

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Florida Body Shop & Rebuilders, Inc gives notice and intent to sell for nonpayment of (enforcement FL Statute 713.78) towing & storage fees the following vehicle on 12/08/2025 at 8:30 AM at 6363 Ulmerton Road, Largo, FL 33771 Pinellas FL. Said Company reserves the right to accept or reject any and all bids.

2016 KIA VIN# 5XYPG4A3XGG171434

November 28, 2025 25-05147N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 7220 4th St N. St. Petersburg, FL. 33702

December 19, 2025 -1:00 p.m.

William Pinnick- Refrigerator

William Pinnick- Bags, ladder

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.

Nov. 28; Dec. 5, 2025 25-05196N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10111 Gandy Blvd N St Petersburg FL 33702 on 12/17/2025 @ 11:15am

Donavan Casey Household Furniture,Personal Items

Donavan Casey Household/Furniture, Personal Items

Joyclyn Brown Totes, Bags, Personal Items

Jason Castle Personal Items

Yoeny Martinez Construction Supplies

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.

Nov. 28; Dec. 5, 2025 25-05185N

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED INTENDS TO SELL THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER The Florida Self Storage Facility Act Statutes (section 83.801-83.809). The undersigned will sell at public sale December 18th 2025 scheduled to end at 10:00AM on www.storagetreasures.com. Items will be retrieved from the premise where said property has been stored and which are located at **Storquest 1505 S. fort Harrison Ave County of Pinellas State of Florida, the following**

Name	Unit	contents
Desmione Loving	146	House hold goods
Elizabeth Kelly	271	Shoes ,mirror, bed, basket ball

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

Nov. 28; Dec. 5, 2025 25-05146N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

3201 32nd Ave S St. Petersburg FL, 33712

December 19, 2025 at 10:30am

Tashada Bryant - Tv, Boxes, Totes, Clothes

Angela Whiting - Household Furniture

Melissa Vicks - full bed, dresser, tables, chairs, tv's boxes

Jessica Garvin - Bedroom set living room, boxes of household items

Demetria Bizell - General Household Goods

Robert Atkinson - 2 bedroom apartment

RaSean Swain - Pedestals , tv stand

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.

Nov. 28; Dec. 5, 2025 25-05192N

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 12/18/25 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

1100 Lovett, Marquita	Furniture
1110 Severino, Chad	Electronics, Artwork, Boxes
1120 Clark, Cindy	Bags, Outdoor items
2006 King, Nia	Toys, Boxes, Totes
2114 Hawkins, Phillip Leon	Lamps, Boxes, Furniture
2125 Mills, Tonisha	Boxes, Bags, Totes
3026 McKinney, Christopher	Mountain bike, Bags
3048 Williams, Sheri	Furniture, Totes,
3143 Rebhan, Laura	Furniture, Lamps
3165 Dudley, Salenia	Appliances, Boxes, Totes
3268 Walker, Yajonna	Outdoor items, Totes, Electronics
3273 Harris, Benjamin	Totes, Electronics, Furniture
3527 Carter, Ernice	Appliances, Kitchenware, Furniture

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

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

Nov. 28; Dec. 5, 2025 25-05145N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

6780 Seminole Blvd Seminole, FL 33772 December 19, 2025 @ 12:15 PM

Micah Benjamin Selman Household furniture and boxes

Charlynn Stewart Ladder and tables

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.

Nov. 28; Dec. 5, 2025 25-05160N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 2925 Tyrone Blvd N. St. Petersburg FL,33710 on December 19, 2025 at 11:30 AM

Terry Coleman - household goods and furniture

William Butler - tools and supplies

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.

Nov. 28; Dec. 5, 2025 25-05194N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5890 54th Ave. N, Kenneth City, FL 33709 on December 18, 2025 at 11:30 AM

Toni Bryant - Cabinets, Wall Art, Furniture, Boxes

Toni Bryant - Rugs, Lamps, Boxes

Jamal Benitez - Household items, Boxes

Yasmen Williams - Clothing, Household, Bike

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

Nov. 28; Dec. 5, 2025 25-05197N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

930 Pasadena Ave S. South Pasadena FL 33707 on December 17, 2025 at 1:00 PM.

Andrea Morrison- household items

Jillian Williams- household items

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

Nov. 28; Dec. 5, 2025 25-05195N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on December 18, 2025, at 10:30 AM.

Tiffany F Shoemaker - Household Goods

Jemary Graveley - Household Goods

Jennifer Wright - Clothing appliances photos memorabilia

Dawn Weiger O'Neill - Household Goods

Curtis Baker - General Household

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

Nov. 28; Dec. 5, 2025 25-05138N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on December 18, 2025 at 10:00 AM

Michelle Mathis - household

Michelle Mathis - household

Michelle Mathis – household

Aimee Hardy - Household Goods

Cynthia Barrett – household

Jovita Rich - Household Goods/Furniture

Alyson Mae Purdum – Household Goods

Jahnikwa Thomas - Household Goods/Furniture

Ashley Smith - bunkbed

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.

Nov. 28; Dec. 5, 2025 25-05143N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 9999 Gandy Blvd. N. St. Petersburg, FL. 33702 on December 17, 2025, at 11:00am.

Ulysses Daniels Furniture, Totes, Clothing, Lamps, Wall art

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

Nov. 28; Dec. 5, 2025 25-05141N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, on 12/19/2025 @ 1:30pm. Site 8640

Carol Harris - Boxes, totes, household items

kimberle lowden - furniture, and general household

Eljaulynn Cordero - Bedroom set, Household

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.

Nov. 28; Dec. 5, 2025 25-05140N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 2950 Gandy Blvd, St. Petersburg, FL 33702, December 18, 2025 @ 12:15PM.

Maureen Wilson - household items

Demetrius Howard - rugs, cleaning tools & supplies

Glen Hull - trailer

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.

Nov. 28; Dec. 5, 2025 25-05170N

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Clearwater, phone (727) 605-5905, located at 1000 South Myrtle Avenue , Clearwater, FL, 33756 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on Wednesday December 17, 2025 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

1181 - Kimberly Johnson

3236 - Patrick Clarke

3208 - Brittany S McFadden

Nov. 28; Dec. 5, 2025 25-05144N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 1159 94th Ave N. St. Petersburg FL, 33702 on December 17, 2025, at 12:30 PM

James Jollimore- Furniture, boxes

Liset Morera- Clothes, boxes

Jacquelyn Woods- Sporting goods, boxes, furniture

Karessa Williams- Clothes, toys, boxes, 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.

Nov. 28; Dec. 5, 2025 25-05142N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on December 19th, 2025 at 11AM

Kiari Walker- toys, electronics, boxes, mattress and personal items

Kiari Walker- bed, wall art, totes, shelving, furniture, and bags

Auzu Williams- furniture, boxes, clothing, toys, wall art, shelves, luggage, and lamp

Julian Fojon Losada- totes, furniture, metal wall art, cabinets, clothing, boxes, mirror, suitcases and statue

Tara Johnson- Lamp, shoes, furniture, boxes, electronics, glassware, bike, and guitar

Bobby Wiseman- Metal shelving, saw horses, chaulk, boxes, tools and tool boxes

Nancy Kline- boxes and bag

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

Nov. 28; Dec. 5, 2025 25-05193N

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 11/28/25

--- 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 Kings + Champions HEALTH located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of November, 2025 ABBA RESTORE HEALTH LLC November 28, 2025 25-05199N

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 Space Class located at 850 1/2 23rd Ave. N. in the City of St. Petersburg, Pinellas, FL 33704 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of November, 2025 DeBruin Enterprises, LLC November 28, 2025 25-05198N

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 Wild Woman Gear 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 20th day of November, 2025 Body Soul Coach LLC Fabrizioa Zanella November 28, 2025 25-05172N

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 NEXTGEN LEGACY FINANCIAL located at 7901 4th St N STE 300 in the City of ST PETESBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of November, 2025 ALL STAR CONSULTING LLC November 28, 2025 25-05150N

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/12/2025 at 11 30 a m the following Mobile-Home may be sold at public sale for storage charges /for any recovery charges, and administrative fees to pursuant to s.715.109 Florida Statutes Registered Owner GARY EDWARD HOOPER Tenant Gregory Dean 1989 Palm 54ft Mobile Home VIN: PH092136A & PH092136B Title:0048770921 / 0048755888 Decal No: R425114 / R425115 may be released/redeemed prior to the Sale.Sale Held at Distinct Storage 6814 46th Ave N St St Petersburg Fl 33709 Distinct Storage reserves the right to accept / reject any or all bids
Nov. 28; Dec. 5, 2025 25-05166N

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: 25-005989-CI IN RE: FORFEITURE OF \$42,760.00 U.S. CURRENCY BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner, vs. Rashaad Browning, Claimant.
TO: Rashaad Browning, and all others who may claim an interest in the above-described \$42,760.00 U.S. Currency (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about October 17, 2025, at or near the area of 2821 Honey Bear Court, Palm Harbor, FL, Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-704, Florida Statutes (2018). Nicole E. Durkin, Senior Associate Counsel, FBN: 78069 Pinellas County Sheriff's Office, 10750 Ulmerton Road, Largo, FL 33778; Phone: (727) 582-6274 ndurkin@pcsonet.com; rreuss@pcsonet.com Attorney for Petitioner
Nov. 28; Dec. 5, 2025 25-05205N

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 Frontlines Finance 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 24th day of November, 2025 Artificer Group Consulting LLC November 28, 2025 25-05207N

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 Revenue Fit Group 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 20th day of November, 2025 RSVP Lending Group LLC November 28, 2025 25-05174N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Aroma, located at 1022 Georgia Ave, in the City of Palm Harbor, County of Pinellas, State of FL, 34683, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 21 of November, 2025. WILD HEARTS HOSPITALITY LLC 1022 Georgia Ave Palm Harbor, FL 34683 November 28, 2025 25-05169N

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 BotaniCandy located at 6940 300th Ave N, in the County of Pinellas, in the City of Clearwater, Florida 33761 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Clearwater, Florida, this 19th day of November, 2025. Mike Petree November 28, 2025 25-05152N

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 Cass Beverage Services located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of November, 2025 Mary's Sweets LLC Adam Cass November 28, 2025 25-05210N

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

NOTICE IS HEREBY GIVEN that Barbara A Norton will engage in business under the fictitious name F & A MANAGEMENT CONSULTANTS, with a physical address 6580 SEMINOLE BLVD LOT 624 SEMINOLE, FL 33772, with a mailing address 6580 SEMINOLE BLVD LOT 624 SEMINOLE, FL 33772, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. November 28, 2025 25-05208N

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/12/2025 at 11 a.m. the following vehicles may be sold by public sale to satisfy the lien per TL-28 Section 83.805-83.806 Florida Statutes for the amount owed on vehicle(s) for any recovery charges, storage, and administrative fees Tenant / Registered Rodney Finke / TERRA EXCAVATING INC. 1980 Chevrolet VIN: C49ELAV108889 Title: 0017132134 /1985 GMC VIN: 1GDT9E4Z3FV506048 Title: 0041087886 Sale to be held at BT 126TH ENTERPRISES, LLC 5601 126TH AVE. NORTH CLEARWATER, FL 33760 vehicle(s) may be released prior to the Sale.BT 126TH ENTERPRISES, LLC reserves the right to accept /reject any or all bids
Nov. 28; Dec. 5, 2025 25-05165N

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 SWFFT BOOKS 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 20th day of November, 2025 SWFFT LLC November 28, 2025 25-05173N

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 Palmera at Gandy located at 10501 3rd St N in the City of St. Petersburg, Pinellas, FL 33716 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of November, 2025 BW Sienna Bay LLC November 28, 2025 25-05171N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Flylock Security Solutions, located at 10911 Endeavour Way B4, in the City of Largo, County of Pinellas, State of FL, 33777, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 21 of November, 2025. TRAHNEL INC. 10911 Endeavour Way B4 Largo, FL 33777 November 28, 2025 25-05168N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of LUMA located at 6800 Sunshine Skyway LN S, in the County of Pinellas, in the City of St. Petersburg, Florida 33711 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at, Florida, this 20th day of November, 2025 Sky Liquor License, LLC November 28, 2025 25-05158N

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 FUNBOX 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 25th day of November, 2025 EKL Holdings LLC November 28, 2025 25-05223N

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 Tensionality 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 21st day of November, 2025 Jamie Kay Training LLC James Richard Kay November 28, 2025 25-05186N

FIRST INSERTION

Notice of Sale
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date December 19th, 2025 @ 10:00 AM at each individual repair facility. 41359 2014 Dodge VIN#: 1C6RR6K-G2ES424664 Repair Facility: Dayton Andrews Dodge Chrysler Jeep Ram 2301 34th St N Saint Petersburg 727-321-0500 Lien Amt \$1,013.50 November 28, 2025 25-05148N

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 12-26-2025 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.

NO VIN 1901 TRAILER JH4CL96884C036785 2004 ACUR WAUBFGFF4F1117768 2015 AUDI BLOG3ICRF686 1986 BLO WBAJE5C51KWW01960 2019 BMW 1G4HP54K7YU192170 2000 BUIC 1G6DF577690148069 2009 CAD I1G6DF5E56D0103577 2013 CAD I1G1B5SLIFF271229 2015 CHEV 1G1ZB5T4KF204542 2019 CHEV 2GNFLBE37E6166327 2014 CHEV 1C4RDJDG2NC104150 2022 DODG 1FM5K7D83EGC45216 2014 FORD 1FTFW1ET8BFB95993 2011 FORD 1FTFX1CFOEKF38365 2014 FORD 3FA6POLU3LR119207 2020 FORD 19XFA16689E039965 2009 HOND KM8K12AA8MU645059 2021 HYUN KMHDDH4AEXCU263715 2012 HYUN KMHDU4AD1AU934057 2010 HYUN JNKAY01E58M600054 2008 INFI 1C4PJLDS3HW527578 2017 JEEP ZACCJBBB2JPH86187 2018 JEEP 5XXGN4A78FG356190 2015 KIA SALSF2D46CA725643 2012 LNDR 4JGFB4KBO1A070540 2020 MERZ 1N4AL3APXHC196411 2017 NISS 3NIAB8BV0NY237805 2022 NISS 5N1AT2MT7EC794427 2014 NISS L8YTCBPM78M005906 2008 SHEN 3GSCL3P08S686922 2008 STRN JF1GFG4854TH814846 1996 SUBA L9NTEACUXC1000994 2012 TAOI 2T1BURHE0ECO50783 2014 TOYOTA 4T1B1HKXKU757142 2019 TOYT JTEBU14R188108888 2008 TOYT

November 28, 2025 25-05219N

FIRST INSERTION

Notice of Public Sale Multiple Facilities - Multiple Units

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

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 12/17/2025 @ 10:30 AM:
Ryan Plagmann- hshld, gun safe, off-road bike

Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 12/17/2025 @ 11:00 AM:
Tiffany Tumminia- hshld gds/furn

Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL 33755 on 12/17/2025 @ 11:30 AM:
Joyce Thompson -clothes, 3 bags

Extra Space Storage 14433 62nd St N, Clearwater, FL 33760 on 12/17/2025 @ 12:00 PM:
Kacee A Mnich -hshld gds

Extra Space Storage 13880 Walsingham Rd, Largo, FL 33774 on 12/18/2025 @ 10:30 AM
Jack Linder-contents of apartment-furn,tools,TVs,kitchen items, etc. Aaron Hounshell-home furniture

Extra Space Storage 18524 US Hwy 19 N, Clearwater, FL 33764 12/18/2025 @ 11:00AM
Manuel Gissendanner-furn and some hshld items

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 12/18/2025 @ 12:30 PM
Estelle Marshall- Hshld gds, dog cages, boxes, totes William Righthouse- Hshld gds/Furn, boxes, totes Ardran Cruz- fishing gear, tools, boxes

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 12/19/2025 @ 10:30 AM
Francesca Dixon -hshld gds Adam Epstein -hshld gds/furn Antonio Garnsey-q-mattress, boxes, massage table, hand tools Seth Goldberg-hshld items Andwnette Glenn -hshld items Mark Fetch -hshld gds/furn, boxes, sporting gds

Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 12/19/2025 @ 12:00 AM
Gloria Jackson- chair, boxes, bins, @ small shelf, trash bags

Extra Space Storage 1945 Sunset Point Rd, Clearwater, Fl 33765 on 12/19/2025 @ 11:00 AM
Eddie Walker -empty safe, shoes, clothes Shantia Dixon -furn, TV, bed, bar stand, dishes, clothing, shoes

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 12/19/2025 @ 11:00 AM
William James Day JR -hshld gds, dresser, bed Tracy Ward -holiday decorations, washing machine, boxes of clothing, etc. The Right Touch Cleaning Solutions LLC -clothes 10 bags, kids clothes, sofa L-shape, shoes, kid size mattress Vicki Cox-hshld items, boxes

Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 12/19/2025 @12:00 PM
Elena Soldati- furn, boxes, bicycle, wall art, luggage, helmets Rose Harris- boxes, totes, old fashion rifles, cash register

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 12/19/2025 @ 1:00 PM
Cindy Ford -bed, nightstand, sectary, tool Jeffrey Leist -misc hshld/garage Nicole Jusovic -hshld, tools

Extra Space Storage 1016 Belcher Rd, Clearwater, FL 33765 on 12/19/2025 @ 1:30 PM
Elsa Alvarado- small furniture, personal belongings Michelle Rhody-hshld gds William Hughes- hshld gds/furn

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with **cash only** and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property.
Nov. 28; Dec. 5, 2025 25-05137N

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1650 7th Ave N St Petersburg FL 33713 December 18, 2025 @ 11:15 AM

Sharon Burrows- Household items Nagela Alcantara- Household items

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Nov. 28; Dec. 5, 2025 25-05191N

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals at the location indicated: 6901 Park Blvd N Pinellas Park, FL 33781 December 17th, 2025 at 12:15pm

- Amy Duke:** Clothing, Car Seat, Furniture, Wall Art, Trampoline, Espresso Maker, Tent, Humidifier
- Angela Schwab:** Totes, Blankets, Outdoor Furniture, Luggage Holder, Fishing Poles

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Nov. 28; Dec. 5, 2025 25-05139N

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 #
17	CADI	1G6AG5RX3H0178514
12	CHEVY	2G1WC5E37C1288814
07	FORD	1FMEU63E67UB21229
15	HYUNDAI	KM8JU3AGXFU051900
13	KIA	5XYKT4A15DG413773
22	KIA	KNAE35LD0N6103008
15	KIA	KNDJN2A23F7161492
06	PONTIAC	5Y2SL65846Z422021
11	TOYOTA	4T1BF3EK4BU224642

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 12-26-25 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 28, 2025 25-05206N

PUBLIC SALES

FIRST INSERTION
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 4319 Duhme Rd. St Petersburg Fl. 33708 Auction date is 12/17/2025 @ 10:30 AM
Theodore Ashby – Boxes Derek G Simmons - Household Items
The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility 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. Nov. 28; Dec. 5, 2025

FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 11-11-2025 at 11:00 a.m. the following vehicle may be sold by public sale to satisfy the lien per TL-28 Section 83.805-83.806 Florida Statutes for the amount owed on vehicle for any recovery charges, storage, and administrative fees Tenant / Registered Owner Dawn Dunning / DENNIS EDWARD WEISS Sale to be held at WATERDOGGBOATS & STORAGE 2169 Drew St Clearwater Fl 33765 vehicle may be released prior to the Sale. WATERDOGGBOATS & STORAGE reserves the right to accept /reject any or all bids Nov. 28; Dec. 5, 2025
25-05167N

ESTATE

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-009042-ES Division 03 IN RE: ESTATE OF GEORGE JOHN FEDUCCIA Deceased. The administration of the estate of George John Feduccia, 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 oth-
er 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. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is 11/28/2025.
Personal Representative: Anthony Feduccia 4005 Gulf Shores Boulevard North #505 Naples, Florida 34103
Attorney for Personal Representative: Walter B. Shurden, Attorney Florida Bar Number: 0156360 611 Druid Road East, Suite 712 Clearwater, FL 33756 Telephone: (727) 443-2708 Fax: (727) 255-5004 E-Mail: walt@shurden.net Secondary E-Mail: jennifer@shurden.net Nov. 28; Dec. 5, 2025
25-05221N

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-10849 ES-3 IN RE: ESTATE OF VINCENT J. HARDY Deceased. The administration of the estate of VINCENT J. HARDY, deceased, whose date of death was August 27, 2025, and the last four digits of whose social security number is xxx-xx-8747, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 28, 2025.
Personal Representative: Andrew Hardy 505 Biddle Lane Newtown Square, PA 19073
Attorney for Personal Representative: Brian P. Marantz, Esq. E-Mail Address: brianmarantzlaw@gmail.com Florida Bar No. 64944 The Law Office of Brian Marantz 801 West Bay Drive, Suite 320 Largo, Florida 33770 Telephone: (727) 512-5137 Nov. 28; Dec. 5, 2025
25-05161N

FIRST INSERTION
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 ARC3 Creatives located at 8240 Ulmerton Rd Ste 420, in the County of Pinellas, in the City of Largo, Florida 33771 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Largo, Florida, this 25th day of November, 2025. Andromeda Edison November 28, 2025
25-05218N

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No. 25-011088-ES UCN 522025CP0011088XXESPR IN RE: THE ESTATE OF JERRY DAVID RAINEY, a/k/a JERRY D. RAINEY, a/k/a JERRY RAINEY, deceased. The administration of the estate of JERRY DAVID RAINEY, a/k/a JERRY D. RAINEY, a/k/a JERRY RAINEY, deceased, File Number 25-011088-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, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this Notice is November 28, 2025.
JOANN CAMPBELL RAINEY, a/k/a JOANN C. RAINEY, a/k/a JOANN RAINEY, Petitioner JONATHAN M. RUIZ, Esquire Florida Bar No. 121914 /s/ Jonathan M. Ruiz JONATHAN M. RUIZ, Esquire Florida Bar No. 121914 GUILLERMO A. RUIZ, Esquire Florida Bar No. 069475 JONATHAN M. RUIZ, P.A. 2901 Fifth Avenue N. St. Petersburg, Florida 33713 727-321-2728; 727-321-9104 (facsimile) Jonathan@RuizLawyers.com; and Guillermo@RuizLawyers.com Nov. 28; Dec. 5, 2025
25-05157N

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 WISE COLLECTION 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 20th day of November, 2025 THE WISE COLLECTION LLC November 28, 2025
25-05159N

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 PROVIDENCE LAW GROUP located at 3684 Tampa Road, Suite 2, in the City of Oldsmar, Pinellas County, FL 34677 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated at Oldsmar City, Florida, this 28th day of November, 2025. COOK & CRANDALL, PLLC By: Thaddeus W. Cook, Manager November 28, 2025
25-05227N

FIRST INSERTION
NOTICE TO CREDITORS THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION REF NO. 25-01043-ES In re: Estate of BETTE J. DEMUTH, Deceased. The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are indicated below. If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturred, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE. All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH. The date of death of the decedent is September 16, 2025. The date of first publication of this notice is November 28, 2025.
Personal Representative: THOMAS M. CHASTAIN 2001 Bayou Grande Blvd. NE St. Petersburg, FL 33703
Attorney for Personal Representative: TERRY J. DEEB, ESQ. DEEB ELDER LAW, P.A. 6699 13th Avenue North, S uite 4B St. Petersburg, FL 33710 (727) 381-9800 Servicecat@deebelderlaw.com Servicedck@deebelderlaw.com Servicejcj@deebelderlaw.com Fla. Bar # 997791 Nov. 28; Dec. 5, 2025
25-05212N

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 Biscayne Bets 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 19th day of November, 2025 AstraWorld LLC November 28, 2025
25-05151N

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 PLG LAW located at 3684 Tampa Road, Suite 2, in the City of Oldsmar, Pinellas County, FL 34677 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated at Oldsmar City, Florida, this 28th day of November, 2025. COOK & CRANDALL, PLLC By: Thaddeus W. Cook, Manager November 28, 2025
25-05226N

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 25-011080-ES Division: 003 IN RE: ESTATE OF CHRISTINE RICHTER-HARVEY, Deceased. The administration of the estate of Christine Richter-Harvey, deceased, whose date of death was September 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL 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 28, 2025.
Personal Representative: Chad E. Harvey 10333 Aurora Court Fishers, IN 46038
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 Nov. 28; Dec. 5, 2025
25-05203N

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 LENNUED located at 10000 BAY PINES BLVD 103 in the City of BAY PINES, Pinellas, FL 33744 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 EVELYN AT HOME LLC November 28, 2025
25-05209N

ESTATE

FIRST INSERTION
CREDITORS NOTICE IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN: 522025CP011304XXESPR File No. 25-11304 ES In Re: The Estate of SYLIA SCHER, DECEASED A Notice of Trust for SYLVIA SCHER, deceased, namely the SYLVIA SCHER REVOCABLE TRUST, utd February 19, 2015, has been filed in the administration of the estate of BARRY H. KELLS, deceased, File Number 25-11304-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 Trustee and the Trustee's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's trust and/or 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 with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR
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. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 28, 2025. Trustee: Robin Scher 4623 Panorama Drive La Mesa, CA 91941 Attorney for Trustee: Paul J. Burns, Esq. 12525 Walsingham Road Largo, FL 33774 (727) 595-4540 Florida Bar No. 968201 SPN 1517068 Phburns20@tampabay.rr.com Nov. 28; Dec. 5, 2025
25-05222N

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-009992-ES Division 003 IN RE: ESTATE OF BORIS PODOLSKY Deceased. The administration of the estate of Boris Podolsky, deceased, whose date of death was December 2, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no
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. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 28, 2025. Personal Representative: Victoria M. Wakeen 525 Richards Ave. Clearwater, Florida 33755 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 Nov. 28; Dec. 5, 2025
25-05215N

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-009554-ES Division 003 IN RE: ESTATE OF STEPHEN L. BELL Deceased. The administration of the estate of Stephen L. Bell, deceased, whose date of death was September 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 28, 2025. Personal Representative: /s/ Elizabeth Bell Elizabeth Bell 3016 Sarah Drive Clearwater, Florida 33759 Attorney for Personal Representative: /s/ Jeffrey P. Coleman Jeffrey P. Coleman Attorney Florida Bar Number: 103614 581 South Duncan Avenue Clearwater, FL 33756 Telephone: (727) 461-7474 Fax: (727) 461-7476 E-Mail: jeff@colemanlaw.com Secondary E-Mail: joanne@colemanlaw.com Nov. 28; Dec. 5, 2025
25-05213N

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-009432-ES
IN RE: ESTATE OF
JERZY PIOTR POPIS
Deceased.

The administration of the Estate of JERZY PIOTR POPIS, deceased, who died on August 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is the Honorable Pamela Campbell, 545 First Avenue North, Room 300, St. Petersburg, Florida 33701. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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 28, 2025.

Personal Representative
Maksymilian Popis
2928 Longbrooke Way
Clearwater, Florida 33760

Attorney for the
Personal Representative
Aaron J. Bedy, Esq.
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
Nov. 28; Dec. 5, 2025 25-05164N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-010400-ES
IN RE: ESTATE OF
SHARON ANN WOOLLEY

The administration of the estate of SHARON ANN WOOLLEY, deceased, whose date of death was August 22, 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 FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The Personal Representative 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 §§ 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under § 732.2211, Florida Statutes.

The date of first publication of this notice is: November 28, 2025.

JENNIFER WOOLLEY,
Petitioner
/s/ Rebecca L. Bramble
REBECCA L. BRAMBLE, ESQ.
Florida Bar Number 1039287
Hitchcock Law Group
635 Court Street, Suite 202
Clearwater, Florida 33756
(727) 223-3644 / (727) 223-3479 Fax
Rebecca@hitchcocklawyer.com
Nov. 28; Dec. 5, 2025 25-05163N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008417-ES
Division Probate
IN RE: ESTATE OF
EUGENE STEGER
Deceased.

The administration of the estate of Eugene Steger, deceased, whose date of death was August 1, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003925-ES
Division 003
IN RE: ESTATE OF
LINDA R. DELLAPENNA,
A/K/A LINDA DELLAPENNA
Deceased.

The administration of the estate of Linda R. Dellapenna, a/k/a Linda Dellapenna, deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 522025CP010357XXESPR
Division Probate
IN RE: ESTATE OF
SCOTT ALLAN YOUNG,
Deceased.

The administration of the estate of Scott Allan Young, deceased, whose date of death was September 9, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 28, 2025.

Personal Representative:
Susan Rae Jenkins
2880 Cinnamon Bear Trail
Palm Harbor, FL 34684

Attorney for Personal Representative:
John W. Hudzietz II
E-Mail Address:
emancinilaw@gmail.com
Florida Bar No. 0844039
Hudzietz & Mancini, P.A.
10028 State Road 52
Hudson, FL 34669
Telephone: (727) 857-9400
Nov. 28; Dec. 5, 2025 25-05188N

FIRST INSERTION

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

FIRST INSERTION

AMENDED
NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 21-005945-ES
IN RE: THE ESTATE OF
ROBERT L. ARRINGTON,
Deceased

The administration of the estate of ROBERT L. ARRINGTON, deceased, whose date of death was May 28, 2020, File Number 21-005945-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this Notice is November 28, 2025.

Signed on the 20th day of November, 2025.
ROBERT C. THOMPSON, JR.,
Esquire
FBN #390089 SPN #02528094
rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East, Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Personal Representative
Nov. 28; Dec. 5, 2025 25-05187N

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 28, 2025.

Personal Representative:
Rachel M. Wagoner
1756 N BELCHER RD
CLEARWATER, Florida 33765

Attorney for Personal Representative:
Rachel M. Wagoner
Attorney
Florida Bar Number: 736066
COLEN & WAGONER, P.A.
1756 N. Belcher Road
Clearwater, Florida 33765
Telephone: (727) 545-8114
Fax: (727) 545-8227
E-Mail: rachel@colenwagoner.com
Secondary E-Mail:
probate@colenwagoner.com
Nov. 28; Dec. 5, 2025 25-05201N

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 28, 2025.

Personal Representative:
/s/Keri Dellapenna
Keri Dellapenna
419 Countryside Key Blvd.
Oldsmar, Florida 34677

Attorney for Personal Representative:
/s/Richard A. Venditti
Richard A. Venditti, Esquire
Florida Bar Number: 280550
Attorney for Personal Representative
500 East Tarpon Avenue
Tarpon Springs, FL 34689
Telephone: (727) 937-3111
Fax: (727) 938-9575
Email: Richard@tarponlaw.com
Secondary E-Mail:
Adrian@tarponlaw.com
Nov. 28; Dec. 5, 2025 25-05184N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-010852-ES-3
IN RE: THE ESTATE OF
CAROLE A. HAEUSLER, a/k/a
CAROLE ANN HAEUSLER
deceased.

The administration of the estate of CAROLE A. HAEUSLER, deceased, whose date of death was August 11, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The 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.

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 the first publication of this Notice is November 28, 2025.

/s/ MaryEllen H. Shown
MARYELLEN H. SHOWN,
Personal Representative
3215 67TH Terrace S. Apt. D
St. Petersburg, FL 33712
/s/David B. Smitherman
David B. Smitherman, Esq.
David B. Smitherman, P.A.
600 Bypass Drive, Suite 106
Clearwater, FL 33764
(727) 466-1456
David@dbsmithermanlaw.com
FBN 346659
Attorney for Personal Representative
Nov. 28; Dec. 5, 2025 25-05183N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File #: 23-001333--ES4
In Re: Estate of
ANNIE JOYCE STULL

The administration of the Estate of ANNIE JOYCE STULL, deceased, whose date of death February 15, 2015, is pending in the Circuit Court for Pinellas County, Florida, Probate Division: File No. 23-001333 ES4, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, on whom a copy of this notice has been 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 who have claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED

NOT WITHSTANDING 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 28, 2025.

PATRICIA TRAVIS,
Personal Representative.
c/o 3637 4th Street North, Suite 220
St, Petersburg, Florida 33704-1397
Telephone: (727) 894-5153
WILLIAM GRIFFIN,
Attorney for Personal Representative
FBN: 01213309 / SPN: 00041581
3637 4th Street North, Suite 220
St. Petersburg, Florida 33704-1397
Telephone: (727) 894-5153
Nov. 28; Dec. 5, 2025 25-05162N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.
52-2025-CP-004202-XX-ES-PR
IN RE: ESTATE OF
STEVEN RUSHTON BUCKNER
Deceased.

The administration of the estate of Steven Rushton Buckner, deceased, whose date of death was March 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 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 28, 2025.

Personal Representative:
Kathleen E. Constand
2136 Ibis Drive Northeast
Clearwater, Florida 33764
Attorney for Personal Representative:
L. Caleb Wilson
Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
Nov. 28; Dec. 5, 2025 25-05189N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 25-010677-ES
In Re: Estate of
Szur, Marcia P.
Deceased.

The administration of the estate of Marcia Peterson Szur, aka Marcia Ann Szur deceased, whose date of death was August 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33761. The names and addresses of the personal representatives and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. Notwithstanding the time periods set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

The First date of this publication is November 28, 2025.

Personal Representatives:
Michael T. Kurk
2102 53rd St. S.
Gulfport FL 33707
Attorney for personal representative:
JAMES W. O'NEILL, ESQ.
2120 52nd Street South
Gulfport, FL 33707
SPN: 78069/FBN: 277339
jamesoneillaw@gmail.com
727-327-4586
Nov. 28; Dec. 5, 2025 25-05202N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009513-ES
Division
IN RE: ESTATE OF
JANICE ALENA DOBBINS
Deceased.

The administration of the estate of Janice Alena Dobbins, deceased, whose date of death was September 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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 28, 2025.

Personal Representative:
DocuSigned by: Diane Wood
Wilda Diane Wood
1477 Ridge Terrace
Tarpon Springs, Florida 34689
Attorney for Personal Representative:
Rodolfo Suarez Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
Nov. 28; Dec. 5, 2025 25-05190N

Business Observer

The personal representative has no duty to discover whether any property is 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

940 Bruce Avenue
Clearwater Beach, FL 33767
Robert D. Hines, Esquire
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, PL
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
Nov. 28; Dec. 5, 2025 25-05225N

18 Akin Avenue
Capital Heights, Maryland 20743
Attorney for Personal Representative:
/s/ Spiro J. Verras
Spiro J. Verras, Esq.
Attorney for the
Personal Representative
Florida Bar Number: 479240
31640 US Highway 19 N, Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
Email: spiro@verras-law.com
Secondary Email:
contact@verras-law.com
Nov. 28; Dec. 5, 2025 25-05228N

ACTIONS / SALES

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-003186-CI WELLS FARGO BANK, N.A., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF REBECCA LIPPINCOTT A/K/A REBECCA C. LIPPINCOTT; DECEASED; et al., Defendant(s).	TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under, or against the estate of Rebecca Lippincott a/k/a Rebecca C. Lippincott, deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida: THE EAST 20 FEET OF LOT 5 AND THE WEST 40 FEET OF LOT 6, BLOCK 8, DISSTON HILLS SECTION "B", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT 8, PAGE 40, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are	required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 Days after 1st Publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your sched-
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-005896-CI JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. DEBORAH A. LYNCH A/K/A DEBBIE A. LYNCH A/K/A DEBORAH A. RINGLUND-REUTER, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST T.G. LYNCH A/K/A TIFFANY GEORGE LYNCH A/K/A TIFFANY G. LYNCH, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 4, BLOCK 6, ALLENDALE TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 66, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PORTION CONVEYED TO THE CITY OF ST. PETERSBURG, FLORIDA, IN OFFICIAL RECORDS BOOK 4284, PAGE 232, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.	has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before , a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and seal of this Court this 19th day of Nov, 2025. KEN BURKE, CPA CLERK OF COURT OF PINELLAS COUNTY BY /s/ Thomas Smith As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-13521FL Nov. 28; Dec. 5, 2025 25-05154N	NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-005058-CI CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF COLT 2022-8 TRUST, Plaintiff, vs. CORY A. SHANES AND EMILY N. HANDREN, et al. Defendant(s). TO: CORY A. SHANES, EMILY N. HANDREN, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 11, BLOCK L, THIRD ADDITION TO GULF SHORES REPLAT, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA, RECORDED IN PLAT BOOK 21, PAGE 32; SAID LANDS SITUATE, LYING AND BEING IN PINELLAS COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.: 24-000914-CI BANK OF AMERICA, N.A., Plaintiff, vs. ESTHER J JAMES; MELVIN R JAMES; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; ON TOP OF THE WORLD LEASE HOLDINGS, L.L.C.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated November 19, 2025 entered in Civil Case No. 24-000914-CI of the Circuit Court of the 6TH Judicial Circuit in and for Pinellas County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and Ester and Melvin James, et al, are Defendants. The Clerk, KEN BURKE, shall sell to the highest and best bidder for cash at Pinellas County's On-Line Public Auction website: https://pinellas.realforeclose.com, at 10:00 AM on January 21, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in PINELLAS County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit: CONDOMINIUM PARCEL: UNIT NO. 207, BUILDING NO. 95, OF ON TOP OF THE WORLD UNIT NINETY-TWO, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 121, PAGE(S) 24 THROUGH 26, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 10513, PAGE 1254 ET SEQ., TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDO-	MINIUM PLAT AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. ALL AS RECORDED IN 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. 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 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days. The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services. Todd C. Drosky, Esq. FRENKEL LAMBERT WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-098535-F00 Nov. 28; Dec. 5, 2025 25-05204N	974 THROUGH 1029, INCLUSIVE, AND ALL AMENDMENTS THERETO, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. commonly known as 440 S. GULFVIEW BLVD. UNIT 1205, CLEARWATER BEACH, FL 33767 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before , (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. 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: November 19th, 2025. CLERK OF THE COURT Honorable Ken Burke 315 Court Street Clearwater, Florida 33756 (COURT SEAL) By: /s/ Thomas Smith Deputy Clerk 078950/2529989/and Nov. 28; Dec. 5, 2025 25-05156N
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.: 23-000579-CI DIVISION: 13 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust Plaintiff, -vs.- Mary Beth Desantis-Salerno a/k/a Mary Beth Desantis Salerno a/k/a Mary Desantis-Salern a/k/a Mary Beth Salerno; Unknown Spouse of Mary Beth Desantis-Salerno a/k/a Mary Beth Desantis Salerno a/k/a Mary Desantis-Salern a/k/a Mary Beth Salerno; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-000579-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust, Plaintiff and Mary Beth Desantis-Salerno a/k/a Mary Beth Desantis Salerno a/k/a Mary Beth Salerno are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 A.M. on December 17, 2025, the following described property as set forth in said Final Judgment, to-wit: LOT 13 &14, BLOCK F, ROUSE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6,	PAGE 32, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Michael L. Tebbi Michael L. Tebbi, Esq. FL Bar # 70856 21-324989 FC01 SLE Nov. 28; Dec. 5, 2025 25-05177N	Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 19th day of November, 2025. KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: STEVIE AYARS DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-308250 Nov. 28; Dec. 5, 2025 25-05155N
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.: 52-2025-CA-002805 FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF HARRY S. ARNOLD AKA HARRY STEPHEN ARNOLD AKA HARRY ARNOLD, DECEASED, STEPHEN HAYES ARNOLD, AS KNOWN HEIR FOR HARRY S. ARNOLD AKA HARRY STEPHEN ARNOLD AKA HARRY ARNOLD, STEPHEN HAYES ARNOLD, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HARRY STEPHEN ARNOLD, RACHEL MARIE ARNOLD, AS KNOWN HEIR FOR HARRY S. ARNOLD AKA HARRY STEPHEN ARNOLD AKA HARRY ARNOLD, et al. Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF HARRY S. ARNOLD AKA HARRY STEPHEN ARNOLD AKA HARRY ARNOLD, DECEASED CURRENT RESIDENCE UNKNOWN You are notified that an action to foreclose a mortgage on the following property in Pinellas County, Florida: UNIT 1205, BUILDING NORTH, 440 WEST, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, AS SHOWN ON PLAT RECORDED IN CONDOMINIUM PLAT BOOK 22, PAGES 27 THROUGH 37, INCLUSIVE, ALL IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4344, PAGES	MINIUM PLAT AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. ALL AS RECORDED IN 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. 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 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days. The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services. Todd C. Drosky, Esq. FRENKEL LAMBERT WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-098535-F00 Nov. 28; Dec. 5, 2025 25-05204N	974 THROUGH 1029, INCLUSIVE, AND ALL AMENDMENTS THERETO, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. commonly known as 440 S. GULFVIEW BLVD. UNIT 1205, CLEARWATER BEACH, FL 33767 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before , (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. 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: November 19th, 2025. CLERK OF THE COURT Honorable Ken Burke 315 Court Street Clearwater, Florida 33756 (COURT SEAL) By: /s/ Thomas Smith Deputy Clerk 078950/2529989/and Nov. 28; Dec. 5, 2025 25-05156N
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case #: 23-000579-CI DIVISION: 13 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust Plaintiff, -vs.- Mary Beth Desantis-Salerno a/k/a Mary Beth Desantis Salerno a/k/a Mary Desantis-Salern a/k/a Mary Beth Salerno; Unknown Spouse of Mary Beth Desantis-Salerno a/k/a Mary Beth Desantis Salerno a/k/a Mary Desantis-Salern a/k/a Mary Beth Salerno; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-000579-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust, Plaintiff and Mary Beth Desantis-Salerno a/k/a Mary Beth Desantis Salerno a/k/a Mary Beth Salerno are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 A.M. on December 17, 2025, the following described property as set forth in said Final Judgment, to-wit: LOT 13 &14, BLOCK F, ROUSE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6,	PAGE 32, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Michael L. Tebbi Michael L. Tebbi, Esq. FL Bar # 70856 21-324989 FC01 SLE Nov. 28; Dec. 5, 2025 25-05177N	Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 19th day of November, 2025. KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: STEVIE AYARS DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-308250 Nov. 28; Dec. 5, 2025 25-05155N
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.: 24-002462-CI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, VS. WADE W. CULLIS A/K/A WADE CULLIS; RUTH CULLIS; TIERRA VERDE COMMUNITY ASSOCIATION, INC.; SUNSET BAY CLUB CONDOMINIUM ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 23, 2025 in Civil Case No. 24-002462-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and WADE W. CULLIS A/K/A WADE CULLIS; RUTH CULLIS; TIERRA VERDE COMMUNITY ASSOCIATION, INC.; SUNSET BAY CLUB CONDOMINIUM ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on January 22, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: THAT CERTAIN PARCEL CONSISING OF UNIT B-2 AS SHOWN ON CONDOMINIUM	PLAT OF SUNSET BAY CLUB CONDOMINIUM, A CONDOMINIUM, ACCORDING TO CONDOMINIUM PLAT BOOK 45, PAGES 3 THROUGH 4, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED OCTOBER 13, 1980, IN O.R. BOOK 5090, PAGES 579 THROUGH 616, INCLUSIVE, 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 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 19th day of November, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1092-13618B Nov. 28; Dec. 5, 2025 25-05176N	974 THROUGH 1029, INCLUSIVE, AND ALL AMENDMENTS THERETO, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. commonly known as 440 S. GULFVIEW BLVD. UNIT 1205, CLEARWATER BEACH, FL 33767 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before , (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. 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: November 19th, 2025. CLERK OF THE COURT Honorable Ken Burke 315 Court Street Clearwater, Florida 33756 (COURT SEAL) By: /s/ Thomas Smith Deputy Clerk 078950/2529989/and Nov. 28; Dec. 5, 2025 25-05156N

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

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Business Observer

ACTIONS / SALES

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-001903-CI
JOHN BORMAN INC d/b/a ADVANTACLEAN OF CLERMONT Plaintiff, vs.
NASSER ZOHOURY REVOCABLE TRUST U/T/D March 2, 2009, Defendant.
NOTICE is hereby given that a civil action commenced on April 15, 2025, and is now pending as case number 25-001903-CI in the County Court in the State of Florida, County of Pinellas.

The name of the unserved parties to the action are:

NASSER ZOHOURY
REVOCABLE TRUST
U/T/D March 2, 2009

and the nature of the proceeding is a claim exceeding \$59,000.00.

This notice shall be published once each week for four consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, George Harder 23110 State Rd 54, #157 Lutz, FL 33549, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either be-

fore service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to Office of Human Rights, 400 S. Ft. Harrison Ave., Suite 500, Clearwater, FL 33756.

Designated Email: gharder@harderlawgroup.com
Respectfully submitted, /s/ George Harder
George Harder
Florida Bar No.: 88649
23110 State Road 54, #157 Lutz, FL 33549
Telephone: (813) 455-4551 |
Facsimile: (813) 464-7846
Email: gharder@harderlawgroup.com
pleadings@harderlawgroup.com
Nov. 28; Dec. 5, 12, 19, 2025

25-05181N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-10450-CO
PURA VIDA RESIDENCES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
PETER HARKOVITICH, JULIE ZEIHNER, and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as:

Unit 303, of PURA VIDA RESIDENCES, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 21222, Page(s) 2506, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

With the following street address: 15 Avalon Street, #303, Clearwater, Florida, 33767.

at public sale, to the highest and best

bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on January 15, 2026.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 21st day of November, 2025.

KEN BURKE
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayside Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
Nov. 28; Dec. 5, 2025

25-05175N

FIRST INSERTION

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
CASE NO. 24-00142DP2
IN THE INTEREST OF:
A.S. DOB: 9/22/2024,
MINOR CHILD
TO: Justin Spicer, address unknown
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.S. born on 9/22/2024. You are hereby commanded to appear on January 13, 2026, at 9:00 AM before the Honorable Kimberly Campbell at the Pinellas Courthouse, 14250 49th Street North Annex Courtroom C Clearwater, FL 33762, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THIS 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 Human Rights Office 400 S. Ft. Harrison Ave., Clearwater, FL 33756 (727) 464-4062 at least 7 days at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Witness my hand and seal of this Court at Pinellas County, Florida, this 20th day of November 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/ Donna Chisholm
Assistant State Attorney
Bar No. 0085044
DPeservice@flsa6.gov
P.O. Box 17500
Clearwater, FL 33762-0500
(727) 464-6221
Representing the FL Department Of Children and Families
Nov. 28; Dec. 5, 12, 19, 2025

25-05200N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
No. 23-009126-CI
MARC BROWN, Plaintiff, -vs.-
CANDICE SARAVIA, JOHN P. ANGEL, JR and DANIEL MOORE, Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Amended Uniform Final Judgment of Foreclosure entered June 17, 2025 and The Court's Order Granting Motion to Reschedule Public Sale entered November 14th, 2025, in Case No. 23-009126-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, MARC BROWN is the Plaintiff, and CANDICE SARAVIA, JOHN P. ANGEL, JR. and DANIEL MOORE, are the Defendants, the Hon. Ken Burke as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash, at the Clerk of Court's website for online auctions, http://pinellas.realforeclose.com beginning at 10:00 o'clock a.m., on the 10th day of December, 2025, the property situated 2027 Park Street North, St. Petersburg, Pinellas County, Florida 33710, and described as:

Lot 1, Block C, Revision of Lots 1, 2, 3 & 4 of Block C; Lots 1, 2, 9 & 10 of Block Z and Lots 1 & 2 of Block F Revised Map of Golf Course and Jungle Subdivision, according to map or plat thereof as recorded in Plat Book 6, Page 33, of the Public Records of Pinellas County, Florida
Parcel Identification Number 13-

31-15-31808-003-00100

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

IMPORTANT

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired

Contact should be initiated at least seven (7) days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

DATED this 20th day of November, 2025.

By: Gregory T. Elliott, Esq.
Florida Bar No. 393789
ELLIOTT - BERGER, P. A.
Attorneys at Law
Attorneys for Plaintiff
P. O. Box 7180
Seminole, Florida 33775
(727) 360-2600 (Phone)
Primary Email: gelliott@elliott-berger.com
Secondary Email: eserve.elliottberger@gmail.com
Nov. 28; Dec. 5, 2025

25-05179N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-003429-CO
JOHN BORMAN INC d/b/a ADVANTACLEAN OF CLERMONT Plaintiff, vs.
LISA M. ZOHOURY as TRUSTEE OF NASSER J. ZOHOURY FIRST AMENDED and RESTATED REVOCABLE TRUST, UNDER AGREEMENT DATED AUGUST 2, 2018, Defendant.
NOTICE is hereby given that a civil action commenced on April 15, 2025, and is now pending as case number 25-

003429-CO in the County Court in the State of Florida, County of Pinellas.

The name of the unserved parties to the action are:

LISA M. ZOHOURY as TRUSTEE OF NASSER J. ZOHOURY FIRST AMENDED and RESTATED REVOCABLE TRUST, UNDER AGREEMENT DATED AUGUST 2, 2018

and the nature of the proceeding is a claim exceeding \$41,000.00.

This notice shall be published once each week for four consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, George Harder 23110 State Rd 54, #157 Lutz, FL

FIRST INSERTION

33549, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the

time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to Office of Human Rights, 400 S. Ft. Harrison Ave., Suite 500, Clearwater, FL 33756.

Designated Email: gharder@harderlawgroup.com
Respectfully submitted, /s/ George Harder
George Harder
Florida Bar No.: 88649
23110 State Road 54, #157 Lutz, FL 33549
Telephone: (813) 455-4551 |
Facsimile: (813) 464-7846
Email: gharder@harderlawgroup.com
pleadings@harderlawgroup.com
Nov. 28; Dec. 5, 12, 19, 2025

25-05180N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION
CASE #: 24-001263-CO
Wells Fargo Bank, N.A. Plaintiff, -vs.-
Christina Avitable a/k/a Christina M. Avitable a/k/a Christina Marie Avitable a/k/a Christina M. Avitable-Roberson; Unknown Spouse of Christina Avitable a/k/a Christina M. Avitable a/k/a Christina Marie Avitable a/k/a Christina M. Avitable-Roberson; Clerk of Circuit Court for Pinellas County, Florida; State of Florida; State of Florida Department of Revenue; Dove Investment Corp.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-001263-CO of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Christina Avitable a/k/a Christina M. Avitable a/k/a Christina Marie Avitable a/k/a Christina M. Avitable-Roberson are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 A.M. on December 18, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 13, BAY BLUFFS SUBDIVISION, AS RECORDED IN PLAT BOOK 78, PAGE 3, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only: FLEService@logs.com
For all other inquiries: mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
23-330287 FC01 WEQ
Nov. 28; Dec. 5, 2025

25-05178N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 24-CC-010070
PUROCLEAN CERTIFIED RESTORATION SPECIALIST, Plaintiff, vs.
SHARON PRAIRIE, Defendant.
NOTICE is hereby given that a civil action commenced on November 21, 2024, and is now pending as case number 24-CC-010070 in the County Court in the State of Florida, County of Pinellas.

The name of the unserved parties to the action are:

SHARON PRAIRIE

and the nature of the proceeding is a claim exceeding \$30,000.00.

This notice shall be published once each week for four consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, George Harder 23110 State Rd 54, #157 Lutz, FL 33549, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or

immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to Office of Human Rights, 400 S. Ft. Harrison Ave., Suite 500, Clearwater, FL 33756.

Designated Email: gharder@harderlawgroup.com
Respectfully submitted, /s/ George Harder
George Harder
Florida Bar No.: 88649
23110 State Road 54, #157 Lutz, FL 33549
Telephone: (813) 455-4551 |
Facsimile: (813) 464-7846
Email: gharder@harderlawgroup.com
pleadings@harderlawgroup.com
Nov. 28; Dec. 5, 12, 19, 2025

25-05182N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-000608-CI
MECA 2011 - MAM (CHAMPION) TRANSFER, Plaintiff, VS.
TRUDY CLOUD A/K/A TRUDY M. CLOUD; et al., Defendant(s).
TO: Trudy Cloud a/k/a Trudy M. Cloud
Last Known Residence: 13160 118th Street North Largo, FL 33778
TO: Unknown Spouse of Trudy Cloud a/k/a Trudy M. Cloud
Last Known Residence: 13160 118th Street North Largo, FL 33778
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PINELLAS County, Florida:

LOT TWENTY-TWO (22), SECOND ADDITION TO BASKIN HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 9, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 30 days

after 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 or petition.

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

Dated on November 25th, 2025.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1395-1069B
Ref# 7076
Nov. 28; Dec. 5, 2025

25-05220N

Q&A

How much do legal notices cost?

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

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

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

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

IV18237_V26

SUBSEQUENT INSERTIONS

--- SALES ---				
SECOND 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: The West 80.00 feet of the South 132.50 feet of the South half of Block 78, Town of Sutherland, according to the map or plat thereof as filed for record in the office of the Clerk of the Circuit Court in and for Hillsborough County, Florida, on March 29, 1888, of which Pinellas County,	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

--- TAX DEEDS ---

FOURTH 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	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 05092 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: ON TOP OF THE WORLD UNIT 3 CONDO BLDG 6, APT 25 (WING "F") PARCEL: 06-29-16-63998-006-0250 Name in which assessed: BERTHELSON, VIRGINIA L Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Nov. 7, 14, 21, 28, 2025 25-04832N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that APOLLO, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 03919 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: SOUTH CAUSEWAY ISLE 4TH ADD BLK 11, LOT 5 PARCEL: 24-31-15-84060-011-0050 Name in which assessed: ELISE GILBERT MARC E GILBERT Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Nov. 7, 14, 21, 28, 2025 25-04830N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 06959 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PHAIR ACRES BLK B, LOT 15 PARCEL: 07-31-16-68598-002-0150 Name in which assessed: ALEXANDRA GALLINA Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Nov. 7, 14, 21, 28, 2025 25-04839N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 06481 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: MEADOW LAWN REPLAT LOT 8 PARCEL: 36-30-16-56898-000-0080 Name in which assessed: RAHALL, NICHOLAS Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Nov. 7, 14, 21, 28, 2025 25-04837N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 06435 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: ROMEO HEIGHTS BLK E, LOT 2 PARCEL: 35-30-16-76464-005-0020 Name in which assessed: RAMNARAIN, CHANDRADAT Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 17th day of December, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Nov. 7, 14, 21, 28, 2025 25-04836N
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FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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	FOURTH 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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TAX DEEDS

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 09831 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PARKLANE CONDO BLDG 379, UNIT 108 PARCEL: 06-31-17-66645-379-0108 Name in which assessed: BLUSH HOLDINGS LLC Unless such certificate shall be re-deemed 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, 202525-04853N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 09606 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: GATEWAY BY THE BAY CONDO UNIT 206 PARCEL: 30-30-17-30390-000-0206 Name in which assessed: TUFT, MICHAEL Unless such certificate shall be re-deemed 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, 202525-04852N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 09067 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PALLANZA PARK REPLAT BLK 11, LOT 20 PARCEL: 36-31-16-65358-011-0200 Name in which assessed: BRACLEY, MARGENE EST Unless such certificate shall be re-deemed 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, 202525-04850N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 08886 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: BAYVIEW TERRACE, ROY SCOTTS BLK 6, LOT 2 PARCEL: 34-31-16-05526-006-0020 Name in which assessed: GREEN, RODARIUS Unless such certificate shall be re-deemed 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, 202525-04848N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that CANAL TAX SB MUNI CUST FOR CANAL TAX, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 08305 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: LEWARN SUB LOT 15 PARCEL: 26-31-16-51336-000-0150 Name in which assessed: HELEN E JONES EST Unless such certificate shall be re-deemed 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, 202525-04844N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 08277 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: GLEN OAK COURT LOT 9 PARCEL: 26-31-16-31086-000-0090 Name in which assessed: ANNIE M JACKSON EST Unless such certificate shall be re-deemed 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, 202525-04843N
FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 09295 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: WAVE, THE CONDO UNIT 416 PARCEL: 11-32-16-95203-000-4160 Name in which assessed: CRISTINA WAVE PROPERTIES LLC Unless such certificate shall be re-deemed 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, 202525-04851N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 08932 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: WEST SHORE VILLAGE FIVE CONDO 2ND ADD, PHASE II BLDG 3353, UNIT C-1 PARCEL: 34-31-16-96722-353-0031 Name in which assessed: DEGREGORY, TONI P Unless such certificate shall be re-deemed 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, 202525-04849N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 08474 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: MAGNUS' REPLAT, JOHN K. BLK D, LOT 1 & N 19.75FT OF LOT 2 PARCEL: 27-31-16-54468-004-0010 Name in which assessed: HARRIS, TERESA A Unless such certificate shall be re-deemed 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, 202525-04845N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 08067 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: GROVE HEIGHTS ANNEX LOT 52 PARCEL: 25-31-16-33786-000-0520 Name in which assessed: 1304 9TH AVE S TRUST T K STYLE PROPERTIES LLC TRE Unless such certificate shall be re-deemed 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, 202525-04842N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that CANAL TAX SB MUNI CUST FOR CANAL TAX, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 07960 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: BOZEMAN'S SUB S 50FT OF LOT 5 PARCEL: 25-31-16-10656-000-0050 Name in which assessed: BEATRICE W BEACHUM C/O SADIE BEACHUM POLLOCKS Unless such certificate shall be re-deemed 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, 202525-04841N	FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 07374 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: CRESTMONT BLK 11, LOTS 10 AND 11 PARCEL: 16-31-16-18990-011-0100 Name in which assessed: 5358 9TH AVE N LAND TRUST DANIEL EDWARDS TRE Unless such certificate shall be re-deemed 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, 202525-04840N

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BusinessObserver

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10/29/2025, 1:36

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION	SECOND 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.	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 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	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

THIRD 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 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
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004829-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
SECOND 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
SECOND INSERTION
NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA CASE NO.: 25-009785-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

SECOND 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 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. 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 Servicekat@deebelderlaw.com Servicecdk@deebelderlaw.com Servicecej@deebelderlaw.com Fla. Bar # 997791 November 21, 28, 2025 25-05060N
SECOND 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@sarahewilliamspsa.com Secondary Email: legalassistant@sarahewilliamspsa.com November 21, 28, 2025 25-05130N
SECOND 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
SECOND 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 F.S. §733.702 WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH. The 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 F.S. §§ 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under F.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

ESTATE

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-010504-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

SECOND 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

SECOND 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:
jrivera@hnh-law.com
November 21, 28, 2025 25-05061N

SECOND 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
Servicecdck@deebelderlaw.com
Servicecj@deebelderlaw.com
Fla. Bar # 997791
November 21, 28, 2025 25-05101N

SECOND 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

SALES

SECOND 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

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 18 day of November, 2025.

GREENSPOON MARDER LLP
TRADE CENTRE SOUTH,
SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1: Michele.Clancy@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By: /s/Michele R. Clancy
Michele R. Clancy, Esq.
Florida Bar No. 498661
36615.0230 / JSchwartz
Publish in: Business Observer
Bidder #10250
November 21, 28, 2025 25-05125N

--- ACTIONS / SALES ---

SECOND 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

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.: 25-000952-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

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. 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

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 108061/427835/30079181 November 21, 28, 2025 25-05078N	
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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. 25-000001-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

SECOND 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 OFFI-	CIAL 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

SECOND 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

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION CASE NO. 23-007545-CI Division 20 NAVY FEDERAL CREDIT UNION Plaintiff, vs. JOSE RIVERA, UNKNOWN SPOUSE OF JOSE RIVERA, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 25, 2024, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as: LOT 3, BLOCK 6, BARCELO PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. and commonly known as: 4930 72ND ST N, SAINT PETERSBURG, FL 33709; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.	pinellas.realforeclose.com, on January 6, 2026 at 10:00 A.M.. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this November 17, 2025 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 110650/2322645/CMP November 21, 28, 2025 25-05110N

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 24-002748-CI ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, v. STUART JAFFE; UNKNOWN SPOUSE OF STUART JAFFE; VILLAGE ON THE GREEN CONDOMINIUM I ASSOCIATION, INC.; STUART JAFFE AS SUCCESSOR TRUSTEE OF THE LIVING REVOCABLE TRUST OF LEILA HARRIET JAFFE; ADRIAN SANCHEZ; RUSSELL JAFFE; COMMERCE BANK; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursuant to 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/ Tajj S. Foreman Tajj S. Foreman EBN: 0058606 Service E-mail: ftlrealprop@kelleykronenberg.com File No: 5299.000035 November 21, 28, 2025 25-05097N

--- ACTIONS / SALES ---

SECOND 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.

on January 22, 2026. The sale shall be conducted online at <http://www.pinellas.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 7th day of November 2025.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholas T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10223-215
November 21, 28, 2025 25-05066N

SECOND 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.

on January 15, 2026. The sale shall be conducted online at <http://www.pinellas.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 17th day of November 2025.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholas T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10192-065
November 21, 28, 2025 25-05098N

SECOND INSERTION
NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-007868-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

SECOND 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

best bidder for cash at 10:00 a.m. on January 15, 2026. The sale shall be conducted online at <http://www.pinellas.realforeclose.com>. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 17th day of November 2025.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholas T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10063-073
November 21, 28, 2025 25-05112N

SECOND 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

entered against you for the relief demanded in the complaint.

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

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. For Electronic ADA Accommodation Request; go to: <http://www.pinellascounty.org/forms/ada-courts.htm>.

WITNESS my hand and the seal of this Court this 14th day of November, 2025.

Ken Burke
As Clerk of the Court by:
By: /s/ Thomas Smith
As Deputy Clerk

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
November 21, 28, 2025 25-05082N

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-005579-CI DIVISION: 7 EXCEL CAPITAL SOLUTIONS, LLC, Plaintiff, vs. 5901 MANGROVE ST N, LLC; WAYNE F. DRASH; CITY OF ST. PETERSBURG, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, 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

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: 25-005799-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

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

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 12th day of November, 2025.

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

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
November 21, 28, 2025 25-05064N

SECOND INSERTION
NOTICE OF DEFAULT AND INTENT TO FORECLOSE Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by WYNDHAM VACATION RESORTS, INC., 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

ACTIONS / SALES

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 23-006514-CI RRA CP OPPORTUNITY TRUST 2, Plaintiff, vs. DONALD M. CARRINGTON; UNKNOWN SPOUSE OF DONALD M. CARRINGTON; UNKNOWN TENANT IN POSSESSION #1; UNKNOWN TENANT IN POSSESSION #2, Defendants. NOTICE IS HEREBY GIVEN, that pursuant to the Order on Plaintiff's, RRA CP Opportunity Trust 2, Motion to Reset Foreclosure Sale entered in the above styled cause, now pending before the Court, the property described below will be sold to the highest and best bidder for cash, online, at www.pinellas.realforeclose.com at 10:00 o'clock, a.m., on Thursday, December 11, 2025, the following described property: LOT 8P, HI-RIDGE ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 80, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 11081 103RD	TERR, LARGO, FL 33778. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." KHL LAW 169 E. Flagler Street, Suite 500 Miami, Florida 33131 Telephone: (305) 854-9700 Facsimile: (305) 854-0508 cal@khllaw.com shf@khllaw.com Cary A. Lubetsky, Esquire Florida Bar No. 961360 Salvatore H. Fasulo, Esquire Florida Bar No. 143952 Nov. 21, 28; Dec. 5, 2025 25-05099N

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 24-000566-CI FIRST FEDERAL BANK, Plaintiff, vs. AIMEE QUISHA/K/A AIMEE E. QUISH A/K/A AIMEE ELIZABETH QUISH, CHRISTOPHER D OWENS, et al., Defendant(s) NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on November 7, 2025, in the above-styled cause, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on December 16, 2025 at 10:00 A.M., at www.pinellas.realforeclose.com, the following described property: LOT 46, STONEBRIAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 51 THROUGH 53, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PROPERTY ADDRESS: 4767 Stoneview Circle, Oldsmar, FL 34677 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN	THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED 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. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated: November 17, 2025 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwbllaw.com E-mail: kchurch@qpwbllaw.com Attorney for Plaintiff Matter No.: FL-004491-23 November 21, 28, 2025 25-05111N

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 20-005248-CI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-2, Plaintiff, vs. JOHN W. HOPSON A/K/A JOHN HOPSON; FINANCIAL PORTFOLIOS, II, INC., AS ASSIGNEE OF CHASE BANK; Defendants NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure signed September 16, 2025, and entered in Case No. 20-005248-CI, of the Circuit Court of the Sixth Judicial Circuit in and for PINELLAS County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-2, is Plaintiff and JOHN W. HOPSON A/K/A JOHN HOPSON; FINANCIAL PORTFOLIOS, II, INC., AS ASSIGNEE OF CHASE BANK, are defendants. Ken Burke, Clerk of Circuit Court for PINELLAS, County Florida will sell to the highest and best bidder for cash Via the Internet at www.pinellas.realforeclose.com at 10:00 a.m., on the 18TH day of DECEMBER, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 20, BLOCK "J", OF SECOND ADDITION TO GULF SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 23, AND 24, 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. 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. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Dated this 13TH day of NOVEMBER, 2025. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /S/ MARK ELIA Mark C. Elia, Esq. Florida Bar #: 695734 CR15898-20/sap November 21, 28, 2025 25-05071N

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION Case No. 23-007545-CI Division 20 NAVY FEDERAL CREDIT UNION Plaintiff, vs. JOSE RIVERA, UNKNOWN SPOUSE OF JOSE RIVERA, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on March 25, 2024, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as: LOT 3, BLOCK 6, BARCELO PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. and commonly known as: 4930 72ND ST N, SAINT PETERSBURG, FL 33709; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.	pinellas.realforeclose.com, on January 6, 2026 at 10:00 A.M.. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this November 17, 2025 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 110650/2322645/CMP November 21, 28, 2025 25-05110N

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY CASE NO. 25-003882-CI LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. DIANA L. THOMPSON, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ADAM R THOMPSON A/K/A ADAM ROBERT THOMPSON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS 3571 66th WAY N., SAINT PETERSBURG, FL 33710 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described real property: LOT 21, BLOCK 1, SUNNY MEAD HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 17, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, 225 East	Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 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 this Court this 17th 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 Email: AccountsPayable@mccalla.com 23-07669FL November 21, 28, 2025 25-05116N

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-004597-CI TRUIST BANK, Plaintiff, vs. AARON PAUL CASEY A/K/A AARON P CASEY, et al., Defendant. To: AARON PAUL CASEY A/K/A AARON P CASEY 3068 STRATFORD DR, LARGO, FL 33771 AARON PAUL CASEY A/K/A AARON P CASEY 8199 MARTIN LN, SEMINOLE, FL 33777 UNKNOWN SPOUSE OF AARON PAUL CASEY A/K/A AARON P CASEY 3068 STRATFORD DR, LARGO, FL 33771 UNKNOWN SPOUSE OF AARON PAUL CASEY A/K/A AARON P CASEY 8199 MARTIN LN, SEMINOLE, FL 33777 GEORGE CHARLESTON MINOR 3068 STRATFORD DR, LARGO, FL 33771 GEORGE CHARLESTON MINOR 14108 ORCHID TREE PL ORLANDO FL 32828 UNKNOWN SPOUSE OF GEORGE CHARLESTON MINOR 3068 STRATFORD DR, LARGO, FL 33771 UNKNOWN SPOUSE OF GEORGE CHARLESTON MINOR 14108 ORCHID TREE PL ORLANDO FL 32828 ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF CAROLYN J CASEY A/K/A CAROLYN CASEY A/K/A CAROLYN SHEETS A/K/A CAROLYN JEAN CASEY, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS UNKNOWN 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 83, EAST BAY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 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 17th 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: AccountsPayable@mccalla.com 25-12880FL November 21, 28, 2025 25-05115N

SECOND INSERTION	
NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA Civil Division Case No. 24-10198-CO TRADEWINDS EAST CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. GZIM KOSUMI, and UNKNOWN TENANT(S), Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 24-10198-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: Unit 65, Building 7-A, of Tradewinds, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4270, Page(s) 1023, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida. PARCEL ID NO.: 16-29-16-91660-007-0650 ("Property") Property Address: 383 South McMullen Booth Road, Unit 65, Clearwater, Florida 33759 at public sale, to the highest and best bidder for cash at 10:00 a.m. on January 8, 2026. The sale shall be conducted online at http://www.	pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated this 12th day of November 2025. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpplaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10053-160 November 21, 28, 2025 25-05067N

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-005223-CI FREEDOM MORTGAGE CORPORATION; Plaintiff, vs. EILEEN MCCLURE NORWOOD A/K/A ELLEEN MCCLURE NORWOOD; ET AL Defendant(s). To the following Defendant(s): JOHNATHON NORWOOD Last Known Address 10800 CHEROKEE DRIVE ST PETERSBURG, FL 33708 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 14, EDGEWATER ESTATES, UNIT NO. 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 72, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. a/k/a 10800 CHEROKEE DRIVE, ST PETERSBURG, FL 33708 has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. for Electronic ADA Accommodation Request; go to: http://www.pinellascounty.org/forms/ada-courts.htm. WITNESS my hand and the seal of this Court this 14th day of November, 2025. Ken Burke As Clerk of the Court by: By: /s/ Thomas Smith As Deputy Clerk Submitted by: Marinosci Law Group, P.C. 100 W. Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (754) 206-1971 November 21, 28, 2025 25-05083N	

SECOND INSERTION	
AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-001560-FD DEANNA L. HEATH, Petitioner, and ERIK J. HEATH, Respondent, TO: ERIK J. HEATH 7925 West Little York Road Apt. 408 Houston, Texas 77040 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DEANNA HEATH, c/o Don Henry, Esq., 1659 Achieva Way, Suite 125, Dunedin, FL 34698, on or before, 28 days after 1st Publication, and file the original with the clerk of this Court at: 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} N/A Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.	You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. This Notice will be published in the Business Observer, Pinellas County, FL WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated: 11/5/2025 KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT By: /s/ Thomas Smith Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025 25-05118N

