deceased, whose date of death was March 11, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 501 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 21, 2025.

DAVID MCCONNAUGHEY,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 166TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
November 21, 28, 2025 25-05108N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-10639-ES
IN RE: ESTATE OF
DAVID G. RUSSELL,
Deceased.

The administration of the estate of DAVID G. RUSSELL, 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, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 21, 2025.

ELIZABETH A. PRANGE
Personal Representative
7130 Park Drive
New Port Richey, FL 34652

JOHN F. FREEBORN, Esquire
Attorney for Personal Representative
FBN #0520403
SPN#1281225
FREEBORN & FREEBORN
360 Monroe Street
Dunedin, FL 34698
Telephone: (727) 733-1900
john@freebornlaw.com
November 21, 28, 2025 25-05086N

FIRST INSERTION

NOTICE OF ADMINISTRATION
AND NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY
STATE OF FLORIDA
CASE NO.: 25-009785-ES
Division: Probate
IN RE: ESTATE OF
LORRAINE ELIZABETH MANN,
Deceased.

The administration of the Estate of LORRAINE ELIZABETH MANN, deceased, Case No.:25-009785-ES is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is November 21, 2025.

MARY E. WILLIAMS
Personal Representative
Sean W. Scott, Esq.
Scott Law Offices, WLAW, P.A.
Attorney for Petitioner
3233 East Bay Dr., Ste. 104
Largo, FL 33771-1900
Telephone: (727) 539-0181
Florida Bar No. 870900
Primary Email:
swscott@virtuallawoffice.com
Secondary Email:
wlawprobate2@gmail.com
November 21, 28, 2025 25-05106N

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF NO. 25-009957-ES
In re: Estate of
DIANNE L. TIFFIN,
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 9, 2025.

The date of first publication of this notice is November 21 2025.

Personal Representative:
Eric C. Tiffin
808 W. Peninsula Court
Oxford, MI 48371

Attorney for Personal Representative:
TERRY J. DEEB, ESQ.
DEEB ELDER LAW, P.A.
6699 13th Avenue North, Suite 4B
St. Petersburg, FL 33710
(727) 381-9800
Serviceekat@deebelderlaw.com
Servicedck@deebelderlaw.com
Servicecej@deebelderlaw.com
Fla. Bar # 997791
November 21, 28, 2025 25-05060N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-10478-ES
IN RE: ESTATE OF
JEFFREY G. SWEIGART,
Deceased.

The administration of the estate of JEFFREY G. SWEIGART, deceased, whose date of death was July 9, 2025; File Number 25-10478-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal 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.

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 21, 2025.

Dated this 18th day of November, 2025.

CHAD J. SWEIGART
Personal Representative
32 Cobblestone Lane
Shavertown, PA 18708

AMANDA SWEIGART-QUINN
Personal Representative
431 W. Charlotte Street
Millersville, PA 17551

SARAH E. WILLIAMS, ESQUIRE
Attorney for Personal Representatives
Florida Bar No. 0056014
SPN #: 01702333
Sarah E. Williams, P.A.
840 Beach Drive N.E.
St. Petersburg, Florida 33701
Telephone: (727) 898-6525
Email:
swilliams@sarahewilliamspta.com
Secondary Email:
legalassistant@sarahewilliamspta.com
November 21, 28, 2025 25-05130N

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010499-ES
Division ES
IN RE: ESTATE OF
RUSSELL W. DENE,
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 Russell W. Dene, deceased, File Number 25-010499-ES by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was September 17, 2025; that the total value of the estate is \$3,452.49 and that the names and addresses of those to whom it has been assigned by such order are:

Aeden Revocable Trust, dated March 31, 2011
6291 Bahia Del Mar Circle, Apt. 204
St. Petersburg, FL 33715

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 21, 2025.

Person Giving Notice:
Michael G. Merz
6291 Bahia Del Mar Circle,
Apt. 204
St. Petersburg, FL 33715

Attorney for Person Giving Notice:
Jonathan P. Kinsella
Attorney for Petitioners
Email:
Jonathan@HKHElderLaw.com
Secondary Email:
staff2@HKHElderLaw.com
Florida Bar No. 96398
HKH Elder Law
5235 16th Street North
St. Petersburg, FL 33703
Telephone: (727)343-8959
November 21, 28, 2025 25-05100N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN#: 522025CP010559XXESPR
Ref. No.: 25-010559-ES
IN RE: ESTATE OF
CHARLES D. JACOBS, a/k/a
CHARLES DUGGAN JACOBS,
Deceased.

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

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

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN E.S. §733.702 WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.

The address of the court where this probate is pending is 315 Court Street, Clearwater, Florida 33756.

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 E.S. §§ 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under E.S. §732.2211.

The date of death of the Decedent is September 21, 2025.

The date of first publication of this NOTICE is November 21, 2025.

Cynthia I. Rice, Esq.
CYNTHIA I. RICE, P.A.
1744 N. Belcher Rd., Ste. 200
Clearwater, FL 33765
Tel.: (727) 799-1277
Fax: (727) 799-1276
crice@cricelaw.com
FBN0603783/SPN648738
Attorneys for Personal Representative
November 21, 28, 2025 25-05107N

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

and select the appropriate County name from the menu option

or email legal@businessobserververfi.com

Business Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010586ES
IN RE: ESTATE OF
MARK D. BATCHELOR
A/K/A
MARK BATCHELOR
Deceased.

The administration of the estate of MARK D. BATCHELOR A/K/A MARK BATCHELOR, deceased, whose date of death was August 15, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33772. 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 21, 2025.

Personal Representative:
CHASE A. BATCHELOR
1455 NE Brandi Way, Apt. MM204
Pullman, Washington 99163
Attorney for Personal Representative:
Michael D. Cavinis, Attorney
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavinis, P.A.
8640 Seminole Boulevard
Seminole, FL 33772
Telephone: (727) 397-5571
Fax: (727) 393-5418
E-Mail: mcavinis@dhclaw.com
Secondary E-Mail:
rbrandt@dhclaw.com
November 21, 28, 2025 25-05102N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-010504-ES
IN RE: ESTATE OF
CAROL FRIEDA SCHAEFER
aka
CAROL F. SCHAEFER,
DECEASED.

The administration of the estate of CAROL FRIEDA SCHAEFER aka CAROL F. SCHAEFER, deceased, whose date of death was August 15, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The 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 21, 2025.

Personal Representative:
Robert Schaefer
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 21, 28, 2025 25-05074N

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF # 25-004479-ES
In re: Estate of
JO ANN D. NOPPENBERGER
a/k/a JO ANN DEWEES
NOPPENBERGER,
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 Jo Ann D. Noppenberger a/k/a Jo Ann Dewees Noppenberger, deceased, File Number 25-004479-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: Pinellas County Courthouse, 315 Court Street North, Clearwater, Florida 33756; that the decedent's date of death was February 13, 2025; that the total value of the estate is \$43,599.54, and that the name and address of those to whom it has been assigned by such order are:

Walter Dewees Noppenberger, as Successor Trustee of the James A. Noppenberger and Jo Ann D. Noppenberger Irrevocable Trust, dated 11/8/1993, as amended
ADDRESS:
34 Osprey Street
Safety Harbor, FL 34695

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

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

The date of first publication of this Notice is November 21, 2025.

Person Giving Notice:
Walter Dewees Noppenberger,
Petitioner

Attorney for Person Giving Notice:
TERRY J. DEEB, ESQ.
DEEB ELDER LAW, P.A.
6699 13th Avenue North,
Suite 4B
St. Petersburg, FL 33710
(727) 381-9800
Servicekat@deebelderlaw.com
Servicedck@deebelderlaw.com
Servicejcj@deebelderlaw.com
Fla. Bar # 997791
November 21, 28, 2025 25-05101N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-009652-ES
IN RE: ESTATE OF
HOLLY JUNE BROWNE,
Deceased.

The administration of the ESTATE OF HOLLY JUNE BROWNE, deceased, whose date of death was June 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

BARRED.

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

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

The date of the first publication of this Notice is November 21, 2025.

Personal Representative:
BANK OF AMERICA, N.A
By: Andrew L Thomas, Vice President
ANDREW L. THOMAS
Vice President
One Town Road, Suite 701
Boca Raton, FL 33486
Attorney for Personal Representative:
/S/ J. ALLISON ARCHBOLD
J. ALLISON ARCHBOLD
Florida Bar Number: 115088
Archbold Law Firm, P.A.
1217 S. Tamiami Trail
Sarasota, FL 34239
Telephone: (941) 960-8825
Fax: (941) 313-8456
Primary Email: jaa@archbold.law
Secondary Email:
service@archbold.law
November 21, 28, 2025 25-05089N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-010314-ES
IN RE: ESTATE OF
ELLEN RICHARDSON AKA
ELLEN CAROLYN RICHARDSON,
Deceased.

The administration of the estate of Ellen Richardson, deceased, whose date of death was July 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 21, 2025.

Personal Representative:
Thomas Terry Hannah
223 SW Leonard Street
Grants Pass OR 97526
Telephone: 541-218-7703
E-Mail: Thannah921@gmail.com
Attorney for Personal Representative:
Misa A. Everist
Attorney for Personal Representative
Florida Bar Number: 196169
BASKIN EISEL RIGHTMYER
14020 Roosevelt Boulevard Suite 808
CLEARWATER, FL 33762
Telephone: (727) 572-4545
Fax: (727) 572-4646
E-Mail: meverist@baskineisel.com
Secondary E-Mail:
jennifer@baskineisel.com
November 21, 28, 2025 25-05062N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO:
522025-CP-008476XXESPR
IN RE: ESTATE OF
MARY A. ELLIOTT,
Deceased.

The administration of the estate of MARY A. ELLIOTT, deceased, whose date of death was March 22, 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 21, 2025.

NANCY L. TRAVALI
Personal Representative
325 Kelly Rd. S5
Vernon, CT 06066
/s/Liz Moneymaker
Elizabeth Moneymaker, Esq.
Liz Moneymaker, P.A.
Florida Bar Number: 885851
3833 Central Avenue
St. Petersburg, FL 33713
Phone: (727) 231-1540
Fax: (941) 751-0127
Email: liz@lizmoneymakerlaw.com
Secondary:
assistant@lizmoneymakerlaw.com
November 21, 28, 2025 25-05136N

FIRST INSERTION

NOTICE TO CREDITORS
(Order of Summary Administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-009698-ES
Division: 003
IN RE: ESTATE OF
R. TURNER LETT a/k/a
RAYMOND TURNER LETT,
Deceased.

An Order of Summary Administration for the Estate of R. Turner Lett a/k/a Raymond Turner Lett, deceased, whose date of death was July 17, 2025; social security number xxx xx 7544, File Number 25-009698-ES-003, has been entered in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The total value of the estate is approximately \$13,000.00, one hundred percent of which was assigned by Order of the Court to Hollie R. Stebbins III, as Successor Trustee of the Lett Family Living Trust Dated June 4, 2007, 9905 E. 79th Place, Raytown, Missouri 64138. 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 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 petitioner 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, pursuant to F.S. §732.216-§732.228, applies or may apply, unless a written demand is made by the creditor as specified under F.S. §732.2211.

The date of first publication of this notice is: November 21, 2025.

HOLLIE R. STEBBINS, III
Petitioner
9905 E. 79th Place
Raytown, MO 64138
GREGORY A. FOX
Attorney for Personal Representative
Florida Bar No. 382302
FOX & FOX, P.A.
2515 Countryside Blvd. Ste G
Clearwater, Florida 33763
Telephone: 727-796-4556
E-mail: greg@foxlawpa.com
November 21, 28, 2025 25-05109N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-010117-ES
IN RE: ESTATE OF
BENJAMIN LOUIS
GALLAUGHER,
Deceased.

The administration of the estate of BENJAMIN LOUIS GALLAUGHER, deceased, whose date of death was May 7, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 21, 2025.

CANDY SWEARENGIN
Personal Representative
2001 West Street
Sioux City, IA 51103

Robert D. Hines, Esq.
Attorney for
Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
November 21, 28, 2025 25-05061N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT
COURT OF THE 6TH
JUDICIAL CIRCUIT, IN AND FOR
PINELLAS COUNTY, FLORIDA.
CASE NO. 21-004483-CI
NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE
COMPANY,
Plaintiff, vs.
BUTTS, BARBARA, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 21-004483-CI of the Circuit Court of the 6TH Judicial Circuit in and for PINELLAS County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, and, BUTTS, BARBARA, et. al., are Defendants, Clerk of the Court, Ken Burke, will sell to the highest bidder for cash at, WWW.PINELLAS.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 7th day of January, 2026, the following described property:

LOT 33, GEORGE C. PRATHER'S FOURTH ROYAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 10, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

IMPORTANT

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CC-000471
INVERNESS CONDOMINIUM V ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
PLAINTIFF, V.
THOMAS WENDELL OSTERMEYER III, ET AL.,
DEFENDANTS.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 30, 2025, and entered in Case No. 25-CC-000471 of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein INVERNESS CONDOMINIUM V ASSOCIATION, INC. is Plaintiff, and Thomas Wendell Ostermeyer III are Defendants, the Clerk of the Court will sell to the highest and best bidder for cash: [x] www.pinellas.realforeclose.com, the Clerk's website for online auctions, 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. 10-117, Building 10, Phase VI, INVERNESS CONDOMINIUM V, a Condomini-

um, according to the Plat thereof, as recorded in Condominium Plat Book 81, Page(s) 9 through 13, inclusive, as amended in Condominium Plat Book 82, Page 32, Condominium Plat Book 82, Page 35, Condominium Plat Book 82, Page 121, and Condominium Plat Book 84, Page(s) 73 through 76, inclusive and being further described in that certain Declaration of Condominium Recorded in Official Records Book 5897, Page(s) 2013 through 2098, inclusive, and as amended in Official Records Book 5904, Page 440, and as further amended in Official Records Book 5920, Page(s) 1062 through 1077, inclusive, Official Records Book 5920, Page(s) 1078 through 1082, inclusive, Official Records Book 5938, Page(s) 45 through 50, inclusive, Official Records Book 6002, Page(s) 844 through 853, inclusive, and Official Records Book 11967, Page 2668, and any other amendments thereto, of the Public Records of Pinellas County, Florida, together with its undivided share in the common elements.
A/K/A: 2599 Countryside Blvd # 117, Clearwater, FL 33761
A 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 ONE (1) YEAR 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."
KEN BURKE, as Clerk of said Court
By: As Deputy Clerk
BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
William W. Huffman, Esq.
Florida Bar #31084
Tower Place
1511 N. Westshore Blvd., Suite 1000
Tampa, FL 33607
Phone: (813) 527-3900
Fax: (813) 286-7683
Primary email: cofoservicemail@beckerlawyers.com
I08061/427835/30079181
November 21, 28, 2025 25-05078N

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-001559-CI
DIVISION: 15
1 Sharpe Opportunity Intermediate Trust Plaintiff, -vs.- Pink Elephant Investment Properties LLC, a Florida Limited Liability Company; Michael K. Walis; Bryce J. Christopher; 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)
TO: Michael K. Walis: 1011 East Cumberland Avenue, Unit 901, Tampa, FL 33602 and Bryce J. Christopher: 35 Bay State Road, Apartment 1R, Boston, MA 02215
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pinellas County, Florida, more par-

FIRST INSERTION

ticularly described as follows:
LOT 11, BLOCK H, ROMEO HEIGHTS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 7, PAGE 43, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
AND
LOT 1 AND THE WEST 28.44 FEET OF LOT 2, WEDDING'S REPLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 29, PAGE 95, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
more commonly known as 3000 58th Avenue North, Saint Petersburg, FL 33714.
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:
Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
WITNESS my hand and seal of this Court on the day of 31 day of October, 2025.
KEN BURKE, CLERK CIRCUIT COURT
315 Court Street Clearwater, Pinellas County, FL 33756-5165
Ken Burke
Circuit and County Courts
By: /s/ Deputy Clerk (SEAL) CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
24-332355 FC01948
November 21, 28, 2025 25-05114N

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.: 25-000952-CI
ATHENE ANNUITY AND LIFE COMPANY,
Plaintiff, vs.
2JB INVESTORS LLC, a Florida Limited Liability Company; JAIME PATINO; ALTERNATIVE LENDING GROUP LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 7th of November 2025, in Case No. 25-000952-CI, of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein, ATHENE ANNUITY AND LIFE COMPANY, is the Plaintiff. Final Judgment entered in favor of the Plaintiff, against Defendants, 2JB INVESTORS LLC, a Florida Limited Liability Company; JAIME PATINO; ALTERNATIVE LENDING GROUP LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2. Ken Burke Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions, at 10:00 AM on the 11th day of December 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 44, SUNSET HIGHLANDS UNIT 2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 70, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 1920 N

HIGHLAND AVE, CLEARWATER, FL 33755
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK 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) 464-4880(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.
Bidder Number: 27815
Dated this 14th day of November, 2025.
By: Paris A. Roach
Paris A. Roach, Esq.
Bar Number: 1028751
Copies sent to:
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 333095
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
24-06245-1
November 21, 28, 2025 25-05080N

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. 25-000001-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
KERRY S MURRAY A/K/A KERRY MURRAY, et al., Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 07, 2025 in Civil Case No. 25-000001-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Kerry S Murray a/k/a Kerry Murray, 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 11th day of December, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 54, Franklin Square Phase III, according to the Plat thereof, recorded in Plat Book 97, Page(s)

78 through 80, 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
24-11032FL
November 21, 28, 2025 25-05079N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 23-006524-CI
MIDFIRST BANK
Plaintiff, v.
PETER F DEROSA A/K/A PETER DEROSA A/K/A PETER DEROSE; RACHEL E DEROSA A/K/A RACHEL DEROSA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; FLO ENERGY LLC; GEORGIA'S OWN CREDIT UNION
Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 21, 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:
THE EAST 45 FEET OF LOT 16, AND THE WEST 35 FEET OF LOT 17, BAY PINES ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE(S) 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
a/k/a 9954 54TH AVE N, ST PETERSBURG, FL 33708-3606
at public sale, to the highest and best bidder, for cash, online at www.pinellas.

realforeclose.com, on December 12, 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 13 day of November, 2025.
eXL Legal, PLLC
Designated Email Address: efilling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000008837
November 21, 28, 2025 25-05096N

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. 16-003715-CI
BONCIDIUM, LLC
Plaintiff, vs.
HECTOR MAYORAL AND MARIA MAYORAL, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 29, 2025, and entered in 16-003715-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein BONCIDIUM, LLC is the Plaintiff and HECTOR MAYORAL; MARIA MAYORAL; MEADOWVIEW PROPERTY OWNERS ASSOCIATION, INC. C/O RAFAEL CAMACHO, JR., PRESIDENT; UNITED STATES OF AMERICA 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 10, 2025, the following described property as set forth in said Final Judgment, to wit:
PART OF LOT 38, BLOCK 4 AND LOT 37, BLOCK 3 AND PART OF VACATED GRACE STREET, DESCRIBED AS FROM THE SOUTHEAST CORNER OF BLOCK 4, THENCE WEST 24 FEET; THENCE NORTH 94 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 25.33 FEET; THENCE EAST 79 FEET; THENCE SOUTH 25.33 FEET; THENCE WEST 79 FEET TO POINT OF BEGINNING OF REVISED MAP OF OLDSMAR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 87 OF THE PUBLIC RECORDS OF

PINELLAS COUNTY, FLORIDA.
Property Address: 156 DOUGLAS ROAD WEST D, OLDSMAR, FL 34677
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 17 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: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
16-008138 - NaC
November 21, 28, 2025 25-05124N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 2024-CC-010524-CO
THE PALMS OF TARPON SPRINGS CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNNESS, TRUSTEES, LIENORS, CREDITORS AND ANY AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID C. HERMAN, DECEASED, ANN MARIE FRANCIS HERMAN, MANAGEMENT SERVICING, LLC, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, CAPITAL ONE BANK (USA), N.A., VELOCITY INVESTMENTS, LLC, Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 13, 2025 entered in the above styled case, Case No. 2024-CC-010524-CO of the County Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein THE PALMS OF TARPON SPRINGS CONDOMINIUM ASSOCIATION, INC. is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNNESS, TRUSTEES, LIENORS, CREDITORS AND ANY AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID C. HERMAN, DECEASED, ANN MARIE FRANCIS HERMAN, MANAGEMENT SERVICING, LLC, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, CAPITAL ONE BANK (USA), N.A., and VELOCITY INVESTMENTS, LLC are the Defendants, that Ken Burke, CPA, the Clerk of the Circuit Court and Comptroller, will sell the following property, in PINELLAS County, Florida, described as:
UNIT 730, BUILDING 10, THE PALMS OF TARPON SPRINGS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 14822, PAGE 374, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
Property Address: 730 Haven Place Tarpon Springs FL 34689
at public sale, to the highest and best bidder for cash, at www.pinellas.realforeclose.com, 10:00 A.M. on January 8, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
"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 14th day of November 2025.
By: ROBERT L TODD, ESQUIRE
Florida Bar No. 045091
Association Assessment Attorneys, PA
111 Second Ave NE #539
St. Petersburg, FL 33701
727-748-2435 Telephone
rtodd@AssociationAA.com
Service Address: attorney@AssociationAssessmentAttorneys.com
Attorneys for Plaintiff
November 21, 28, 2025 25-05085N

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-002748-CI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, v.
STUART JAFFE; UNKNOWN SPOUSE OF STUART JAFFE; VILLAGE ON THE GREEN CONDOMINIUM I ASSOCIATION, INC.; STUART JAFFE AS SUCCESSOR TRUSTEE OF THE LIVING REVOCABLE TRUST OF LEILA HARRIET JAFFE; ADRIAN SANCHEZ; RUSSELL JAFFE; COMMERCE BANK; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2.
Defendant.
NOTICE IS HEREBY GIVEN pursuant to an Order dated October 10, 2025 entered in Civil Case No. 24-002748-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and STUART JAFFE; VILLAGE ON THE GREEN CONDOMINIUM I ASSOCIATION, INC.; STUART JAFFE AS SUCCESSOR TRUSTEE OF THE LIVING REVOCABLE TRUST OF LEILA HARRIET JAFFE; RUSSELL JAFFE; COMMERCE BANK are defendants, Ken Burke, Clerk of Court, will sell the property at www.pinellas.realforeclose.com beginning at 10.00 AM on December 19, 2025 the following described property as set forth in said Final Judgment, to-wit:
THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT 8-B, AND THE UNDIVIDED PERCENTAGE OF INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO,

IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISION OF THE DECLARATION OF CONDOMINIUM OF VILLAGE ON THE GREEN CONDOMINIUM I, AS RECORDED IN O.R. BOOK 4736 AT PAGES 1320 THRU 1373, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 29 AT PAGES 97 THROUGH 102, BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 2530 Laurelwood Dr #8B, Clearwater, FL 33763
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Tajji S. Foreman
Taji S. Foreman
FBN: 0058606
Service E-mail: flrealprop@kelleykronenberg.com
File No: 5299.000035
November 21, 28, 2025 25-05097N

--- ACTIONS / SALES ---

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-006124-CO COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. BONNIE WOLBERT, 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. 25-006124-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: Unit 2212, Building 22, Coachman Creek, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4913, Page 1436, as thereafter amended, and as per Plat thereof recorded in Condominium Book 36, Page 88, as thereafter amended, of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto. PARCEL ID NO.: 08-29-16-16809-022-2212 ("Property") Property Address: 2625 State Road, Unit 2212, Clearwater, FL 33759 at public sale, to the highest and best bidder for cash at 10:00 a.m.

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-004105-CO LAUREL OAKS AT COUNTRY WOODS CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. JILL M. JANKA, Defendant. 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. 25-004105-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: Unit 605 of Laurel Oaks at Country Woods Condominium VI, now known as Laurel Oaks at Country Woods, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 6516, Page(s) 2262, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements. PARCEL ID NO.: 142815504580000605 ("Property") Property Address: 1500 Mahogany Lane, Unit 605, Palm Harbor, Florida 34683 at public sale, to the highest and best bidder for cash at 10:00 a.m.

FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-007868-CO HARBOR CLUB CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. LUCILO ALEJANDRO GONZALEZ, YELENY REYES-GONZALEZ, and UNKNOWN TENANT(S) Defendants. TO: LUCILO ALEJANDRO GONZALEZ YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida: Unit No. 59 of Harbor Club, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 14638, Page 532, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements. PARCEL ID NO.: 11-28-15-35853-004-0590 ("Property") Property Address: 455 ALT 19 S. Unit 59, Palm Harbor, Florida 34683 A Lawsuit has been filed against you in Pinellas County Court, HARBOR CLUB CONDOMINIUM ASSOCIATION, INC. v. LUCILO ALEJANDRO GONZALEZ, YELENY REYES-GONZALEZ, 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 12th 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 10120-087 November 21, 28, 2025 25-05065N

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-004459-CO LA PUERTA DEL SOL CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. SHIRLEY M. STARCK and BRET LEROY ALLINSON, AS TRUSTEES OF THE SHIRLEY M. STARCK TRUST DATED OCTOBER 29, 2014, and UNKNOWN TENANT(S), Defendants. 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. 25-004459-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: Unit 174, Phase 12, La Puerta Del Sol, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4670, Page(s) 1457 and amended in Official Records Book 5023, Page 2158, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements. PARCEL ID NO.: 08-32-16-50067-012-1740 ("Property") Property Address: 5825 La Puerta Del Sol Boulevard South, Unit # 174, St. Petersburg, Florida 33715 at public sale, to the highest and

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-002592-CI AMERIHOME MORTGAGE COMPANY, LLC Plaintiff, vs. STEPHANIE KERTH; ET AL Defendant(s). To the following Defendant(s): STEPHANIE KERTH Last Known Address 852 52ND AVENUE SOUTH SAINT PETERSBURG, FL 33705 JAMES FRANCIS TUHILL, III Last Known Address 852 52ND AVENUE SOUTH SAINT PETERSBURG, FL 33705 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 7, BLOCK 12, BAYOU HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. a/k/a 852 52ND AVENUE SOUTH, SAINT PETERSBURG, FL 33705 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

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-005579-CI DIVISION: 7 EXCEL CAPITAL SOLUTIONS, LLC, Plaintiff, vs. 5901 MANGROVE ST N, LLC; WAYNE F. DRASH; CITY OF ST. PETERSBURG, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on November 7, 2025 in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Ken Burke, CPA, the Clerk of Court will on DECEMBER 17, 2025 at 10:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.pinellas.realforeclose.com (Public computer terminals may be available for use during sales in the Clerk's Offices located in the back of the Official Records Department of the Clearwater Courthouse at 315 Court St, Room 163, and at the Judicial Building in St. Petersburg at 545 1st Ave. North) the following described property situated in Pinellas County, Florida: THE NORTH 40 FEET OF LOT 13, AND THE SOUTH 20 FEET OF LOT 14, BLOCK 89, PLAN OF NORTH ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 5901 Mangrove St. N., St. Petersburg, FL 33702 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated: November 10, 2025 /s/ Annalise Hayes DeLuca Annalise Hayes DeLuca, Esq. Florida Bar No. 116897 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (954) 640-0294 x 3163 Facsimile: (404) 745-8121 Email: adeluca@mtglaw.com E-Service: servicefl@mtglaw.com November 21, 28, 2025 25-05068N

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: 25-005799-CI IN RE: FORFEITURE OF \$7,907.00 U.S. CURRENCY BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner, vs. Molar A. Gourgy, Claimant. TO: Molar A. Gourgy, and all others who may claim an interest in the above-described \$7,907.00 U.S. Currency (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about October 8, 2025, at or near the area of 12128 Lake Allen Drive, Largo, FL, Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-704, Florida Statutes (2018). Nicole E. Durkin, Senior Associate Counsel, FBN: 78069 Pinellas County Sheriff's Office, 10750 Ulmerton Road, Largo, FL 33778; Phone: (727) 582-6274 ndurkin@pcsonet.com; treuss@pcsonet.com Attorney for Petitioner November 21, 28, 2025 25-05095N

FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO: 25-9233-CO GULF SHORES ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ROBERT E. VALDEZ, JR., KIMBERLY VALDEZ, DONNA C. COLLOVA, STEVEN C. COLLOVA, and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. TO: ROBERT E. VALDEZ, JR. and KIMBERLY VALDEZ 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, GULF SHORES ASSOCIATION, INC., herein in the following described property: Unit 110, GULF SHORES, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4134, Page 1167, as thereafter amended, and as per Plat thereof recorded in Condominium Book 16, Page 122, as thereafter amended, of the Public Records of Pinellas County, Florida. With the following street address: 18650 Gulf Boulevard, #110, Indian Shores, Florida, 33785 has been filed against you and you are

FIRST INSERTION
NOTICE OF DEFAULT AND INTENT TO FORECLOSE Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by WYNDHAM VACATION RESORTS, INC., A DELAWARE CORPORATION for the purposes of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856. The following owners are hereby notified that you are in default of the note and mortgage for the following properties located in Pinellas County, Florida: Contract Number: 52100266 - DERRELL HURLEY and KRYSTYNA HURLEY, 280 APPLE RIDGE CIR, OZARK, MO 65721; Principal Balance: \$82,670.19; Interest: \$25,807.78; Late Charges: \$125.00; TOTAL: \$108,602.97 through July 7, 2025 (per diem: \$32.751/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 700,000/158,536,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 1671, 1674, 1676, 1677, 1680, 1682, 1683; a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 700,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s). Contract Number: 742200028 - PEGGY A CARR and NANCY C SCHER, 2620 BIRCH ST, BELLINGHAM, WA 98226; Principal Balance: \$82,971.45; Interest: \$29,512.92; Late Charges: \$145.00; TOTAL: \$112,629.37 through July 7, 2025 (per diem: \$32.939/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 1,006,000/158,536,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 1471, 1474, 1476, 1477, 1480, 1482, 1483; a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 1,006,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s). ALL within CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"), together with all appurtenances thereto, according and subject to the Declaration of Condominium of Clearwater Beach Resort VO Condominium ("Condominium Declaration"), as recorded on February 2, 2017 in Official Records Book 19507, Page 176 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; and the Declaration of Vacation Plan for Clearwater Beach Resort Vacation Ownership Plan ("Timeshare Declaration"), as recorded in Official Records Book 19519, Page 2693 et seq., public records of Pinellas County, Florida together with any and all amendments and supplements thereto; and Master Declaration of Covenants, Conditions and Restriction of Clearwater Beach Resort ("MASTER DECLARATION"), as recorded on February 2, 2017 in Official Records book 19507, Page 20 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; the said Condominium Declaration, Master Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declarations". The owners must pay the TOTAL listed above plus the per diem and a \$ 340.00 fee for trustee foreclosure sale plus costs as they accrue, if any. Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S.721.856. You have the right to submit an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Early Law, P.A f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822 1347.CBRNJNOA1125 November 21, 28, 2025 25-05119N

SALES

FIRST INSERTION			
NOTICE OF SALE IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-4159-CI-15 PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida, Plaintiff, v. JEFFREY L. GRAY; UNKNOWN SPOUSE OF JEFFREY L. GRAY; UNKNOWN PARTIES IN POSSESSION,	Defendant(s). NOTICE IF HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated November 7, 2025, and entered in Case No. 24-4159-CI-15 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein PINELLAS COUNTY, a political subdivision of the State of Florida is the Plaintiff and Jeffrey L. Gray is the Defendant(s), the Pinellas County Clerk of the Court, KEN BURKE will sell to the highest bidder for cash at www.	pinellas.realforeclose.com at 10:00am on December 17, 2025, the following described property as set forth in said Final Judgment, to wit:	Florida was formerly a part. Parcel ID: 01-28-15-88560-078-0006 Address: 1809 Georgia Avenue, Palm Harbor, FL 34683. Any person or entity claiming an interest in the surplus funds 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.” /s/ David A. Barrera DAVID A. BARRERA FBN 1015801 Assistant County Attorney Pinellas County Attorney’s Office 315 Court Street, 6th Floor Clearwater, FL 33756 Tel: 727-464-3354 Fax: 727-464-4147 Primary: dbarrera@pinellas.gov Secondary: eservice@pinellas.gov Attorney for Plaintiff, Pinellas County PCAO 543713 November 21, 28, 2025 25-05070N			

SUBSEQUENT INSERTIONS

TAX DEEDS

THIRD INSERTION	THIRD INSERTION	THIRD INSERTION	THIRD INSERTION	THIRD INSERTION	THIRD 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	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	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	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	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	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
THIRD 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	THIRD 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	THIRD 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	THIRD 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	THIRD 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	THIRD 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

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Business Observer

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ACTIONS / SALES

FOURTH INSERTION		FOURTH 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#24-0008IDP-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, Clear-	water, 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	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 Thurs-

TAX DEEDS

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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	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	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	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: 34-31-16-05266-006-0020 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

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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	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	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	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

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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	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	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	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

ACTIONS / SALES

SECOND 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 FL-FL2B843791404. 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

SECOND 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

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. 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

SECOND 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: MRSservice@mccalla.com Fla. Bar No.: 146803 25-12177FL November 14, 21, 2025 25-04977N

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. 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.
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

SECOND INSERTION
NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-007905-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

SECOND 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, BROAD-ACRES 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
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

SECOND 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
at public sale, to the highest and best bidder, for cash, online at www.pinellas.realforeclose.com.

SECOND 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 COUN-
TY, 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

--- PUBLIC SALES / ESTATE / ACTIONS / TAX DEEDS ---

SECOND 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 TrottaHousehold 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, 202525-04998N

SECOND 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, 202525-05042N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

6780 Seminole Blvd Seminole, FL 33772December 5, 2025 @ 12:15 PM

Adam Gerald BelandHunting 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, 202525-04970N

SECOND INSERTION

NOTICE OF PUBLIC SALE

TROPICANA MINI STORAGE – LARGO, located at **220 Belcher Rd., Largo, FL 33771**, gives notice that the following units will be advertised and sold by competitive bidding on www.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, 202525-05037N

--- ESTATE ---

SECOND 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, 202525-04999N

SECOND 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 unmaturred, 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 unmaturred, 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, 202525-05001N

SECOND 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, 202525-05049N

SECOND 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, 202525-05050N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals 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, 202525-04961N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 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, 202525-04996N

THIRD 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

THIRD INSERTION

NOTICE OF ACTION

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

CIRCUIT CIVIL DIVISION

CASE NO.: 25-005187-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 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 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, 202525-04909N

THIRD 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, 202525-04835N

THIRD 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, 202525-04899N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com

Business Observer

IV10243

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND 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

THIRD 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



SAVE
TIME

LV10175

E-mail your Legal Notice
legal@businessobserverfl.com

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Thomas sparks Bennie Harris	Furniture, Wine glasses, Totes, Boxes 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Name Randall Scott Bauer Markia Church	Contents Building materials, tools, shelving 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

FOURTH 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

SECOND 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

SECOND 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

SECOND 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

ESTATE

SECOND 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

SECOND 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT 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

SECOND 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 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

SECOND 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 de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

SECOND 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

SECOND 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.

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.

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

SAVE



TIME

Email your Legal Notice

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FLORIDA'S NEWSPAPER FOR THE 21ST CENTURY

Business Observer

1/20/2006_V24

ESTATE

SECOND 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

SECOND 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@sarahvossllaw.com
celeste@sarahvossllaw.com
November 14, 21, 2025 25-05002N

SECOND 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

SECOND 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

SECOND 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 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

SECOND 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

SECOND 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. 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

SECOND 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
OBERBERGER,
Deceased.

The administration of the estate of THOMAS ROBERT OBERBERGER, 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 OBERBERGER,
Personal Representative
PAUL KNUDSEN, ESQ.
Attorney for Jon Oberberger
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

SECOND 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

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

/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: kdlilone@greenlawoffices.net
November 14, 21, 2025 25-04990N

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

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 OBERBERGER,
Personal Representative
PAUL KNUDSEN, ESQ.
Attorney for Jon Oberberger
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

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.

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

CALL 941-906-9386
and select the appropriate County
name from the menu option
or e-mail legal@businessobserverfl.com

Business
Observer

--- 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 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

THIRD 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# 5LMTJ4DHOHUL01933

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 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: 1FAPP40462F155089
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: 1FAPP40462F155089 (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

SECOND 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 DEWISEES,
Defendants.
THE STATE OF NEW MEXICO
TO: JESSE SPIEHLER WALLACE, AND
UNKNOWN SPOUSE, IF ANY, AND
ANY AND ALL HERIS AND
DEWISEES
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

SECOND 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

SECOND 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.realforeclose.com beginning at 10:00 AM on December 18, 2025 the following described property as set forth in said Final Judgment, to-wit:.

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: fltrealprop@kelleykronenberg.com
File No: M22317-JMV
November 14, 21, 2025 25-05040N

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: fltrealprop@kelleykronenberg.com
File No: 3843.000088
November 14, 21, 2025 25-05041N

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. 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

SECOND 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, DEWISEES, 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, Deviseses, 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:

DIVISION, 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



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](https://legals.businessobserverfl.com)

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

LV18237_V30

ACTIONS / SALES

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 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
Silver Jade Bohn Esq.
IN/25-000156
November 14, 21, 2025 25-05032N

SECOND 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

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.: 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-007144-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. VI-TALE, 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

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BusinessObserver

FLORIDA'S NEWSPAPER FOR THE C-SUITE

11/20/2025

The History

How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY MILTON & ROSE FRIEDMAN

The presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor’s Mansion in Albany — his “brain trust,” as it was christened. They devised measures to be taken after his inauguration that grew into the “New Deal” FDR had pledged to the American people in accepting the Democratic nomination for president.

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public’s perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT’S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that “the only thing we have to fear is fear itself.” And he immediately launched a frenetic program of legislative measures — the “100 days” of a special congressional session.

The members of FDR’s brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

“““

The role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

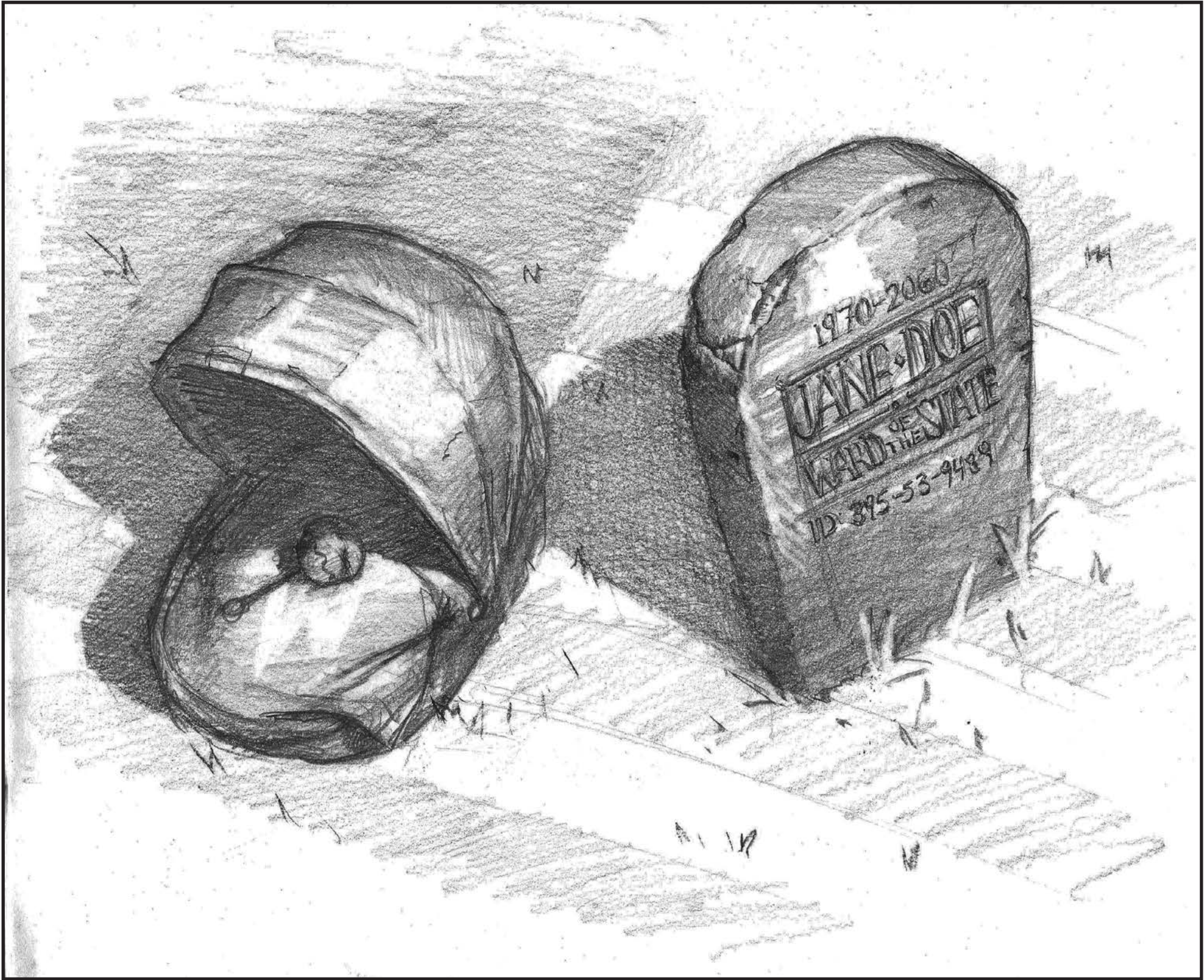


ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the “general interest,” even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, “Looking Backward,” by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. “Looking backward,” his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security “from cradle to grave” — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt’s advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish “economic royalists” had abused. In the words of Roosevelt’s first inaugural address, “The money changers have fled from the high seats in the temple of our civilization.”

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck’s Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be aban-

doned when they were declared unconstitutional by the Supreme Court, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included “make work” projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the “arsenal of democracy” and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than “unplanned capitalism.”

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government’s responsibility for maintaining “maximum employment, production and purchasing power” and, in effect, enacted Keynesian policies into law.

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined “public interest” shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, “intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production.”

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a “War on Poverty” in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

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U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a “mess” saturated with fraud and corruption. As government has paid a larger share of the nation’s medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.