

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

INVITATION FOR BID		
TO: ALL INTERESTED PARTIES		
SEALED PROPOSALS will be received by the Pinellas County Sheriff’s Office to provide Up Fitting Components until 2:30 p.m. EST., December 19, 2025. Submittals must be sealed and marked “Invitation For Bid No. 26-01 and the closing date”. Proposal specifications, forms and instructions may be obtained in the Purchasing Division, 14400 49th Street, Clearwater, FL 33762 or at the Sheriff’s Office web site at http://www.pcsoweb.com/administration/purchasing-materials/bid-schedule		
PINELLAS COUNTY SHERIFF'S OFFICE Lisa DeLorey, Procurement Supervisor		
December 5, 2025		25-05295N

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Campbell’s Mercedes Repair LLC gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 01/08/2026 at 8:30 am at 1200 34th St S Ste A, St Petersburg, FL 33711. Please call (727) 623-4877 to pay \$9,103.40 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section FL Statute 713.585. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.		
1983 MERZ VIN#WDBBA45ADB024293		
December 5, 2025		25-05233N

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Florida Body Shop & Rebuilders, Inc gives notice and Intent to sell, for nonpayment/enforcement FL Statute 713.78 towing & storage fees for following vehicles on 12/23/2025 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.		
2005 SUZI VIN# JS1GT76A852109097 2006 GMC VIN# 1GKDS1S262144097 2006 HOND VIN# 1HGCM56886A034526 2008 MAZD VIN# JM1BK12G281879302 2009 AUDI VIN# WAULF78KX9N014124 2010 TOYT VIN# 1NXBU4EE2AZ275335 2011 DODGE VIN# 3D4PH1FG3BT544955 2011 HYUNVIN# KMHGC4DF1BU121851 2016 DODG VIN#3C4PDCGB4GT215714		
December 5, 2025		25-05234N

FIRST INSERTION		
Pinellas County Sheriff’s Office Property & Evidence Unclaimed Abandoned or Lost Property, Unclaimed Evidence		
Pursuant to State Statute 705, any unclaimed abandoned or lost property, or unclaimed evidence stored by the Pinellas County Sheriff’s Office, may be destroyed, retained for agency use, donated to a charitable organization, surrendered to the finder, sold at public auction, or traded to another government unit.		
Types of property received between 11/01/2025 – 11/30/2025: AUTO TAG, BICYCLE, BOOK, BRACELET, CELLULAR PHONE, CLOTHING/ FUR, EARRINGS, ELECTRIC BICYCLE/SCOOTER/OTHER, ELECTRONIC DEVICE, EQUIP/TOOL, EQUIP/TOOL BOX, GUN, GUN AMMO, GUN CASE/ HOLSTER/ACCESSORY, GUN CLIP/SPEED LOADER, JEWELRY (OTHER), KNIFE/SWORD, NECKLACE, POWER CORD, PURSE/POUCH/PACK, RING, SPORTS EQUIPMENT, SUNGLASSES/EYEGLASSES, TOY, URN / HUMAN REMAINS, US CURRENCY, WATCH.		
The Pinellas County Sheriff’s Office uses the services of PropertyRoom.com Auction Company. Please contact them for further information regarding time of any sale or the viewing of any property. Visit Property Room.com at http://www.propertyroom.com		
December 5, 12, 2025		25-05287N

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 #
16	BUICK	W04WT3N51GG038498
07	FORD	3FAHP07117R260890
19	HYUNDAI	KM8J33ALXKU997389
16	LEXUS	JTHHP5BCXG5004667
18	MAZDA	JM1GLITY3J1322964

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 01-2-2026 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		
December 5, 2025		25-05311N

NOTICE OF PUBLIC SALE:		
Notice is hereby given that on 12/26/2025 at 08:30 AM the following vehicles(s) may be sold at public sale at 1104 35TH ST S, UNIT C, ST PETERSBURG, FL 33711 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.		
1HD1FHM13DB668193 2013 HD 10095.63		
The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:		
Lienor Name: COAST TO COAST AUTO LLC Lienor Address: 1104 35TH ST S, UNIT C, ST PETERSBURG, FL 33711 Lienor Telephone #: 727-359-6621 MV License #: MV111933 Location of Vehicles: [VEHICLE_LOCATION]		
The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the PINELLAS County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.		
December 5, 2025		25-05232N

NOTICE OF INTENT TO REGISTER FICTITIOUS NAME		
Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name East Bay Chiropractic, located at 4445 East Bay Drive, Suite #302, Clearwater, FL 33764, intends to register said name with the Florida Department of State, Division of Corporations, pursuant to section 865.09, Florida Statutes. Owner: Fanna Wellness LLC December 5, 2025		
25-05306N		
FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Florida Body Shop & Rebuilders, Inc gives notice and Intent to sell, for nonpayment/enforcement FL Statute 713.78 towing & storage fees for the following vehicles on 12/22/2025 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.		
1982 CHEV VIN# 1G1AY0781C5115683 2001 HOND VIN# JHMGCG56411C030803 2004 STRN VIN# 1G8AJ52F24Z205394		
December 5, 2025		25-05235N

FICTITIOUS NAME NOTICE		
Notice is hereby given that Odalys Eire, desiring to engage in business under the fictitious name of Ody Process located at 7901 4th St. N., Suite 300, St. Petersburg, FL 33702, intends to register the said name in Pinellas county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.		
December 5, 2025		25-05260N

FICTITIOUS NAME NOTICE		
Notice Is Hereby Given that Wal-Mart Stores East, LP, 1 Customer Dr, Bentonville, AR 72716, desiring to engage in business under the fictitious name of Walmart Market #3414, with its principal place of business in the State of Florida in the County of Pinellas, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.		
December 5, 2025		25-05312N

FICTITIOUS NAME NOTICE		
Notice is hereby given that PATHWAY CONSULTING LLC, OWNER, desiring to engage in business under the fictitious name of GOLFFITFOREVER located at 36181 E LAKE RD STE 102 # 385, PALM HARBOR, FLORIDA 34685 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.		
December 5, 2025		25-05258N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES		
NOTICE IS HEREBY GIVEN that Kenneth Cunningham will engage in business under the fictitious name RONALD T DAVIS DBS/ RAMBLING ROSE FLORIST, with a physical address 771 MAIN ST DUNEDIN, FL 34698, with a mailing address 771 MAIN ST DUNEDIN, FL 34698, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.		
December 5, 2025		25-05236N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Building Kidz of Dr Phillips 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 1st day of December, 2025 Ad Astra Education LLC December 5, 2025		
		25-05249N

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 Reverse Home Solutions located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 1st day of December, 2025 Residential Equity Partners, Inc. December 5, 2025		
		25-05249N

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 Your Small Business HQ located at 3792 14th Ave SE in the City of Largo, Pinellas, FL 33771 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 28th day of November, 2025 Griffith Law & Tax PA Dianne Lynn Griffith, Esq December 5, 2025		
		25-05252N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Blue Key Vending located at 382 NE 191st St PMB 899084 in the City of Miami, Miami-Dade County, FL 33179-3899 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 28th day of November, 2025 Jibrael Robertson December 5, 2025		
		25-05250N

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 Kochenour McEntire Orthodontics located at 5753 1st Ave N. in the City of St Petersburg, Pinellas, FL 33710 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of December, 2025 Clayton H. McEntire DMD, PLLC Clayton H. McEntire December 5, 2025		
		25-05271N

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 Bricks & STEAM Academy 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 28th day of November, 2025 Tetayste Productions LLC Abdiel Franco December 5, 2025		
		25-05251N

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 Gooseneck Goods located at 2475 39th Ave N in the City of St Petersburg, Pinellas, FL 33714 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 26th day of November, 2025 Kara Dudley December 5, 2025		
		25-05254N

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 Bare laser cleaning located at 7901 4 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 28th day of November, 2025 DENALDO LLC December 5, 2025		
		25-05253N

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 LOURDE LLC located at 7901 4th St N STE 300 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of December, 2025 LOURDE LLC December 5, 2025		
		25-05308N

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 Sophia NY Nails & Beauty 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 2nd day of December, 2025 Sophia NY Beauty LLC December 5, 2025		
		25-05292N

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 1-02-2026 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.		
2G1FK1EJ4A9130522 2010 CHEV KL8CB6S91EC423058 2014 CHEV 1FAHP24W28G132775 2008 FORD 1FMSK7DH3MGC24528 2021 FORD 2FMHK6DC8ABB2430 2010 FORD 3FAHP0HA7CR314962 2012 FORD HBKXL25E2UG1600226 2000 HON 2HGFC2F66KH557925 2019 HON 2HGFC2F82KH598022 2019 HOND KMHDDH4AE6DU576200 2013 HYUN 1C4RJECEM7FC131983 2015 JEEP 2T2BZMCA8HC102590 2017 LEXS 1FDKE30L8CHA53701 1982 MBTR 4M2CU561X6KJ00127 2006 MERC WDDNG86X28A179058 2008 MERZ JA4AS3AA4LZ002044 2020 MITS 1N4BL4CV3MN364751 2021 NISS 3N1AB6AP7CL762037 2012 NISS WP0AA299X4S621688 2004 PORS 5YJSAIE44JF27427 2018 TESL 4T1BF1FK8DU289841 2013 TOYT 3VWD17AJ5FM427904 2015 VOLK 3VWJZ71K19M071069 2009 VOLK IGBLP37J8V3313770 1998 WINNEBAGO INDUSTRIES		
December 5, 2025		25-05286N

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 Tide Collective 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 3rd day of December, 2025 FORD BOSTON FLEET LLC December 5, 2025		
		25-05307N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES		
NOTICE IS HEREBY GIVEN that Alex Hernandez / ELEPHANT HOME SERVICES LLC will engage in business under the fictitious name ELEPHANT HOME WASH, with a physical address 9827 86th St Seminole, FL 33777, with a mailing address 9827 86th St Seminole, FL 33777, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.		
December 5, 2025		25-05257N

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 mortgagepros.co located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 1st day of December, 2025 Superior Home Capital LLC December 5, 2025		
		25-05267N

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on December 30, 2025, for United Self Mini Storage - Ulmerton at www.StorageTreasures.com bidding to begin on-line December 12, 2025, at 6:00am and ending, December 30, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.		
Name	Unit	
Rudolph Manning	166	
Clarence McDonald	122	
J.D. O'Neal	263	
Jemeil J. Ridges	177	
Jon Weaver	215	
Brian Young	AC29	
December 5, 12, 2025		25-05296N

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

LV10161



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PUBLIC SALES

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FIRST INSERTION
<b>NOTICE OF PUBLIC SALE</b> To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 22, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, <a href="http://www.storagetreasures.com">www.storagetreasures.com</a> , where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.  <b>PUBLIC STORAGE # 07111, 199 Missouri Ave N, Largo, FL 33770, (727) 315-0688</b> <b>Time: 09:30 AM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> 1055 - Schumacher, Sara; 1086 - Pasha, Engjell; 2060 - JBH Unlimited LLC Haines, Justin; 2121 - Clam, Stanley; 2166 - Feaster, Willie; 2179 - Galloway, Jeremy; 3041 - Williams, Jordan; 3042 - MSR MEDIA INTERNATIONAL Behr, Karinne; 3076 - Masi, Marvin; 3077 - Thompson, Holly; 3120 - Smith, Tenisha; 3135 - Miles, Marcel; 3155 - Plant, Beverly; 3157 - Williams, Mikera; 3208 - Talbott, Khaliah; B111 - Boyle, Joshua; B114 - McArdle, Francis; C114 - TAYLOR, JOHN; C116 - Butler, Jasmine; C176 - davila, America <b>PUBLIC STORAGE # 07119, 4221 Park Blvd, Pinellas Park, FL 33781, (727) 551-4378</b> <b>Time: 09:45 AM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> A226 - constable, Anthony; A411 - Ariri, Austin; A503 - Meyers, Ebony ; B224 - Scott, Keisha; B423 - Lattimore, Tyjai; B613 - Barrett, Devan; B809 - Gibson, Justice Maurice; B905 - Williams, Lakisha <b>PUBLIC STORAGE # 08217, 6820 Seminole Blvd, Seminole, FL 33772, (727) 498-8744</b> <b>Time: 10:00 AM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> 2217 - Reed, Walter; 2607 - Leonard, Chance; 2619 - Jackson, Jessica; 2728 - Johnson, Algelena; 2901 - Spencer, Kendra; 2902 - Camacho, Elias; 2923 - kaiser, Carey; 3212 - Moore, Wilhelmina; 3313 - Kolatosz, Joyce; 3419 - Dennis, Bernard; 3715 - Nowinski, Ronald; 3725 - Clark, Rachel; 4109 - Chandler, Michele S; 4110 - Scott, Angie; 4428 - White, Jerylene; 4548 - Magnolia 46 Photography Keraghan, Jeremy; 4550 - Maillet, Stephanie <b>PUBLIC STORAGE # 20173, 6543 34th St N, Pinellas Park, FL 33781, (727) 498-0622</b> <b>Time: 10:15 AM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> 314 - Capriati, Colin; 584 - Bailey, Angel; 586 - Jones, TeReico; B042 - Reis, Michael; B066 - Casale, Kara; B067 - Havens, Sarah; C004 - Robison, Darrell; E021 - Collins, Melissa; E022 - Buxton, Chantel; E038 - Collins, Krystal; E046 - Taylor, Tamara; F004 - Robison, Darrell; F007 - Eid, Hatem; F037 - Emery, Kiara; F039 - Sanchez, Lita; F058 - Thiel, James; F059 - Blink Of Time LLC godena, amanda; F060 - Lee, Tammie K; F069 - BENITEZ, RALPH; F079 - Royster, Latonya; F082 - Weldy, Rob; F086 - Hargrave, Shawn; F101 - KRANTZ, JENNIFER; F104 - Pedigo, Caitlin; G014 - Riggins-Woods, Jaierra; G027 - DeSantell, Brian; G029 - Burrows, Lori; H016 - Lindsey, AC; H021 - Robinson, Antonio <b>PUBLIC STORAGE # 20410, 5880 66th Street N, St Petersburg, FL 33709, (727) 547-3460</b> <b>Time: 10:30 AM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> A001 - Weaver, Lauren; A008 - hansen, Deion; A026 - Garcia, Lesly; A028 - Copeland, Ronnie; A032 - Armstrong, David; A040 - rue, April; A060 - balser, Holly; B043 - Sanford, Marion; B051 - Ames, Courtney T; C023 - Jones, Jennifer M; C043 - Branson, Tiffany; C085 - Hepsen, Ashley; C100 - Morris, Dfaisha; C119 - Lino, Celyne; C130 - Jeffries, Kurk; C134 - Gamble, Regina; C142 - Fischbach, Troy; C146 - Jefferson, Zanquesha; C163 - Elkin, Del; C164 - Gipson, Kimberly; D025 - Elliott, Ashley; D026 - Ziegler, Theresa M; D032 - Arbanas, Steve; D048 - Liott, Thomas; E029 - Robles, Faith; E047 - jackson, Jonathan; E048 - Bennington, Taylor; G007 - Elick, Joyce; G018 - Spinks, Earl <b>PUBLIC STORAGE # 20445, 8305 Ulmerton Road, Largo, FL 33771, (727) 249-0891</b> <b>Time: 10:45 AM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> B002 - Bennie, Heather; B005 - Sutherland, Eltonisha Danielle; B120 - Allen, Patricia; C025 - Rivera, Elias; C052 - Cummings, Mary; C070 - Andrews, Zaine; C079 - Allen, Patricia; C087 - New Level Auto Detailing LLC hillman, Larry; C098 - Hughes, Bryce; C110 - Filmon, Jessica L; C119 - Brown, Odell; C121 - Madden, Tara; C132 - King, Gloria; D009 - Parish, Charles; E008 - Bouchard, Roger <b>PUBLIC STORAGE # 20702, 1400 34th Street South, St Petersburg, FL 33711, (727) 502-6014</b> <b>Time: 11:00 AM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> B002 - Barnett, Diana; B012 - Cohens, Terryelle; B014 - Canfall, Angela; B018 - Langston, Nekeidra Patrice; B027 - Thompson, Denise; C001 - Mcvea, Charles E; C013 - Baker, Randel; C018 - witchers, Sergio; C022 - murray, Talushay; C024 - Maddox, Darricka; C026 - Gordils, Blanca; C075 - Garcia, Enrique Quintero; C083 - Nadezhda, Poplavski; C087 - corouthers, Zantrell; C088 - Baker, Ciara K; C094 - Cooper, Mercedes; C101 - jones, William; C116 - Griffin, SaNyya; D006 - Mcclendon, Alfreda; D008 - Gray, Betty; D015 - Hanley, Nieka; D021 - jenkins, dwayne; D033 - Jones, Pauletta; D046 - STAGGERS, ROSE; E004 - Hollinger, Terry; E009 - Murray, Anthony; E012 - Phillips, Princess; E030 - Grubbs, Tamika; E047 - Thomas, Dauphina; E055 - Johnson, Helen; E066 - LEWIS, MILTON; E071 - Williams, Valerie; E074 - JONES, KIMBERLY; E081 - Johnson, Carjada; E086 - Bryan, Randy; E095 - Clark, Lisa; E096 - Pasco, Derrick; E106 - MAYNOR, JACKQULIN; E108 - timpson, Lakitta; E116 - Baker, Angelica; E133 - Holliday, Nicole; E149 - Vega, Alejandra; E158 - parker, damarius; E165 - tucker, Brenden; E168 - wright, sophia; E172 - Vandevender, Garrett <b>PUBLIC STORAGE # 20714, 4500 34th Street North, St Petersburg, FL 33714, (727) 547-3606</b> <b>Time: 11:15 AM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> A016 - Mceuil, Beonka; A026 - Walker, Ahmad; A027 - corsa, Leslie; A039 - Powell, Laura; A045 - MARINO, pablo; A050 - Davis, Donald; A054 - Alfred, David; B001 - Boles, Tyquan; B010 - Vargas, Angel; B064 - Rhaney, Leslie; B074 - Kraeger, Gary; B077 - Tyree, Alicia; B082 - Scott, Madrid; C022 - LaVine, Kertina; D027 - Derico, Joy; D058 - Fink, Christopher; D059 - Bey, Dwayne Harrington; D080 - Denson, Christine; E026 - Woodard, Vonchinna; E039 - Williams, Zelda; F005 - Johnson, Laquita; F009 - Davis, Mario; F027 - Thomas, Daniel; F038 - Eldib, Mohamed; F040 - Serrano, Lymarie; F041 - Carter, Kelly; F045 - Ribeiro, Makenna; G004 - Kenson, James; G010 - Britt, Lisa; G020 - graham, Jordan; G041 - lundy, joetta; G042 - Barber, Asia; H022 - Papillon, Ernest; H032 - Leon, Cecilia L; H053 - Oliveras, Marybel; H055 - Smiley, Marqual <b>PUBLIC STORAGE # 25804, 14770 66th St N, Clearwater, FL 33764, (727) 304-3595</b> <b>Time: 11:30 AM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> A12 - Cribbs, David; A19 - McMahon, Emily; B41 - Gallardo, Hector; C07 - Maxwell, Kimberly; C114 - Tobin, Elizabeth; C115 - Civil, Daniel; C127 - Parz, Josh; C134 - Losito, Antointte; C142 - Crook, Carolyn; C15 - Seevers, Dale B; C54 - Stellar studios Marquez, Isabel; C55 - Pfaff, Davora; C58 - owen, merritt; C65 - D&O capital invested Buznea, Denis; D025 - Blackwell, Albert; D053 - StMarie, Patrick; D071 - Vok, Amanda; D213 - Lewis, Matthew; D221 - VanderMolen, Ian; D265 - Gorhan, Tyler; D284 - Walsh @, Kristin; D294 - Walsh @, Kristin; D300 - Walsh @, Kristin; D336 - Vaughn, Becky; D351 - mitchell, Quintavius; D359 - perry, Jon; E009 - Jones, Morgan; E022 - Pezone, Nicholas J; E051 - Bostick, Yvette; E060 - Hillier, Richard; E089 - Monroe, Ralph; E125 - Berrians, Constance; E132 - Cooke, Phillip Elijah; E136 - Bowen, Hannah; E171 - Gordon, Monique; E176 - Sullivan, Deloris; F047 - Life Changing Ministries Long, Michael; F102 - McMahon, Thomas; F110 - Ceden0, Liudmila <b>PUBLIC STORAGE # 28072, 1615 North Highland Ave, Clearwater, FL 33755, (727) 373-6088</b> <b>Time: 11:45 AM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> 140 - Mcclendon, Cynthia; 147 - Monroe, Glynis; 306 - Chisolm, Garet; 423 - Battle-Clemons, Janet; 429 - Davila, America; 445 - Butler, Sterling; 461 - Adams, Cheyenne; 473 - Hamil, Earl; 611 - Bailey, C; 621 - Brown, William; 625 - McWhorter, Beth; 677 - Marry, Marie; 689 - Caglione, Chris; 710 - Brown, Likisha; 714 - Golden, Markese; 750 - Wortham, Paul; 755 - bonet, jennifer; 802 - mannion, Roseanne; 908 - Bannis-Holmes, Shantiquia <b>PUBLIC STORAGE # 29147, 13750 Walsingham Road, Largo, FL 33774, (727) 493-0046</b> <b>Time: 12:00 PM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> 1027 - Russ, Monique; 1049 - Johnson, Thomas; 1085 - Bratton, Alan L; 1098 - Bratton, Alan L; 2009 - Coelho, Ruth; 2050 - Foster, Steve; 2089 - hillman, Deandre; 2098 - Baine, Mackenzie; 2107 - Fulmer, Stephanie; 3012 - Borrelli, Christopher; 3081 - Tufano, Bonnie; 3148 - Curran, Francis; 3218 - Lewis, Linsey; C004 - Stark, Sarah; D006 - Skeen, Teresa <b>PUBLIC STORAGE # 52102, 20865 US Hwy 19 North, Clearwater, FL 33765, (727) 258-2224</b> <b>Time: 12:15 PM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> A043 - Koccej, Denise; B001 - Godbey, Sarah; B017 - sutton, Tyshaun; B025 - Ferris, Michael; B037 - Welch, Lorenzo; B045 - Johnson, Khadijah; B052 - ARIE, WILLIAM; B070 - Kistulentz, Steve; B075 - Scheaffe, Amanda; C080 - Booze, Wilmatene ; C106 - Ciesielski, Michael; C108 - Crenshaw, Kemis; C143 - Hardy, Dion; C209 - Tran, Brianna; C210 - Rollins, Sequoia; C219 - McCargo, Donna; D027 - Glenn, Britan; D043 - JENKINSON, Jamison; D045 - Fergerson, Rashamia <b>PUBLIC STORAGE # 52103, 16079 US Hwy 19 North, Clearwater, FL 33764, (727) 474-1763</b> <b>Time: 12:30 PM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> C004 - Brewer, Mike; C041 - Upton, Michael; C042 - Credle, Phillip; C097 - Martinez, Joshua; C135 - Welki, Robert; C149 - Ayala, Marvin ; E057 - Wilson, Malik; F011 - Green, ShaQuell; F032 - Livsey, Monte; G024 - Winkler, Alan; G032 - Suchan, Theresa <b>PUBLIC STORAGE # 23917, 2150 25th St North, St Petersburg, FL 33713, (727) 306-9278</b> <b>Time: 12:45 PM</b> <b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b> 0141 - Kedzierski, Leonard; 0302 - Lima, Sarah; 0312 - Jenkins, Tiffany; 0344 - Renovate the Nation Rafaloski, David; 0419 - Ashbrook's Woodcrafts and Custom Fabrications Ashbrook, Robert; 0436 - morgan, lawrence; 0450 - Smith, Terrence; 0531 - Williams, Siera; 0535 - Toten, Nicole; 0542 - Robinson, Rebecca; 0620 - Dickson, Jerry Stephen; 0636 - Williams, Jalinda; 0694 - Wernick, David Eugene; 0786 - Zobrist, Melinda; 0859 - Greenebaum, Mark; 1107 - HILL, ANDY; 1129 - Richardson, Travis; 3067 - GILKS, KAHREEM; 4025 - Evans, Alphonso; 4040 - Faublar, Joseph; 4048 - Danh, Nga; 5005 - Margan, Chrystal

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

December 5, 12, 2025

25-05230N

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 22, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www.storagetreasures.com](http://www.storagetreasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08759, 3657 Tampa Road, Oldsmar, FL 34677, (813) 259-7166

Time: 09:30 AM

Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

0204 - walsh, Paris; 0212 - mcduffy, james; 0226 - Campbell, Erica; 0313 - Walters, Jacoby; 0404 - Caron, Kevin; 0405 - Rosenquist, Cameron; 0409 - Rosenquist, Cameron; 1039 - Hirsch, Annmarie; 2061 - LaBean, Nick; 2066 - Petronsky, Stephen

PUBLIC STORAGE # 23431, 4080 Tampa Road East, Oldsmar, FL 34677, (813) 773-6571

Time: 10:30 AM

Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

1069 - Montoney, Andrea; 1074 - Urrutia, Sebastian; 2005 - Booth, Christina; 2006 - Mcneill, Caroline; 2024 - Amis, George; 2043 - Castro, Stephanie; 2088 - ATLAS FINTECH HOLDINGS CORP FIN TECH HOLDINGS CORP, ATLAS; 3039 - Nelson, Daniel Charles; 3100 - ATLAS FINTECH HOLDINGS CORP FIN TECH HOLDINGS CORP, ATLAS; C081 - melendez, Enrique; D002 - Smokers Delite Mink, Tammy; D044 - Baierlein, Timothy; D054 - Beaverland, Jason; D080 - Arias, Angela; D086 - Merens, Crystal; D093 - Velez, Adnery; E003 - jackson, Garland; E014 - Avant, DeAidre; F043 - Jaramillo, Rafael; G016 - kanosh, Caitlin; G053 - White, Juliet; G063 - Forman, Joseph; G100 - Federici, Italia; P014 - MAJCN SON'S Sonderman, Michael C.

PUBLIC STORAGE # 28074, 1730 S Pinellas Ave, Ste I, Tarpon Springs, FL 34689, (727) 605-0137

Time: 12:45 PM

Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

01007 - Filippelli, Annette; 111 - Krider, Richard; 202 - Nenno, Evelyn; 279 - Petelle, Evan; 303 - Fatkin, Angela; 423 - Cunningham, Chris; 542 - Baldwin, Roslyn; 567 - Wheeley, Leah; 615 - Perry, Steve; 617 - Baetens, Seth; 908 - Harrison, Jeremy

PUBLIC STORAGE # 28081, 38800 US Highway 19 North, Tarpon Springs, FL 34689, (727) 219-9944

Time: 01:00 PM

Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

A009 - Cane, Casey; B071 - andrews, Steven; B074 - Marchesiello, Dominick; B114 - Latu, Marie; B138 - andrews, Steven; B161 - Canfield, Heather; B174 - Smith-Hart, David; B180 - Macneel, Sarah; C208 - Williams, Robert; C212 - Amwake, Thomas; C219 - Gonzalez, Alejandro; C250 - Biscardi, Michael; C267 - Augustine, Elizabeth; E316A - Phelan, Lorraine; F342 - Maglis, Maria; F387 - Cane, Casey; H501 - Stewart, Leah; H542 - Youmans, Katrina; H552 - Nokes, Teena; H554 - Ellis, Mallory; I621 - Snyder, Michael; J701H - Lynch, Jared; J703J - Martinez, Gliseria; K849 - slicker, Randy; L904 - Rivera, Jesus; L917 - Cane, Casey; L940 - Estrela, Fabiano; M1010 - Pereira, Ernesto; M1014 - Grady, Vanessa; M1041 - Polosino, John; N1106 - Annexy, Lydia

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

December 5, 12, 2025

25-05231N

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on December 30, 2025, for United Self Mini Storage - Countryside at [www.StorageTreasures.com](http://www.StorageTreasures.com) bidding to begin on-line December 12, 2025, at 6:00am and ending December 30, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Anna Hertrich	211
Robert Steven Watts	488

December 5, 12, 2025

25-05291N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Staring at 10 am on Wednesday December 17, 2025.

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

H-26 Krista Grosher  
I-3 Sheryl Hakala  
K-6 Christopher Hile

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

C-15 Louis Parlet  
M-12 Dominique Smith  
N-4 Bryan Kerwick  
R-10 Tracy Melanson  
R-18 Tracy Melanson  
S-11 Tracy Melanson  
S-12 Bryan Kerwick

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

C-7 Rock Catanzaro  
M-13 Sheryl Hakala  
N-10 Carrington Place

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

B-18 Oanh Kieu Thi Do  
C-13 Joshua Sheridan  
J-9 Phillip Wainwright  
Q-6 Reginald Sims  
R-9 Tony Jacobs  
T-18 John McGuire

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

G-7 Lisa Green  
H-21 Lisa Green  
T-6 Craig Wood  
T-16 Dorian Floyd  
U-11 Mary Pressley

December 5, 12, 2025

25-05272N

FIRST INSERTION

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

NOTICE OF INTENT TO ISSUE

THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP OR DEPARTMENT) GIVES NOTICE OF ITS INTENT TO ISSUE A PERMIT UNDER SECTION 403.722, FLORIDA STATUTES (F.S.), AND CHAPTERS 62-4, 62-701, 62-710 AND 62-730 OF THE FLORIDA ADMINISTRATIVE CODE (F.A.C.) TO HAGAN HOLDING COMPANY. This permit relates to the facility located at 843 43rd Street South, in St. Petersburg, Pinellas County, Florida, having assigned facility ID number FLD152764767, and is issued as part of DEP's Used Oil and Solid Waste management programs.

The draft Permit contains the conditions for Permit(s) 33721-008-SO & 33721-009-HO. The Used Oil & Material Processing Permit is intended to be issued to allow HAGAN HOLDING COMPANY (D/B/A HOWCO Environmental Services) to operate a used oil and material processing facility at HOWCO, 843 43rd Street South, St. Petersburg, Florida.

Copies of the application and the draft Permit are available for public inspection during normal business hours 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at DEP Southwest District Office, 13501 Telecom Parkway North, Temple Terrace, Florida 33637, (813) 470-5700, and at Permitting & Compliance Assistance Program, Division of Waste Management, Bob Martinez Office Building, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400, (850) 245-8913. Electronic copies of the application and supplemental information can be accessed in the Department's OCULUS data system located at:  
  
<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/FLD152764767/facilitysearch>

The Department will issue the Permit unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information: (a) The name, address, and telephone number of each petitioner, the applicant's name and address, the Department Permit File Number and the county in which the project is proposed; (b) A statement of how and when each petitioner received notice of the Department's action or proposed action; (c) A statement of how each petitioner's substantial interests are affected by the Department's action or proposed action; (d) A statement of all material facts disputed by petitioner, if there are none, the petitioner must so indicate; (e) A statement of facts which petitioner contends warrant reversal or modification of the Department's action or proposed action; (f) A statement of which rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and (g) A statement of the relief sought by petitioner, stating precisely the action petitioner wants the Department to take with respect to the Department's action or proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [AgencyClerk@dep.state.fl.us](mailto:AgencyClerk@dep.state.fl.us). Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing. In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any other persons must be filed within 14 days of publication of this notice or receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Public participation is solicited without regard to race, color, religion, sex, pregnancy, national origin, age, handicap or marital status. Persons who require special accommodations under the Americans with Disabilities Act (ADA) or persons who require translation services (free of charge) are asked to contact DEP's Limited English Proficiency Coordinator at 850-245-2118 or [LEP@FloridaDEP.gov](mailto:LEP@FloridaDEP.gov). If you have a hearing or speech impairment, please contact the agency using the Florida Relay Service, 800-955-8771 (TDD) or 800-955-8770 (voice).

<b>NOTICE OF PUBLIC SALE</b>	
Sales, LLC will sell at public lien sale on December 22, 2025, the personal property and but are not limited to: household and personal items, office and other equipment. 9:30 AM and continue until all units are sold. The lien sale is to be held at the online where indicated. For online lien sales, bids will be accepted until 2 hours after the	
<b>Oldsmar Road, Oldsmar, FL 34677, (813) 259-7166</b>	
om. s; 0226 - Campbell, Erica; 0313 - Walters, Jacoby; 0404 - Caron, Kevin; 0405 - ameron; 1039 - Hirsch, Annmarie; 2061 - LaBean, Nick; 2066 - Petronsky, Stephen <b>Oldsmar Road East, Oldsmar, FL 34677, (813) 773-6571</b>	
om. ebastian; 2005 - Booth, Christina; 2006 - Mcneill, Caroline; 2024 - Amis, George; NTECH HOLDINGS CORP FIN TECH HOLDINGS CORP, ATLAS; 3039 - Nelson, HOLDINGS CORP FIN TECH HOLDINGS CORP, ATLAS; C081 - melendez, mmy; D044 - Baierlein, Timothy; D054 - Beaverland, Jason; D080 - Arias, Angela; ry; E003 - jackson, Garland; E014 - Avant, DeAidre; F043 - Jaramillo, Rafael; G016 63 - Forman, Joseph; G100 - Federici, Italia; P014 - MAJC n SON'S Sonderman,	
<b>llas Ave, Ste I, Tarpon Springs, FL 34689, (727) 605-0137</b>	
om. Richard; 202 - Nenno, Evelyn; 279 - Petelle, Evan; 303 - Fatkin, Angela; 423 - 567 - Wheeley, Leah; 615 - Perry, Steve; 617 - Baetens, Seth; 908 - Harrison, Jeremy <b>Highway 19 North, Tarpon Springs, FL 34689, (727) 219-9944</b>	
om. ; B074 - Macneel, Dominick; B114 - Latu, Marie; B138 - andrews, Steven; B161 84; B180 - Marchesi, Sarah; C208 - Williams, Robert; C212 - Amwake, Thomas; C219 nael; C267 - Augustine, Elizabeth; E316A - Phelan, Lorraine; F342 - Maglis, Maria; H542 - Youmans, Katrina; H552 - Nokes, Teena; H554 - Ellis, Mallory; I621 - Snyder, artinez, Gliseria; K849 - slicker, Randy; L904 - Rivera, Jesus; L917 - Cane, Casey; ernesto; M1014 - Grady, Vanessa; M1041 - Polosino, John; N1106 - Annexy, Lydia	
be made available prior to the sale. All sales are subject to cancellation. We reserve be in cash or credit card-no checks. Buyers must secure the units with their own original RESALE certificates for each space purchased is required. By PS Retail CA 91201. (818) 244-8080.	
25-05231N	
<b>FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF INTENT TO ISSUE</b>	
THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP OR DEPARTMENT) GIVES NOTICE OF ITS INTENT TO ISSUE A PERMIT UNDER SECTION 403.722, FLORIDA STATUTES (F.S.), AND CHAPTERS 62-4, 62-701, 62-710 AND 62-730 OF THE FLORIDA ADMINISTRATIVE CODE (F.A.C.) TO HAGAN HOLDING COMPANY. This permit relates to the facility located at 843 43rd Street South, in St. Petersburg, Pinellas County, Florida, having assigned facility ID number FLD152764767, and is issued as part of DEP's Used Oil and Solid Waste management programs.	
The draft Permit contains the conditions for Permit(s) 33721-008-SO & 33721-009-HO. The Used Oil & Material Processing Permit is intended to be issued to allow HAGAN HOLDING COMPANY (D/B/A HOWCO Environmental Services) to operate a used oil and material processing facility at HOWCO, 843 43rd Street South, St. Petersburg, Florida.	
Copies of the application and the draft Permit are available for public inspection during normal business hours 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at DEP Southwest District Office, 13501 Telecom Parkway North, Temple Terrace, Florida 33637, (813) 470-5700, and at Permitting & Compliance Assistance Program, Division of Waste Management, Bob Martinez Office Building, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400, (850) 245-8913. Electronic copies of the application and supplemental information can be accessed in the Department's OCULUS data system located at:	
<a href="https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/FLD152764767/facility/search">https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/FLD152764767/facility/search</a>	
The Department will issue the Permit unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.	
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information: (a) The name, address, and telephone number of each petitioner, the applicant's name and address, the Department Permit File Number and the county in which the project is proposed; (b) A statement of how and when each petitioner received notice of the Department's action or proposed action; (c) A statement of how each petitioner's substantial interests are affected by the Department's action or proposed action; (d) A statement of all material facts disputed by petitioner, if there are none, the petition must so indicate; (e) A statement of facts which petitioner contends warrant reversal or modification of the Department's action or proposed action; (f) A statement of which rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and (g) A statement of the relief sought by petitioner, stating precisely the action petitioner wants the Department to take with respect to the Department's action or proposed action.	
The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at <a href="mailto:Agency_Clerk@dep.state.fl.us">Agency_Clerk@dep.state.fl.us</a> . Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.	
In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any other persons must be filed within 14 days of publication of this notice or receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.	
Public participation is solicited without regard to race, color, religion, sex, pregnancy, national origin, age, handicap or marital status. Persons who require special accommodations under the Americans with Disabilities Act (ADA) or persons who require translation services (free of charge) are asked to contact DEP's Limited English Proficiency Coordinator at 850-245-2118 or <a href="mailto:LEP@FloridaDEP.gov">LEP@FloridaDEP.gov</a> . If you have a hearing or speech impairment, please contact the agency using the Florida Relay Service, 800-955-8771 (TDD) or 800-955-8770 (voice).	
Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to submit comments or file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at <a href="mailto:Agency_Clerk@dep.state.fl.us">Agency_Clerk@dep.state.fl.us</a> , before the expiration of the deadline proposed to be extended. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.	
Mediation is not available in this proceeding.	
December 5, 2025	
25-05305N	







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ESTATE

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FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-4784**  
**IN RE: ESTATE OF LEONARD ANGELACCIO a/k/a LEONARD ANGELACCIO, SR., Deceased.**

The administration of the estate of LEONARD ANGELACCIO, also known as LEONARD ANGELACCIO, SR., deceased, whose date of death was April 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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: December 5, 2025.

**LEONARD ANGELACCIO, JR.**  
**Personal Representative**  
12501 Urmerton Road, Lot 117  
Largo, FL 33774  
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: jrivera@hnh-law.com  
December 5, 12, 2025 25-05284N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-008495-ES**  
**Division**  
**IN RE: ESTATE OF LILLEMOR AREFF Deceased.**

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

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is 12/05/2025.

**Personal Representative:**  
**Danyel Areff**  
2520 Melendy Drive  
San Carlos, California 94070  
Attorney for Personal Representative: Andrew Ponnock  
Attorney  
Florida Bar Number: 195420  
10100 West Sample Road, 3rd Fl  
Coral Springs, FL 33065  
Telephone: (954) 340-4051  
Fax: (954) 340-3411  
E-Mail: andy@ponnocklaw.com  
Secondary E-Mail: eservice@ponnocklaw.com  
December 5, 12, 2025 25-05263N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO. 25-01137-ES**  
**IN RE: ESTATE OF ROBERT N. KALINOWSKI, DECEASED.**

The administration of the estate of ROBERT N. KALINOWSKI, deceased, whose date of death was September 18, 2025 is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The 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 December 5, 2025.

**Personal Representative:**  
**David Straub Coover, Jr.**  
**c/o BATTAGLIA, ROSS, DICUS & McQUAID, PA**  
5858 Central Ave  
St. Petersburg, FL 33707  
Attorney for Personal Representative: Lama Alqasemi, Esq.  
BATTAGLIA, ROSS, DICUS & McQUAID, P.A.  
5858 Central Ave.,  
St. Petersburg, FL 33707  
(727) 381-2300  
FBN: 1024651  
Primary Email: lalqa@brdwlaw.com  
Secondary Email: probatecasemgr@brdwlaw.com  
December 5, 12, 2025 25-05314N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO.: 25-010115-ES**  
**IN RE: ESTATE OF SALVATORE RALPH BALSAMO, Deceased.**

The administration of the estate of Salvatore Ralph Balsamo, 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 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

**Laura Kuntz,**  
**Personal Representative**

**Daniel J. Balsamo,**  
**Personal Representative**

David A. Peek, Attorney for Personal Representatives  
david@theseminolelegalcenter.com  
info@theseminolelegalcenter.com  
Florida Bar No. 0044660  
The Legal Center  
10700 Johnson Blvd.,  
Suite 1  
Seminole, FL 33772  
Telephone: (727) 393-8822  
December 5, 12, 2025 25-05281N

**RICHARD W. SHEPPARD**  
**Personal Representative**

Sean W. Scott, Esq.  
Scott Law Offices, WLAUW, 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  
December 5, 12, 2025 25-05274N

FIRST INSERTION

**NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA  
**CASE NO.: 25-010614-ES**  
**Division: Probate**  
**IN RE: ESTATE OF DONA R. BEASLEY, Deceased.**

The administration of the Estate of DONA R. BEASLEY, deceased, Case No. 25-010614-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 December 5, 2025.

**JOHN C. LANDON**  
**Personal Representative**

Sean W. Scott, Esq.  
Scott Law Offices, WLAUW, 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  
December 5, 12, 2025 25-05273N

FIRST INSERTION

**AMENDED NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR Pinellas County, FLORIDA  
PROBATE DIVISION  
**File No. 25-010853-ES4**  
**IN RE: ESTATE OF John Gerard Kenkoff Quinn Deceased.**

The administration of the estate of John Gerard Kenkoff Quinn, deceased, whose date of death was July 17th, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Attn: Probate, Rm. 106, 315 Court St, Clearwater, FL 33756-5165. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 December 5th, 2025

**Personal Representative:**  
**Mark John Quinn**  
507 Fairview Rd  
Belleair, FL 33756  
Russell R. Winer  
Attorney at Law  
Attorneys for Personal Representative  
1017 9th Ave N  
St Petersburg, FL 33705  
Telephone: (727) 821-4000  
Florida Bar No. 517070/523201  
Email Addresses: rw@inherit-Florida.com  
December 5, 12, 2025 25-05240N

**Shannon Marsh**  
5 Uncas Court  
Quaker Hill, Connecticut 06375  
Attorney for Personal Representative: /s/ Desiree Sanchez  
Desiree Sanchez Attorney  
Florida Bar Number: 10082  
Sanchez Law Group, P.A.  
605 E. Robinson Street, Suite 650  
Orlando, FL 32801  
Telephone: (407) 500-4444  
Fax: (407) 236-0444  
E-Mail: desiree@sanchezlaw.com  
Secondary E-Mail: info@sanchezlaw.com  
December 5, 12, 2025 25-05261N

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

IV10267



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ESTATE

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FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**UCN: 522025CP010239XXESPR**  
**REF #: 25-010239-ES**  
**IN RE: ESTATE OF**  
**ELIZABETH P. FENN AKA**  
**ELIZABETH NESBITT FENN,**  
**Deceased.**

The administration of the estate of ELIZABETH P. FENN AKA ELIZABETH NESBITT FENN, deceased, whose date of death was September 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

FIRST INSERTION

NOTICE.

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

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

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

The date of first publication of this Notice is: December 5, 2025

**Personal Representative:**  
**RENEE B. SHEEHAN**  
**c/o Rooth and Rooth P.A.**  
7600 Seminole Blvd., Suite 102  
Seminole, Florida 33772

Attorney for Personal Representative:  
MARIE R. ZORRILLA, Attorney  
ROOTH & ROOTH P.A.  
7600 Seminole Blvd Suite 102  
Seminole, FL 33772  
Telephone: (727) 397-4768  
Florida Bar No. 0118979  
E-Mail: marie@roothlaw.com  
E-Mail: ryan@roothlaw.com  
December 5, 12, 2025 25-05297N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-007999-ES**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**BONNIE A. BOWERS**  
**Deceased.**

The administration of the estate of BONNIE A. BOWERS, deceased, whose date of death was July 7, 2025; File Number 25-007999-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: December 5, 2025.

**ELIZABETH MARONEY**  
**Personal Representative**  
2501 62nd St. N,  
St. Petersburg, FL 33710  
WILLIAM K. LOVELACE  
Attorney for Personal Representative  
Email: fordlove@tampabay.rr.com  
Florida Bar No. 0016578  
SPN# 01823633  
Wilson, Ford & Lovelace, P.A.  
401 South Lincoln Ave.  
Clearwater, Florida 33756  
Telephone: 727-446-1036  
December 5, 12, 2025 25-05309N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH JUDICIAL CIRCUIT  
COURT FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No.: 25-009037-ES**  
**IN RE: ESTATE OF**  
**NICOLA ANTONIO SALVATORE**  
**Deceased.**

The administration of the estate of NICOLA ANTONIO SALVATORE, deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Probate Department, 315 Court Street, Room 106, Clearwater, Florida, USA, 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.

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 December 05, 2025.

**Personal Representatives:**  
**/s/ REBECCA CUTHBERT**  
96 Belmont Boulevard,  
Georgetown, Ontario,  
L7G 6E7, Canada

Attorney for Personal Representative:  
/s/ DAVID A. ALTRO, Esq.  
Attorney  
Florida Bar No.: 395412  
20 Adelaide Street East, Suite 905  
Toronto, Ontario, M5C 2T6, Canada  
Telephone: (416) 477-8150  
E-Mail Address: daltro@altrolaw.com  
December 5, 12, 2025 25-05264N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-9717-ES**  
**IN RE: ESTATE OF**  
**RAY SAL SCAGLIONE,**  
**aka RAY SAL SCAGLIONE, SR.**  
**Deceased.**

The administration of the estate of RAY SAL SCAGLIONE, also known as RAY SAL SCAGLIONE, deceased, whose date of death was April 27, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

FIRST INSERTION

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

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

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

The date of first publication of this notice is: December 5, 2025.

**Robert D. Hines Curator**  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Robert D. Hines, Esq.  
Attorney for Curator  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jriviera@hnh-law.com  
December 5, 12, 2025 25-05262N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-001604**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JAMES M. BURNESS**  
**Deceased.**

The administration of the estate of James M. Burness, deceased, whose date of death was June 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas: 315 Court St # 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 5, 2025.

**Personal Representative:**  
**Susan Burness**  
**Susan D. Burness**  
Attorney for Personal Representative:  
/s/ Debra A. Faulkner  
Debra A. Faulkner, Esq.  
Florida Bar Number: 94212  
The Faulkner Firm, P.A.  
4056 Tampa Road  
Oldsmar, FL 34677  
Telephone: (727) 939-4900  
E-Mail:  
debbie@thefaulknerfirm.com  
Secondary E-Mail:  
probate@thefaulknerfirm.com  
December 5, 12, 2025 25-05238N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-010641-ES**  
**IN RE: ESTATE OF**  
**JUDITH M. KUECKEN,**  
**Deceased.**

The administration of the estate of JUDITH M. KUECKEN, deceased, whose date of death was September 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

FIRST INSERTION

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: December 5, 2025.

**RUSSELL D. KUECKEN**  
**Personal Representative**  
5857 Oakhurst Drive  
Seminole, FL 33772  
CHASE L. WILSEY  
Attorney for Personal Representative  
Florida Bar No. 1035227  
Fisher and Wilsey, P.A.  
1000 16th Street North  
St. Petersburg, FL 33705-1147  
Telephone: 727-898-1181  
Email: cwilsey@fisher-wilsey-law.com  
Secondary:  
eoldja@fisher-wilsey-law.com  
December 5, 12, 2025 25-05298N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 25-004794-ES**  
**Division: 003**  
**IN RE: ESTATE OF**  
**BARBARA A. DUFF,**  
**Deceased.**

The administration of the estate of BARBARA A. DUFF, deceased, whose date of death was November 20, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 5, 2025.

**Personal Representative:**  
**MICHAEL R. THOMPSON**  
12200 144th Lane  
Largo, FL 33774  
Attorney for Personal Representative:  
THEODORE R. SCHOFNER,  
ESQUIRE  
Attorney for Personal Representative  
Florida Bar No. 381357 /  
SPN: 01243397  
2117 Indian Rocks Road  
Largo, Florida 33774  
Telephone: (727) 588-0290  
Fax: (727) 584-0932  
E-Mail: info@elderlawattorney.com  
December 5, 12, 2025 25-05302N

Q

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

A

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

R

Rarely do consumers specifically search online for public notices.

Q

How much do legal notices cost?

A

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

T

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](mailto:legal@businessobserverfl.com)

11/18/2025 V2.6



--- PROBATE / ACTIONS / SALES ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**REF #25-010886-ES**  
In re: Estate of  
**MICHELE RENE GARNER**  
A/K/A MICHELE R. GARNER,  
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 MICHELE  
RENE GARNER, A/K/A MICHELE  
R. GARNER, deceased, File Number  
25-010886-ES, by the Circuit Court  
for Pinellas County, Florida, Probate  
Division, the address of which is  
Pinellas County Courthouse, Probate  
Division, 315 Court Street North,  
Clearwater, Florida 33756; that the  
decedent's date of death was August 30,  
2025; that the total value of the estate  
is \$6,441.00, and that the names and  
address of those to whom it has been  
assigned by such order are:  
**JAMES RUSSELL GARNER**  
10208 4th St. E.  
Treasure Island, FL 33706  
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 Administra-  
tion 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 PE-  
RIOD, 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 December 5, 2025.  
  
**Person Giving Notice:**  
**JAMES RUSSELL GARNER**  
10208 4th St. E.  
Treasure Island, FL 33706  
Attorney for Person Giving Notice:  
**TERRY J. DEEB**  
**DEEB ELDER LAW, P.A.**  
6699 - 13th Avenue North, Suite 4B  
St. Petersburg, FL 33710  
Ph: #727/381-9800; Fx #727/381-1155  
E-Mail: servicekat@deebelderlaw.com  
E-Mail: servicedck@deebelderlaw.com  
E-Mail: servicecjcj@deebelderlaw.com  
Florida Bar Number: #997791  
Attorney for  
**JAMES RUSSELL GARNER**  
December 5, 12, 2025 25-05301N

SAVE  
TIME

Email your Legal Notice  
legal@businessobserverfl.com

Deadline Wednesday at noon  
Friday Publication

SARASOTA • MANATEE  
HILLSBOROUGH • PASCO  
PINELLAS • POLK • LEE  
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**  
LV20906\_V9

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-011194-ES**  
**Division PROBATE**  
IN RE: ESTATE OF  
**WALTER T. BUENEMAN**  
Deceased.

The administration of the estate of  
**WALTER T. BUENEMAN**, deceased,  
whose date of death was November 6,  
2025, is pending in the Circuit Court  
for Pinellas County, Florida, Probate  
Division, the address of which is 315  
Court St. Rm. 106, Clearwater, FL  
33756. The names and addresses of  
the personal representative and the  
personal representative's attorney are  
set forth below.  
  
All creditors of the decedent and 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 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 SEC-  
TION 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, and a  
personal representative or curator has  
no duty to discover whether the Florida  
Uniform Disposition of Community  
Property Rights at Death Act applies  
to the subject property unless a timely  
written demand is made.  
  
The date of first publication of this  
notice is December 5, 2025.  
  
**Personal Representative:**  
**WARREN L. CRONIN**  
476 Fort Mill Lane  
Spring Hill FL 34609  
Attorney for Personal Representative:  
**THOMAS O. MICHAELS, ESQ.**  
tomlaw@tampabay.rr.com  
Florida Bar No. 270830  
Thomas O. Michaels, P.A.  
1370 Pinehurst Rd.  
Dunedin FL 34698  
Telephone: 727-733-8030  
December 5, 12, 2025 25-05276N

FIRST INSERTION

**NOTICE OF FORFEITURE  
COMPLAINT**  
IN THE CIRCUIT COURT OF THE  
Sixth JUDICIAL CIRCUIT  
IN AND FOR Pinellas COUNTY,  
FLORIDA  
**CASE NO: 25-CA-005370**  
**FGCC Case No.:**  
**FGCC25ON0000114**  
**IN RE: FORFEITURE OF:**  
**Fifteen Thousand Six Hundred**  
**Fifty-Four Dollars**  
**IN U.S. CURRENCY**  
**(\$15,654.00)**

TO: FUN ARCADE, LLC, and RA-  
MON, LLC., and all parties having  
or claiming to have any right, title,  
or interest in the property herein de-  
scribed.  
  
YOU ARE NOTIFIED that on  
October 30, 2025, the Florida Gam-  
ing Control Commission filed the  
above styled forfeiture action against  
the above-described property in the  
Circuit Court of the Sixth Judicial  
Circuit of Florida, in and for Pinellas  
County, which was seized on Septem-  
ber 16, 2025, pursuant to a criminal  
investigation for offenses occurring  
in Pinellas County, Florida. An Order  
finding probable cause was issued by  
the Court on October 6, 2025. A copy  
of the aforementioned Complaint and  
Order are on file at the Office of the  
Clerk of the Courts for Pinellas  
County, Florida, and are available for  
examination during regular business  
hours.  
  
YOU ARE REQUIRED to serve a  
copy of your written defenses, if any,  
to the Complaint and Order finding  
Probable Cause upon Marc Daniel  
Taupier, Deputy General Counsel  
and Chief Gaming Enforcement Le-  
gal Advisor for the Florida Gaming  
Control Commission, whose address  
is 4070 Esplanade Way, Suite 250,  
Tallahassee, Florida 32399, and file  
the Original with the Clerk of Court,  
Pinellas County, Florida. Failure to  
file and serve such pleadings may re-  
sult in the entry of a Default pursuant  
to Florida Rules of Civil Procedure  
1.550, and a Final Order of Forfeiture.  
  
This notice shall be published once  
a week for two (2) consecutive weeks  
in the Tampa Bay Newspapers.  
Marc Daniel Taupier  
Deputy General Counsel and  
Chief Gaming Enforcement  
Legal Advisor  
4070 Esplanade Way, Suite 250  
Tallahassee, FL 32399  
Publish Dates: December 3, 2025  
and December 10, 2025.  
December 5, 12, 2025 25-05243N

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. 23-00176-DP-2**  
**IN THE INTEREST OF:**  
**S.T. DOB: 3/27/2017,**  
**MINOR CHILD**  
TO: Richard Tamba  
  
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 fol-  
lowing child for adoption: S.T. born on  
3/27/2017. You are hereby commanded  
to appear on January 27, 2026, at 10:00  
AM before the Honorable Kimberly  
Campbell at the Pinellas County Justice  
Center, 14250 49th Street North, Annex  
Courtroom C, Clearwater, FL 33762,  
for an ADVISORY HEARING AND  
ADJUDICATION/DISPOSITION  
HEARING.  
  
FAILURE TO PERSONALLY AP-  
PEAR AT THIS ADVISORY HEAR-  
ING 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 or-  
der to participate in this proceeding,  
you are entitled, at no cost to you, to  
the provision of certain assistance.  
Please contact the Office of Human  
Rights, 400 S. Ft. Harrison Avenue,  
Suite 300, Clearwater, FL 33756, (727)  
464-4062 (V/TDD) at least 7 days be-  
fore your scheduled court appearance,  
or immediately upon receiving this no-  
tification if the time before the sched-  
uled appearance is less than 7 days; if  
you are hearing or voice impaired, call  
711.  
  
WITNESS my hand as Clerk of said  
Court and the Seal thereof, this day of  
NOV 26 2025.  
  
Ken Burke, Clerk of Court  
By: /s/  
As 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  
P.O. Box 17500  
Clearwater, FL 33762-0500  
(727) 464-6221  
December 5, 12, 19, 26, 2025  
25-05313N

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
**CASE NO. 25-005451-CI**  
**MIDFIRST BANK**  
**Plaintiff, v.**  
**CAROL D OSHEA A/K/A CAROL**  
**OSHEA, ET AL.**  
**Defendants.**  
TO: CAROL D OSHEA A/K/A CAROL  
OSHEA,  
Current residence unknown, but whose  
last known address was: 3770 50TH  
AVE N, SAINT PETERSBURG, FL  
33714-2941  
  
YOU ARE NOTIFIED that an action  
to foreclose a mortgage on the follow-  
ing property in Pinellas County, Florida,  
to-wit:  
  
LOTS 9 AND 10 IN BLOCK 19  
OF SECOND SECTION OF LE-  
LLMAN HEIGHTS, ACCORD-  
ING TO THE MAP OR PLAT  
THEREOF RECORDED IN  
PLAT BOOK 14, PAGE 68, OF  
THE PUBLIC RECORDS OF  
PINELLAS COUNTY, FLORI-  
DA.  
  
has been filed against you and you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on eXL Legal,  
PLLC, Plaintiff's attorney, whose ad-  
dress is 12425 28th Street North, Suite  
200, St. Petersburg, FL 33716, on or  
before or within thirty (30) days after  
the first publication of this Notice of Ac-  
tion, and file the original with the Clerk  
of this Court at 315 Court Street, Room  
170, Clearwater, FL 33756, either before  
service on Plaintiff's attorney or im-  
mediately thereafter; otherwise, a default  
will be entered against you for the relief  
demanded in the complaint petition.  
  
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, Clearwa-  
ter, FL 33756, Phone: 727.464.4062 V/  
TDD Or 711 for the hearing impaired.  
Contact should be initiated at least sev-  
en days before the scheduled court ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
seven days.  
  
WITNESS my hand and seal of the  
Court on this 26th day of November,  
2025.  
  
Ken Burke  
Clerk of the Circuit Court  
By: STEVIE AYARS  
Deputy Clerk  
KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater,  
Pinellas County, FL 33756-5165  
eXL Legal, PLLC  
Plaintiff's attorney,  
12425 28th Street North, Suite 200,  
St. Petersburg, FL 33716  
1000009178  
December 5, 12, 2025 25-05246N

FIRST INSERTION

**BEFORE THE PUBLIC SERVICE COMMISSION  
INITIAL CUSTOMER NOTICE  
TO THE CUSTOMERS OF SUNSHINE WATER SERVICES COMPANY  
AND  
ALL OTHER INTERESTED PERSONS  
RE: DOCKET NO. 20250137-SU  
APPLICATION FOR A LIMITED PROCEEDING RATE INCREASE IN  
PINELLAS COUNTY BY SUNSHINE WATER SERVICES COMPANY  
Issued: December 1, 2025**

Notice is hereby given, pursuant to Rule 25-30.446, Florida Administrative Code,  
that Sunshine Water Services Company has filed a petition for a sewer limited pro-  
ceeding rate increase with the Florida Public Service Commission. The general rea-  
son for the requested increase is to recover the cost associated with the replacement  
of the Mid-County Wastewater Treatment Plant.  
  
Copies of the petition and minimum filing requirements are available for inspection  
at the following locations:  

Management Office 200 Weathersfield Avenue Altamonte Springs, FL 32714-4099	Office Hours: Monday through Friday 8:00 a.m. to 5:00 p.m.
---	--

  
Any person who wishes to comment or provide information to Commission Staff  
may do so at the meetings, either orally or in writing. Other written comments  
regarding the Utility and the proposed rates, or requests to be placed on the mailing  
list for this case, may be directed to this address:  

Florida Public Service Commission Director, Office of Commission Clerk 2540 Shumard Oak Boulevard Tallahassee, Florida 32399-0870
--

  
All correspondence should refer to "Docket No. 20250137-SU, Sunshine Water  
Services Company". Your letter will be placed in the correspondence file of this  
docket. You may also submit comments through the Florida Public Service  
Commission's toll-free facsimile line at 1-800-511-0809, the Commission's email at  
contact@psc.state.fl.us, or the Commission's website available at http://floridapsc.  
com/ConsumerAssistance/ComplaintForm.

If you wish to contact the Florida Public Service Commission regarding complaints  
about service, you may call the Commission's Division of Consumer Assistance and  
Outreach at the following toll-free number 1-800-342-3552.

The current and proposed rates are as follows:  

SCHEDULE OF PRESENT AND PROPOSED WASTEWATER RATES	Present Rates	Proposed Rates
<b>Residential Service (RS1)</b> All Meter Sizes	\$40.59	\$45.99
Residential Charge per 1,000 gallons 8,000 gallon cap	\$6.48	\$7.34
<b>Residential Service (RS2) - (Mid-County/Tierra Verde)</b> All Meter Sizes (Bi-Monthly)	\$81.22	\$92.03

FIRST INSERTION

**NOTICE OF ACTION;  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
**CASE NO.: 2025CA006186**  
**MICHAEL C. SEIBEL and**  
**STEPHEN G. SEIBEL,**  
**Plaintiffs, v.**  
**The unknown heirs and devisees**  
**and unknown successor trustee**  
**of the Joseph Terzo and Carmela**  
**Terzo Trust Agreement dated**  
**February 17, 1975,**  
**Defendant.**  
TO: The unknown heirs and devisees  
and unknown successor trustee of the  
Joseph Terzo and Carmela Terzo Trust  
Agreement dated February 17, 1975  
  
YOU ARE NOTIFIED that an ac-  
tion to quiet title, for adverse posses-  
sion and to reform a quit claim deed  
for real property located at 11485  
Oakhurst Rd # 1100-107, Largo, Pi-  
nellas County, Florida 33774 and le-  
gally described as follows:  
  
Unit 107, Building 1100, of Wa-  
ter's Edge 2, a Condominium,  
according to the Declaration of  
Condominium recorded in Of-  
ficial Records Book 4095, Page(s)  
777, and all subsequent amend-  
ments thereto, together with its  
undivided share in the common  
elements, in 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 David L. Levy,  
the plaintiff's attorney, whose address is  
10225 Ulmerton Road, Suite 6-A, Lar-  
go, Florida 33771 on or before 30 days  
after 1st publication and file the origi-  
nal with the clerk of this court either  
before service on the plaintiff's attorney  
or immediately thereafter; otherwise a  
default will be entered against you for  
the relief demanded in the complaint or  
petition.  
  
"If you are a person with a disability  
who needs any accommodation in order  
to participate in this proceeding, you  
are entitled, at no cost to you, to the  
provision of certain assistance. Please  
contact the Human Rights Office, 400  
S. Ft. Harrison Ave., Ste. 300, Clearwa-  
ter, 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 26th, 2025  
  
Clerk of the Court  
By: Stevie Ayars Deputy Clerk  
KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater,  
Pinellas County, FL 33756-5165  
December 5, 12, 19, 26, 2025  
25-05265N

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 25-003232-CI**  
**GROVE FUNDING III TRUST,**  
**Plaintiff, v.**  
**DDH FUND, LLC A/K/A DDH**  
**FUND LLC, A DELAWARE**  
**LIMITED LIABILITY COMPANY,**  
**et al.,**  
**Defendants.**  
TO: BRANDON MENDENHALL  
Last Known Address: 805 E. Bloom-  
ingdale Avenue, #737, Brandon, FL 33511  
  
YOU ARE HEREBY NOTIFIED that  
an action to foreclose a mortgage on  
the following property located in Pinel-  
las County, Florida:  
  
The West 1/2 of Lot 13 and all of  
Lot 14, Baywood Manor, accord-  
ing to the map or plat thereof as  
recorded in Plat Book 47, Page  
68, Public Records of Pinellas  
County, Florida  
including the buildings, appur-  
tenances, and fixture located  
thereon.  
Property Address: 522 West-  
winds Drive, Palm Harbor, FL  
34683 (the "Property").  
filed against you and you are required to  
serve a copy of your written defenses, if  
any, to it on HOWARD LAW, Plaintiff's  
attorney, whose address is 4755 Tech-  
nology Way, Suite 104 Boca Raton, FL  
33431 on or before , 2025 (no later than

FIRST INSERTION

Charge per 1,000 gallons 16,000 Gallon Cap	\$6.48	\$7.34
<b>Residential Service (RS3)</b> Flat Rate	\$73.19	\$82.93
<b>Residential Service (RS4) – Mid-County/Tierra Verde</b> Flat Rate (Bi-Monthly)	\$146.07	\$165.51
General Service (GS1) 5/8" x 3/4" 3/4" 1" 1 1/2" 2" 3" 4" 6" 8" 10"	\$40.59 \$60.89 \$101.48 \$202.95 \$324.72 \$649.44 \$1,014.75 \$2,029.50 \$3,247.20 \$5,885.55	\$45.99 \$68.99 \$114.99 \$229.96 \$367.94 \$735.88 \$1,149.81 \$2,299.61 \$3,679.38 \$6,668.88
Charge per 1,000 gallons	\$7.79	\$8.83
<b>General Service (GS2) (Mid County and Tierra Verde)</b> Bi Monthly 5/8" x 3/4" 3/4" 1" 1 1/2" 2" 3" 4" 6" 8" 10"	\$81.38 \$122.07 \$203.45 \$406.90 \$651.04 \$1,302.08 \$2,034.50 \$4,069.00 \$6,510.40 \$11,800.10	\$92.21 \$138.32 \$230.53 \$461.06 \$737.69 \$1,475.38 \$2,305.28 \$4,610.56 \$7,376.89 \$13,370.62
Charge per 1,000 gallons	\$7.79	\$8.83
<b>General Service (GS3)</b> Flat Rate	\$73.19	\$82.93
<b>General Service (GS 4) – (Cross Creek HOA)</b> Flat Rate – (905 ERCs)	\$66,236.95	\$75,052.67
<b>Residential Reuse Service (RRS1)</b> All Meter Sizes	\$11.84	\$13.42
Gallonaage Charge per 1,000 gallons	\$2.23	\$2.53
<b>Bulk Service (BS1) – (DeAnn Estates)</b> All Meter Sizes - (58 ERCs)	\$2,354.22	\$2,667.55
Gallonaage Charge per 1,000 gallons	\$6.48	\$7.34
This notice was prepared by the Utility and approved by Commission staff for dis- tribution by the Utility to its customers. If you have any questions, please call the Utility's office at 866-842-8432. December 5, 2025		25-05270N



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ACTIONS / SALES

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FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 25-003227-CI</b> <b>NATIONSTAR MORTGAGE LLC, Plaintiff, vs.</b> <b>D WAZENEGGER A/K/A D. H. WAZENEGGER, et al., Defendant.</b> To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF D. WAZENEGGER A/K/A D. H. WAZENEGGER A/K/A DONALD H. WAZENEGGER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOTS 17 AND 18, BLOCK 6, CLEAR-VISTA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 13, 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</p>
<p>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 1st day of December, 2025. KEN BURKE, CPA CLERK OF COURT OF PINELLAS COUNTY By STEVIE AYARS As Deputy Clerk KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-11724FL December 5, 12, 2025 25-05269N</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 25-005134-CI</b> <b>NATIONSTAR MORTGAGE LLC Plaintiff vs.</b> <b>THE ESTATE OF RUTHIE J. PACK ; ET.; AL.</b> <b>Defendants</b> TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants 1300 S. Hillcrest Ave Clearwater, FL 33756 YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Pinellas County, Florida regarding the subject property with a legal description, to-wit:  LOT 41, BLOCK M, BROOKHILL, UNIT 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 23, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30</p>
<p>days from the first date of publication on or before , and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated on December 1st, 2025 Ken Burke, CPA CLERK OF THE COURT By: STEVIE AYARS As Deputy Clerk KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 Gary Gassel, Esquire Law Office of Gary Gassel, P.A. the plaintiff's attorney 2191 Ringling Boulevard Sarasota, Florida 34237 Pleadings@Gassellaw.com December 5, 12, 2025 25-05278N</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> <b>FORECLOSURE</b> <b>PROCEEDINGS-PROPERTY</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>Case #: 22-002780-CI</b> <b>DIVISION: 13</b> <b>Carrington Mortgage Services, LLC Plaintiff, -vs.-</b> <b>Austin Allbritton; Unknown Spouse of Austin Allbritton; Jean Mary Stewart, as surviving spouse of Herbert G. Stewart, Jr., deceased; Gull Aire Village Association, Inc. Defendant(s).</b> TO: Unknown Spouse of Austin Allbritton: 1505 Gooden Crossing, Largo, FL 33778 YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pinellas County, Florida, more particularly described as follows: LOT 278, GULL-AIRE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 40 THROUGH 44, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1985, MAKE: FLEETWOOD/BROOKLYN TRAILER, VIN#: FLFL2AF023206645 AND VIN#: FLFL2BF023206645. more commonly known as 278 Pelican Drive North, Oldsmar, FL 34677. This action has been filed against you and you are required to serve a copy</p>
<p>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 2nd day of December, 2025. KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 Ken Burke Circuit and County Courts By: STEVIE AYARS Deputy Clerk LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 22-326578 FC01 CGG December 5, 12, 2025 25-05293N</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PINELLAS, FLORIDA. <b>CASE No. 25-006005-CI</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE ON BEHALF OF BREAN ASSET BACKED SECURITIES TRUST 2024-RM9 , Plaintiff vs.</b> <b>UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, LIENORS, ASSIGNEES, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HERNAN JOSE LOPEZ, DECEASED, et al., Defendants</b> TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HERNAN JOSE LOPEZ, DECEASED 4001 7TH STREET S SAINT PETERSBURG, FL 33705 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pinellas County, Florida: NORTH 1/2 OF LOTS 14 AND 15, BLOCK 1, LAKEWOOD TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 78, OF THE PUBLIC RECORDS OF PINEL-</p>
<p>LAS COUNTY, FLORIDA. hhas been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 30 days from 1st publication, 2025; otherwise a default and a judgment may 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 SAID COURT on this 26th day of November, 2025. Ken Burke As Clerk of said Court By: STEVIE AYARS As Deputy Clerk KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 Prepared by: Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com (25-002240-01) December 5, 12, 2025 25-05245N</p>

FIRST INSERTION
<p><b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA. CIVIL DIVISION <b>CASE NO.</b> <b>522022CA000669XXCICI</b> <b>THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA6 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA6, Plaintiff, vs.</b> <b>THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANTONIO SUTERA CICIO A/K/A ANTONINO SUTERA, DECEASED; SANTINA C. SUTER A/K/A SANTINA C. SUTERA A/K/A SANTINA CAVALCANTE SUTERA; JOSEPH C. SUTERA A/K/A JOSE C. SUTERA; VITO DANIELE SUTERA; ROSALIA SUTERA MASTROLONARDO; BAY BREEZE COVE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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, are Defendants, KEN BURKE, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pinellas.realforeclose.com, 10:00 a.m., on December 17, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:</b></p> <p>LOT 58, OF BAY BREEZE COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, AT PAGE 78, 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. 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. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 S. FT. HARRISON AVE., SUITE 500, CLEARWATER, FL 33756. (727) 464-4062 (V/TDDO). DATED November 7, 2025. By: /s/ Gregg R. Dreilinger Gregg R. Dreilinger Florida Bar No.: 25615 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo &amp; Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-180031 / TMI December 5, 12, 2025 25-05289N</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 23-007824-CI</b> <b>CROSSCOUNTRY MORTGAGE, LLC Plaintiff(s), vs.</b> <b>ROBERT TROTTER, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS AND TRUSTEES; et al., Defendant(s).</b> NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 28, 2025 in the above-captioned action, the Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of January, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:  THE FOLLOWING DESCRIBED PROPERTY IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, TO-WIT: LOT 10, BLOCK 11, BAYOU HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 45, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  Property address: 776 52nd Avenue South, Saint Petersburg, FL 33705  Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p>
<p>Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. 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. Respectfully submitted, Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 23-005991-1 December 5, 12, 2025 25-05294N</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO. 25-001575-CI</b> <b>U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX4, Plaintiff, vs.</b> <b>GEORGIANNE CURLEY A/K/A GEORGIANNA CURLEY; COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.; Defendants</b> NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure signed November 19, 2025, and entered in Case No. 25-001575-CI, of the Circuit Court of the Sixth Judicial Circuit in and for PINELLAS County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX4, is Plaintiff and GEORGIANNE CURLEY A/K/A GEORGIANNA CURLEY; COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC, 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 7TH day of JANUARY, 2026, the following described property as set forth in said Final Judgment, to wit: THAT CERTAIN PARCEL CONSISTING OF UNIT 1812, BUILDING 18, AS SHOWN ON CONDOMINIUM PLAT OF COACHMAN CREEK, A, CONDOMINIUM, ACCORDING TO CONDOMINIUM PLAT BOOK 36, PAGES 88 THROUGH 105, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED SEPTEMBER 17,1979 IN O.R. BOOK 4913, PAGES 1436 THROUGH 1502, INCLUSIVE, AS AMENDED, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE EXHIBITS ATTACHED THERETO AND MADE A PART THERE-</p>
<p>OF 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. 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 26th 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 / J. Anthony Van Ness J. Anthony Van Ness, Esq. Florida Bar #: 391832 Email: TVanNess@vanlawfl.com PHH20743-25/sap December 5, 12, 2025 25-05266N</p>

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

BusinessObserver  
BY 1024P

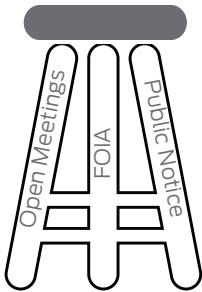






# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)







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SALES / ACTIONS / PUBLIC SALES

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THIRD INSERTION		SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE JUDICIAL CIRCUIT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p><b>CASE NO.: 23-006514-CI</b> <b>RRA CP OPPORTUNITY TRUST 2,</b> <b>Plaintiff, VS.</b> <b>DONALD M. CARRINGTON;</b> <b>UNKNOWN SPOUSE OF DONALD</b> <b>M. CARRINGTON; UNKNOWN</b> <b>TENANT IN POSSESSION #1;</b> <b>UNKNOWN TENANT IN</b> <b>POSSESSION #2,</b> <b>Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN, that pursuant to the Order on Plaintiff's, RRA CP Opportunity Trust 2, Motion</p>	<p>to Reset Foreclosure Sale entered in the above styled cause, now pending before the Court, the property de- scribed below will be sold to the high- est and best bidder for cash, online, at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> at 10:00 o'clock, a.m., on Thursday, December 11, 2025, the following de- scribed property:</p> <p>LOT 8P, HI-RIDGE ESTATES FIRST ADDITION, ACCORD- ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 80, OF THE PUB- LIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 11081 103RD</p>	<p>TERR, LARGO, FL 33778.</p> <p>ANY PERSON CLAIMING AN IN- TEREST 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.</p> <p>"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, Clear- water, FL 33756, (727) 464-4062 (V/ TDD) at least 7 days before your sched-</p>	<p>uled 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."</p> <p>KHL LAW 169 E. Flagler Street, Suite 500 Miami, Florida 33131 Telephone: (305) 854-9700 Facsimile: (305) 854-0508 <a href="mailto:cal@khllaw.com">cal@khllaw.com</a> <a href="mailto:shf@khllaw.com">shf@khllaw.com</a> Cary A. Lubetsky, Esquire Florida Bar No. 961360 Salvatore H. Fasulo, Esquire Florida Bar No. 143952 Nov. 21, 28; Dec. 5, 2025</p>
		25-05099N	
		<p><b>NOTICE OF PUBLIC SALE</b></p> <p>Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Ex- press, 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</p> <p>Theodore Ashby - Boxes Derek G Simmons - Household Items</p> <p>The auction will be listed and advertised on <a href="http://www.storage treasures.com">www.storage treasures.com</a>. 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 pur- chase up until the winning bidder takes possession of the personal property.</p> <p>Nov. 28; Dec. 5, 2025</p>	
		25-05217N	
		<p>--- ESTATE ---</p>	

THIRD INSERTION		SECOND INSERTION	
<p><b>AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p><b>Case No.: 25-001560-FD</b></p> <p><b>DEANNA L. HEATH,</b> <b>Petitioner, and</b> <b>ERIK J. HEATH,</b> <b>Respondent,</b> <b>TO: ERIK J. HEATH</b> 7925 West Little York Road Apt. 408 Houston, Texas 77040</p> <p>YOU ARE NOTIFIED that an ac- tion for dissolution of marriage has been filed against you and that you are required to serve a copy of your writ- ten defenses, if any, to it on DEANNA</p>	<p>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.</p> <p>The action is asking the court to de- cide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal de- scription of real property, a specific de- scription of personal property, and the name of the county in Florida where the property is located} N/A</p> <p>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</p>	<p>request.</p> <p>You must keep the Clerk of the Cir- cuit Court's office notified of your cur- rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily 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 pub- lished in the Business Observer, Pinel- las County, FL</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing dismissal or striking of pleadings.</p> <p>"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</p>	<p>provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clear- water, FL 33756, (727) 464-4062 (V/ TDD) at least 7 days before your sched- uled 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."</p> <p>Dated: 11/5/2025</p> <p>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</p> <p>25-05118N</p>
		25-05118N	

<p><b>CREDITORS NOTICE</b></p> <p><b>IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA</b></p> <p><b>PROBATE DIVISION</b></p> <p><b>UCN: 522025CP01304XXESPR</b></p> <p><b>File No. 25-11304 ES</b></p> <p><b>In Re: The Estate of SYLVIA SCHER, DECEASED</b></p> <p>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.</p> <p>ALL INTERESTED PERSONS ARE</p>	<p>THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO- TICE ON THEM.</p> <p>All other creditors of the decedent and persons having claims or demands against the decedent's trust and/or estate must file their claims with this court WITHIN THREE MONTHS AF- TER THE DATE OF THE FIRST PUB- LICATION OF THIS NOTICE.</p> <p>ALL CLAIMS AND DEMANDS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILE TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED</p> <p>The date of the first publication of this Notice is November 28, 2025.</p> <p><b>Trustee: Robin Scher</b></p>
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ESTATE

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<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-009042-ES</b> <b>Division 03</b> <b>IN RE: ESTATE OF GEORGE JOHN FEDUCIA</b> <b>Deceased.</b></p> <p>The administration of the estate of George John Feducia, 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.</p> <p>All creditors of the decedent and oth-</p>		<p>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.</p> <p>All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death</p>		<p>by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com- munity 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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p>		<p>The date of first publication of this notice is 11/28/2025.</p> <p><b>Personal Representative:</b> <b>Anthony Feducia</b> 4005 Gulf Shores Boulevard North #505 Naples, Florida 34103</p> <p>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</p>		<p>against 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 with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR</p> <p>12525 Walsingham Road Largo, FL 33774 (727) 595-4540 Florida Bar No. 968201 SPN 1517068 Pburns20@tampabay.rr.com Nov. 28; Dec. 5, 2025</p>		<p>25-05221N</p>	
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<p style="text-align: center;"><b>SECOND INSERTION</b></p>											
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<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-009992-ES</b> <b>Division 003</b> <b>IN RE: ESTATE OF BORIS PODOLSKY</b> <b>Deceased.</b></p> <p>The administration of the estate of</p>						<p>duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity 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.</p>					

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<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-10849 ES-3</b> <b>IN RE: ESTATE OF VINCENT J. HARDY Deceased.</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The date of first publication of this notice is November 28, 2025.</p> <p><b>Personal Representative:</b> <b>Andrew Hardy</b> 505 Biddle Lane Newtown Square, PA 19073 Attorney for Personal Representative: Brian P. Marantz, Esq. E-Mail Address: <a href="mailto:brianmarantzlaw@gmail.com">brianmarantzlaw@gmail.com</a> 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</p>	<p>25-05161N</p>	<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>Case No. 25-011088-ES</b> <b>UCN 522025CP0011088XXESPR</b> <b>IN RE: THE ESTATE OF JERRY DAVID RAINEY, a/k/a JERRY D. RAINEY, a/k/a JERRY RAINEY, deceased.</b></p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>The date of first publication of this Notice is November 28, 2025.</p> <p><b>JOANN CAMPBELL RAINEY, a/k/a JOANN C. RAINEY, a/k/a JOANN RAINEY, Petitioner</b> 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</p>	<p>25-05157N</p>

SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-01043-ES</b> <b>In re: Estate of BETTE J. DEMUTH, Deceased.</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>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.</p> <p>The date of death of the decedent is September 16, 2025.</p> <p>The date of first publication of this notice is November 28, 2025.</p> <p><b>Personal Representative:</b> <b>THOMAS M. CHASTAIN</b> 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, Suite 4B St. Petersburg, FL 33710 (727) 381-9800 <a href="mailto:Servicekat@deebelderlaw.com">Servicekat@deebelderlaw.com</a> <a href="mailto:Servicecdk@deebelderlaw.com">Servicecdk@deebelderlaw.com</a> <a href="mailto:Servicejcg@deebelderlaw.com">Servicejcg@deebelderlaw.com</a> Fla. Bar # 997791 Nov. 28; Dec. 5, 2025</p>	<p>25-05212N</p>	<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-01080-ES</b> <b>Division: 003</b> <b>IN RE: ESTATE OF CHRISTINE RICHTER-HARVEY, Deceased.</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is November 28, 2025.</p> <p><b>Personal Representative:</b> <b>Chad E. Harvey</b> 10333 Aurora Court Fishers, IN 46038 Attorney for Personal Representative: Jeffrey P. Coleman, Esquire COLEMAN LAW FIRM 581 South Duncan Avenue Clearwater, FL 33756 Tel: 727-461-7474; Fax: 727-461-7476 E-Mail: <a href="mailto:jeff@colemanlaw.com">jeff@colemanlaw.com</a> Secondary E-Mail: <a href="mailto:emily@colemanlaw.com">emily@colemanlaw.com</a>; <a href="mailto:joanne@colemanlaw.com">joanne@colemanlaw.com</a> Nov. 28; Dec. 5, 2025</p>	<p>25-05203N</p>

SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-009554-ES</b> <b>Division 003</b> <b>IN RE: ESTATE OF STEPHEN L. BELL Deceased.</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death</p>	<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is November 28, 2025.</p> <p><b>Personal Representative:</b> <b>/s/ Elizabeth Bell</b> <b>Elizabeth Bell</b> 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: <a href="mailto:jeff@colemanlaw.com">jeff@colemanlaw.com</a> Secondary E-Mail: <a href="mailto:joanne@colemanlaw.com">joanne@colemanlaw.com</a> Nov. 28; Dec. 5, 2025</p>	<p>25-05215N</p>	<p>25-05213N</p>



SECOND 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

SECOND 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

SECOND 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.

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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



SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No.: 25-006775-ES-03**  
**IN RE: ESTATE OF**  
**HENRY ROBERT PERRY,**  
**DECEASED.**

The Formal Administration of the estate of HENRY ROBERT PERRY, deceased, File No. 25-006775-ES-03 is pending in the Circuit Court for Pinellas County, Probate Division, 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 ARE NOTIFIED THAT:

All creditors of the Decedent having claims or demands against Decedent's estate on whom a copy of this Notice is served within three months after the date of the first publication of this Notice MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

**Personal Representative:**  
**Kenneth A. Perry**  
14235 Ross Lane  
Brooksville, FL 34614

Attorney for Personal Representative:  
Margot Pequignot, Esquire  
Margot Pequignot, P.A.  
164 8th Ave. SW  
Largo, FL 33770  
(727) 518-7330  
marpeq@aol.com  
FBN 319155  
Nov. 28; Dec. 5, 2025 25-05211N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR THE SIXTH JUDICIAL  
CIRCUIT PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-010153-ES**  
**Division Probate**  
**IN RE: ESTATE OF**  
**MARY ANN JANE GEARHART,**  
**Deceased.**

The administration of the estate of Mary Ann Jane Gearhart, deceased, whose date of death was December 15, 2022, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue N, St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Catherine M. Gensler**

Attorney for Personal Representative:  
John R. Cappa II  
E-Mail Addresses:  
jrc@cappalaw.com  
holly@mckytanlaw.com  
Florida Bar No. 56227  
John R. Cappa PA  
1229 Central Avenue  
St. Petersburg, FL 33705  
Telephone: 727-894-3159  
Nov. 28; Dec. 5, 2025 25-05214N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 25-009599-ES**  
**Division: 003**  
**IN RE: ESTATE OF**  
**ANDREA MARINO,**  
**Deceased.**

The administration of the estate of ANDREA MARINO, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

**Personal Representative:**  
**BARBARA J. ANOBILE**  
1411 Hickory Moss Place  
Trinity, FL 34655

Attorney for Personal Representative:  
THEODORE R. SCHOFNER,  
ESQUIRE  
Attorney for Personal Representative  
Florida Bar No. 381357 /  
SPN: 01243397  
2117 Indian Rocks Road  
Largo, Florida 33774  
Telephone: (727) 588-0290  
Fax: (727) 584-0932  
E-Mail: info@elderlawattorney.com  
Nov. 28; Dec. 5, 2025 25-05229N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH JUDICIAL CIRCUIT  
COURT IN AND FOR PINELLAS  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-010508-ES Section: 003**  
**IN RE: ESTATE OF**  
**RACHEL CORDER JOHNSTON**  
**A/K/A RACHEL C. JOHNSTON**  
**A/K/A RACHAEL ERWIN**  
**CONDOR,**  
**Deceased.**

The administration of the Estate of Rachel Corder Johnston a/k/a Rachel C. Johnston a/k/a Rachael Erwin Condor, Deceased, whose date of death was June 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Keith Corder**  
**Personal Representative**  
8023 Highland Springs Circle  
Brownsburg, Indiana 46112  
McFARLAND, GOULD,  
LYONS, SULLIVAN & HOGAN, P.A.  
/s/ Gary W. Lyons, Esq.  
Gary W. Lyons, Esq.  
Attorney for Personal Representative  
Florida Bar No. 268186  
1659 Achieva Way, Suite 128  
Dunedin, Florida 34698  
Telephone: (727) 461-1111  
glyons@mglegalteam.com  
probateteam@mglegalteam.com  
Nov. 28; Dec. 5, 2025 25-05216N

**NOTICE TO CREDITORS**  
IN THE SIXTH JUDICIAL CIRCUIT  
COURT IN AND FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-010505-ES**  
**IN RE: ESTATE OF**  
**KYRIAKI KOULA MIHALAKIS,**  
**Deceased.**

The administration of the estate of KYRIAKI KOULA MIHALAKIS, deceased, whose date of death was February 14, 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**UNIFORM CASE NO.: 522025CP011017XXESPR**  
**LOCAL REFERENCE NO.: 25-011017-ES**  
**IN RE: Estate of**  
**RUTH KIMBERLY ARMSTRONG,**  
**Deceased.**

The administration of the estate of RUTH KIMBERLY ARMSTRONG, Deceased, Uniform Case Number 522025CP011017XXESPR and Local Reference Number 25-011017-ES whose date of death was September 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must

FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF THE  
STATE OF FLORIDA IN AND FOR  
PINELLAS COUNTY  
JUVENILE DIVISION  
**24-00008DP-2**  
**FSFN: 103209455**

**In the Interest of:**  
**D.L., DOB: 01/06/2024**  
**PID 312283314**  
**A Child.**

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

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

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

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.

SECOND INSERTION

file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT FILED WITHIN THE 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.

**MELODY ANN BUILDER,**  
**as Personal Representative**  
PO Box 42, Westcliffe, CO 81252  
James W. Martin, Esq.  
James W. Martin, P.A.  
1220 Murok Way South  
St. Petersburg, FL 33705  
Phone (727) 821-0904  
Email jim@jamesmartinpa.com  
Florida Bar Number 174794  
Attorney for Personal Representative  
Nov. 28; Dec. 5, 2025 25-05224N

FOURTH INSERTION

COURT WILL APPOINT ONE FOR YOU.

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

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

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

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

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

SECOND INSERTION

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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH JUDICIAL CIRCUIT  
COURT IN AND FOR PINELLAS  
COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No. 25-006596-ES Section 3**  
**IN RE: ESTATE OF**  
**STELLA VASSILIOU**  
**Deceased.**

The administration of the estate of Stella Vassiliou, deceased, whose date of death was January 29, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT OF THE  
STATE OF FLORIDA IN AND FOR  
PINELLAS COUNTY  
JUVENILE DIVISION  
**19-00494DP-2**  
**FSFN: 101821341**

**In the Interest of:**  
**J.F, DOB: 01/23/2020**  
**PID 312142500**  
**J.F., DOB: 04/13/2018**  
**PID 311375374**  
**Children.**

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

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THESE CHILDREN. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO THESE CHILDREN NAMED IN THE PETITION. AN ATTORNEY

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

**DESPINA OTRANTO**  
**Personal Representative**  
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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

**Personal Representative:**  
**Christine A. Russo**  
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

FOURTH INSERTION

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

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

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

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

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

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

Q&A

Who benefits from legal notices?

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

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



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ACTIONS / SALES

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SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO.: 25-003186-CI</b> <b>WELLS FARGO BANK, N.A., Plaintiff, vs.</b> <b>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, 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).</b></p>	<p>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</p>

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 25-005896-CI</b> <b>JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.</b> <b>DEBORAH A. LYNCH A/K/A DEBBIE A. LYNCH A/K/A DEBORAH A. RINGLUND-REUTER, et al., Defendant.</b> 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, GRANTEEES 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.</p>	<p>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</p>

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO.: 24-000914-CI</b> <b>BANK OF AMERICA, N.A., Plaintiff, vs.</b> <b>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).</b> 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-</p>	<p>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 &amp; 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</p>

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION <b>Case No. 52-2025-CA-002805</b> <b>FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs.</b> <b>UNKNOWN HEIRS, DEVISEES, GRANTEEES, 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.</b> TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, 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</p>	<p>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</p>

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

SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>Case #: 23-000579-CI</b> <b>DIVISION: 13</b> <b>U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust Plaintiff, -vs.-</b> <b>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)</b> <b>Defendant(s).</b> 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:</p>	<p>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</p>

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO.: 24-002462-CI</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, VS.</b> <b>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, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).</b> 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, GRANTEEES, 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:</p>	<p>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</p>



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ACTIONS / SALES

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SECOND 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

SECOND 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 HARKOVITCH, JULIE ZEIHHER, 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

SECOND 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 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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-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

SECOND 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

SECOND 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](mailto:legal@businessobserverfl.com)

IV18237\_V26



--- PUBLIC SALES ---



SALE

**Email your Legal Notice**

*legal@businessobserverfl.com*

**Deadline Wednesday at noon • Friday Publication**

SARASOTA • MANATEE  
HILLSBOROUGH • PASCO  
PINELLAS • POLK • LEE  
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business Observer**

1/2/2025, 1/2/25

FOURTH 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](http://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](mailto:Info@FloridaPACE.Gov); and should be received by the Agency on or before December 8, 2025, at 9am so that copies can be distributed to Board members for advance review and hearing preparation purposes. Any person desiring to speak in person may appear at the public hearing. If any person decides to appeal any decision made with respect to any matter considered at this public hearing, such person will need a record of proceedings and for such purpose such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Any person requiring special accommodation at this meeting due to disability or physical impairment or needing an interpreter to participate in this proceeding should contact the Agency at 850-400-PACE at least 48 hours prior to the meeting. If hearing impaired, Florida Relay Service numbers for assistance are (800) 955-8771 (tdd) or (800) 955-8770 (voice).

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

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

25-04954N

SECOND INSERTION

Notice of Public Sale  
Multiple Facilities - Multiple Units

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

**Extra Space Storage 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**  
Franchesca Dixon -hshld gds  
Adam Epstein -hshld gds/furn  
Antonio Garnsey-q-mattress, boxes, massage table, hand tools  
Seth Goldberg-hshld items  
Andwynette 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.storagetreasures.com](http://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

25-05137N

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://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

HOW TO PUBLISH  
YOUR  
LEGAL NOTICE  
IN THE  
BUSINESS OBSERVER

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

OR E-MAIL:  
legal@businessobserverfl.com

Business Observer

1/10/241

SECOND 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

SECOND 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

SECOND 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

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: 25-005989-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](mailto:ndurkin@pcsonet.com); [rreuss@pcsonet.com](mailto:rreuss@pcsonet.com) Attorney for Petitioner  
Nov. 28; Dec. 5, 2025

25-05205N