

Public Notices

Business
Observer

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DECEMBER 5 - DECEMBER 11, 2025

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.pesoweb.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 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# WDBBA45A6DB024293

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# JSIGT76A852109097
2006 GMC VIN# 1GKDS13S262144097
2006 HOND VIN# 1HGCM56886A034526
2008 MAZD VIN# JM1BK12G281879302
2009 AUDI VIN# WAULF78KX9N01424
2010 TOYT VIN# 1NBU4E2AZ275335
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 3FAHP0711R260890
19 HYUNDAI KM8J33ALXKU997389
16 LEXUS JTHHP5BCXG5004667
18 MAZDA JM1GL1TY3J1322964

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 #: MVI1933
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# 1G1AY0781C515683

2001 HOND VIN# JHMC56411C030803

2004 STRN VIN# 1G8AJ52F24Z205394

December 5, 2025

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 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 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

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 Black Ledger Accounting LLC, OWNER, desiring to engage in business under the fictitious name of "Black Ledger Tax and Accounting" located at 4073 67th Ave N, Pinellas Park, FL 33781 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 25-05259N

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 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 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 3rd day of December, 2025

LOURDE LLC

December 5, 2025 25-05308N

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

1V10161

--- PUBLIC SALES ---

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.storagegettreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 07111, 199 Missouri Ave N, Largo, FL 33770, (727) 315-0688

Time: 09:30 AM

Sale to be held at www.storagegettreasures.com.

1035 - Schumacher, Sara; 1086 - Pasha, Engiell; 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 - Talbot, Khaliah; B111 - Boyle, Joshua; B114 - McArdele, Francis; C114 - TAYLOR, JOHN; C116 - Butler, Jasmine; C176 - davila, America

PUBLIC STORAGE # 07119, 4221 Park Blvd, Pinellas Park, FL 33781, (727) 551-4378

Time: 09:45 AM

Sale to be held at www.storagegettreasures.com.

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

PUBLIC STORAGE # 08217, 6820 Seminole Blvd, Seminole, FL 33772, (727) 498-8744

Time: 10:00 AM

Sale to be held at www.storagegettreasures.com.

2217 - Reed, Walter; 2607 - Leonard, Chance; 2619 - Jackson, Jessica; 2728 - Johnson, Algeleena; 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

PUBLIC STORAGE # 20173, 6543 34th St N, Pinellas Park, FL 33781, (727) 498-0622

Time: 10:15 AM

Sale to be held at www.storagegettreasures.com.

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 - Eir, Hatem; F037 - Emery, Kiara; F039 - Sanchez, Lita; F058 - Thiel, James; F059 - Blink Of Time LLC godena, amanda; F060 - Lee, Tammy K; F069 - BENITEZ, RALPH; F079 - Royster, Latonya; F082 - Welyd, 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

PUBLIC STORAGE # 20410, 5880 66th Street N, St Petersburg, FL 33709, (727) 547-3460

Time: 10:30 AM

Sale to be held at www.storagegettreasures.com.

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

PUBLIC STORAGE # 20445, 8305 Uilmerton Road, Largo, FL 33771, (727) 249-0891

Time: 10:45 AM

Sale to be held at www.storagegettreasures.com.

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, Jescia L; C119 - Brown, Odell; C121 - Madden, Tara; C132 - King, Gloria; D009 - Parish, Charles; E008 - Bouchard, Roger

PUBLIC STORAGE # 20702, 1400 34th Street South, St Petersburg, FL 33711, (727) 502-6014

Time: 11:00 AM

Sale to be held at www.storagegettreasures.com.

B002 - Barnett, Diana; B012 - Cohens, Terryelle; B014 - Canfall, Angela; B018 - Langston, Nekeidra Patrice; B027 - Thompson, Denise; C001 - Mcvea, Charles E; C013 - Baker, Randal; 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, Paulette; D046 - STAGGERS, ROSE; E004 - Hollinger, Terry; E009 - Murray, Anthony; E012 - Wilson, Jerica; E022 - 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

PUBLIC STORAGE # 20714, 4500 34th Street North, St Petersburg, FL 33714, (727) 547-3606

Time: 11:15 AM

Sale to be held at www.storagegettreasures.com.

A016 - Mcneil, 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, Vonchenna; 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

PUBLIC STORAGE # 25804, 14770 66th St N, Clearwater, FL 33764, (727) 304-3595

Time: 11:30 AM

Sale to be held at www.storagegettreasures.com.

A12 - Cribbs, David; A19 - McMahon, Emily; B41 - Gallardo, Hector; C07 - Maxwell, Kimberly; C114 - Tobin, Elizabeth; C115 - Civil, Daniel; C127 - Parz, Josh; C134 - Lisoito, Antoinette; C142 - Crook, Carolyn; C15 - Seever, Dale B; C54 - Stellar studios Marquez, Isabel; C55 - Pfaff, Davorka; 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, Quintavious; 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 - Cedeno, Liudmila

PUBLIC STORAGE # 28072, 1615 North Highland Ave, Clearwater, FL 33755, (727) 373-6088

Time: 11:45 AM

Sale to be held at www.storagegettreasures.com.

I40 - Mcclelland, Cynthia; I47 - Monroe, Glynnis; 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 - mannon, Roseanne; 908 - Bannis-Holmes, Shantiqua

PUBLIC STORAGE # 29147, 13750 Walsingham Road, Largo, FL 33774, (727) 493-0046

Time: 12:00 PM

Sale to be held at www.storagegettreasures.com.

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

PUBLIC STORAGE # 52102, 20865 US Hwy 19 North, Clearwater, FL 33765, (727) 258-2224

Time: 12:15 PM

Sale to be held at www.storagegettreasures.com.

A043 - Koceja, Denisse; 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, Brittan; D043 - JENKINSON, Jamison; D045 - Ferguson, Rashamia

PUBLIC STORAGE # 52103, 16079 US Hwy 19 North, Clearwater, FL 33764, (727) 474-1763

Time: 12:30 PM

Sale to be held at www.storagegettreasures.com.

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

PUBLIC STORAGE # 23917, 2150 25th St North, St Petersburg, FL 33713, (727) 306-9278

Time: 12:45 PM

Sale to be held at www.storagegettreasures.com.

0141 - Kedzierski, Leonard; 0302 - Lima, Sarah; 0312 - Jenkins, Tiffany; 0344 - Renovate the Nation Rafaloski, David; 0419 - Ashbrook's Woodcarvers 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 - Greenbaum, 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.storagegettreasures.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.storagegettreasures.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 - Petrosky, Stephen

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

Time: 10:30 AM

Sale to be held at www.storagegettreasures.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

--- ESTATE ---

FIRST INSERTION

FIRST INSERTION

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 Ulmerton 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@hnhanh-law.com

Secondary Email:

jrivera@hnhanh-law.com

December 5, 12, 2025 25-05284N

NOTICE TO CREDITORSIN 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 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.

Personal Representative

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

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**

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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

FILE NO. 25-011137-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 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.

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

FIRST INSERTION

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
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, WLAW, P.A.
Attorney for Petitioner
3233 East Bay Dr.,
Ste. 104
Largo, FL 33771-1900
Telephone: (727) 539-0181
Florida Bar No. 870900
Primary Email:
swscott@virtuallawoffice.com
Secondary Email:
wlawprobate2@gmail.com
December 5, 12, 2025 25-05274N

JOHN C. LANDON

Personal Representative

Sean W. Scott, Esq.
Scott Law Offices, WLAW, P.A.
Attorney for Petitioner
3233 East Bay Dr.,
Ste. 104
Largo, FL 33771-1900
Telephone: (727) 539-0181
Florida Bar No. 870900
Primary Email:
swscott@virtuallawoffice.com
Secondary Email:
wlawprobate2@gmail.com
December 5, 12, 2025 25-05273N

**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**

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 Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

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

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; Fax #727/381-1155
E-Mail: servicekat@deebelderlaw.com
E-Mail: servicecdk@deebelderlaw.com
Florida Bar Number: #997791

Attorney for
JAMES RUSSELL GARNER
December 5, 2025 25-05301N

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 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, 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.:

FGCC25ON000014

IN RE: FORFEITURE OF:
Fifteen Thousand Six Hundred
Fifty-Four Dollars
IN U.S. CURRENCY
(\$15,654.00)

TO: FUN ARCADE, LLC, and RAMON, LLC., and all parties having or claiming to have any right, title, or interest in the property herein described.

YOU ARE NOTIFIED that on October 30, 2025, the Florida Gaming 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 September 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 Legal 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 result 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 following 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 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.

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, 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

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

WITNESS my hand as Clerk of said Court and the Seal thereof, this 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;
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 action
to quiet title, for adverse possession
and to reform a quit claim deed for
real property located at 11485
Oakhurst Rd # 1100-107, Largo, Pinellas
County, Florida 33774 and legally
described as follows:

Unit 107, Building 1100, of Water's Edge 2, a Condominium,
according to the Declaration of
Condominium recorded in Official
Records Book 4095, Page(s) 777, and all subsequent amendments
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 Uilmerton Road, Suite 6-A, Largo,
Florida 33771 on or before 30 days
after 1st publication 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 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 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.

DHH FUND, LLC A/K/A DHD
FUND LLC, A DELAWARE
LIMITED LIABILITY COMPANY,
et al.,
Defendants.

TO: BRANDON MENDENHALL
Last Known Address: 805 E. Bloomingdale Avenue, #737, Brandon, FL 33511

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

The West 1/2 of Lot 13 and all of
Lot 14, Baywood Manor, according
to the map or plat thereof as
recorded in Plat Book 47, Page
68, Public Records of Pinellas
County, Florida

including the buildings, appurtenances,
and fixture located thereon.
Property Address: 522 Westwinds 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 Technology
Way, Suite 104 Boca Raton, FL
33431 on or before , 2025 (no later than

30 days from the date of the first publication
of this Notice of Action) and file the
original with the Clerk of this Court
either before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the Complaint or
petition filed herein.

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

WITNESS my hand and seal of this
Court at Pinellas, Florida on this 1st day
of December, 2025.

PINELLAS CLERK OF COURT
PINELLAS COUNTY
CLERK OF COURT
By: STEVIE AYARS
Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
HOWARD LAW, Plaintiff's attorney,
4755 Technology Way, Suite 104
Boca Raton, FL 33431
December 5, 12, 2025 25-05279N

FIRST INSERTION

Charge per 1,000 gallons
16,000 Gallon Cap \$6.48 \$7.34

Residential Service (RS3)
Flat Rate \$73.19 \$82.93

Residential Service (RS4) - Mid-County/Tierra Verde
Flat Rate (Bi-Monthly) \$146.07 \$165.51

General Service (GS1)
5/8" x 3/4" \$40.59 \$45.99

3/4" \$60.89 \$68.99

1" \$101.48 \$114.99

1 1/2" \$202

--- ACTIONS / SALES ---

FIRST INSERTION

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25-003227-CI
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
D WAZENEGGER A/K/A D. H. WAZENEGGER, et al., Defendant.

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

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

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT, IN AND FOR PINELLAS, FLORIDA.

CASE NO. 25-006005-CI
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.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HERMAN JOSE LOPEZ, DECEASED, et al., Defendants

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 HERMAN 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 1, PAGE 45, PUBLIC RECORDS OF PINELLAS COUNTY, FL 33756-5165

Prepared by:
Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmail.com
(25-002240-01)

December 5, 12, 2025 25-05245N

LAS COUNTY, FLORIDA.
has 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 7 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@gmail.com
(25-002240-01)

December 5, 12, 2025 25-05245N

FIRST INSERTION

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 1, 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

FIRST INSERTION

**NOTICE OF SALE
PURSUANT TO CHAPTER 45**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.
522022CA000669XXCICI
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.

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. SUTERA 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, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 29, 2025, and entered in Case No. 522022CA000669XXCICI of the Circuit Court in and for Pinellas County, Florida, wherein 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 is Plaintiff and 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. SUTERA 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, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 29, 2025, and entered in Case No. 522022CA000669XXCICI of the Circuit Court in and for Pinellas County, Florida, wherein 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 is Plaintiff and 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. SUTERA 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

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/TDD).

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 & 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 / TM1

December 5, 12, 2025 25-05289N

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 23-007824-CI
CROSSCOUNTRY MORTGAGE, LLC

Plaintiff(s), vs.
ROBERT TROTTER, IF LIVING, BUT IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS AND TRUSTEES; et al., Defendant(s).

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.

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 25-001575-CI
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.
GEORGIANNE CURLEY A/K/A GEORGIANNA CURLEY; COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.; Defendants

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 December 17, 2025, 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 THEREOF

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

PRIMAR 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

FIRST INSERTION

of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff

PUT YOUR LAWYER IN SUSPENSE LEGAL NOTICE

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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business
Observer**

120878_V15

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA**
CASE NO.: 25-001945-CI
**NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,**
Plaintiff, v.
KRISTINE LAPERNA, et al.,
Defendants.

NOTICE is hereby given that Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on January 15, 2026, at 10:00 a.m. ET, via the online website www.pinellasrealforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in

Pinellas County, Florida, to wit:
Unit 11, Building C, of THE MARINA, A CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5985, Page(s) 1532, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

Property Address: 200 Meres Blvd., Apartment 11, Tarpon Springs, FL 34689
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other

than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062 V/TDD, or 711 for the hearing impaired. Contact should be initiated at least seven days

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

SUBMITTED on this 2nd day of December, 2025.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

FL Bar #157147

Kathryn I. Kasper, Esq.

FL Bar #621188

Attorneys for Plaintiff

OF COUNSEL:

Tiffany & Bosco, P.A.

1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789

Telephone: (205) 930-5200

Faximile: (407) 712-9201

December 5, 12, 2025 25-05285N

FIRST INSERTION

**NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA**
CIVIL ACTION
Case #: 23-009333-CI
DIVISION: 7

**U.S. Bank National Association, as
Trustee for SASCO Mortgage Loan
Trust 2007-WF2**

Plaintiff, -vs.-
Elain Kay Eikle Tracy a/k/a Kay E.
Tracy a/k/a Kay E. Eikel a/k/a Eliane
Kay Eikle Tracy; Unknown Spouse
of Elain Kay Eikle Tracy a/k/a Kay E.
Tracy a/k/a Kay E. Eikel a/k/a Eliane
Kay Eikle Tracy; Pinellas County,
Florida Acting Through the Board of
County Commissioners; 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)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-009333-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2007-WF2, Plaintiff and Elain Kay Eikle Tracy a/k/a Kay E. Tracy a/k/a Kay E. Eikel a/k/a Eliane Kay Eikle Tracy are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellasrealforeclose.com, at 10:00 A.M. on January 8, 2026, the following described property as set forth in said Final Judgment, to-wit:
LOTS 16 AND 17, SUTHERLAND HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 53,

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/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.

FL Bar # 72876
23-330105 FC01 WNI
December 5, 12, 2025 25-05244N

FIRST INSERTION

**NOTICE OF SALE
IN THE COUNTY COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA**
CIVIL DIVISION
Case No. 25-006145-CO

**THE BOULEVARD ASSOCIATION,
INC.,**

Plaintiff, vs.
**GINA MARIE CARPENTER,
Defendant.**

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-006145-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Unit 512, Building 25, of The Boulevard Club, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4770, Page(s) 233, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

PARCEL ID NO.: 25-30-15-10449-025-5120 ("Property")

Property Address: 7701 Starkey Road, Unit 512, Seminole, Florida 33777

at public sale, to the highest and best bidder for cash at 10:00 a.m. on January 22, 2026. The sale shall be conducted online at www.pinellasrealforeclose.com. Any person

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

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

Dated this 1st day of December 2025.

RABIN PARKER GURLEY, P.A.

2653 McCormick Drive

Clearwater, Florida 33759

Telephone: (727) 475-5535

Facsimile: (727) 723-1131

For Electronic Service:

Pleadings@rglaw.com

Counsel for Plaintiff

By: /s/ Nicholaos T. Pizanias

Monique E. Parker,

Florida Bar No. 0669210

Bennett L. Rabin,

Florida Bar No. 0394580

Adam C. Gurley,

Florida Bar No. 0112519

Nicholaos T. Pizanias,

Florida Bar No. 118857

10355-048

December 5, 12, 2025 25-05280N

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA**
PROBATE DIVISION
File No. 25-010685-ES
IN RE: ESTATE OF
CHRISTINE J. MOSES
AKA CHRIS MOSES
AKA CHRISTINE JO MOSES
AKA CHRISTINE ZAUNER

Deceased.

The administration of the estate of Christine J. Moses aka Chris Moses aka Christine Zauner, deceased, whose date of death was October 19, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 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 DECEASED'S DATE OF DEATH IS BARRED.

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

Robert A. Zauner

Personal Representative

485 Rockway Drive

Lexington, NC 27295

(address)

Rebecca C. Bell
Attorney for Personal Representative
Email Addresses:

rebecca@delzercouler.com

Florida Bar No. 0223440

7920 US-19 Highway

Port Richey, FL 34668

(address)

Telephone: (727) 848-3404

December 5, 12, 2025 25-05248N

FIRST INSERTION

**NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA**

CIVIL DIVISION

CASE NO.: 25-006375-CI

**LAKEVIEW LOAN SERVICING,
LLC,**

Plaintiff, vs.

, et al.,

Defendants.

TO:

UNKNOWN SPOUSE OF RACHEL M. SCHUMACHER

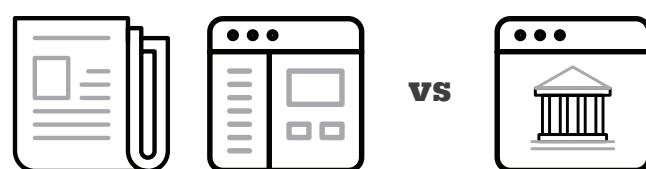
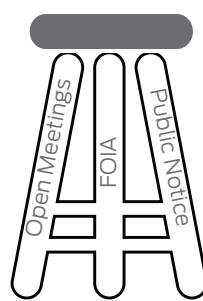
6949 31ST AVE N, ST PETERSBURG,

FL 33710

UNKNOWN HEIRS, BENEFICIARIES,

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

Micah Benjamin Selman Household furniture and boxes
Charlynn Stewart Ladder and tables

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

1650 7th Ave N St Petersburg FL 33713 December 18, 2025 @ 11:15 AM

Sharon Burrows- Household items
Nagela Alcantara- Household items

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

Nov. 28; Dec. 5, 2025 25-05191N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

Terry Coleman - household goods and furniture
William Butler - tools and supplies

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

Carol Harris - Boxes, totes, household items
kimberle lowden - furniture, and general household
Eljaulynn Cordero - Bedroom set, Household

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

6901 Park Blvd N
Pinellas Park, FL 33781
December 17th, 2025 at 12:15pm

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

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

Nov. 28; Dec. 5, 2025 25-05139N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

Toni Bryant - Cabinets, Wall Art, Furniture, Boxes
Toni Bryant - Rugs, Lamps, Boxes
Jamal Benitez - Household items, Boxes
Yasmen Williams - Clothing, Household, Bike

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

Maureen Wilson - household items
Demetrios Howard - rags, cleaning tools & supplies
Glen Hull - trailer

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 7220 4th St N. St. Petersburg, FL 33702
December 19, 2025 1:00 p.m.

William Pinnick- Refrigerator
William Pinnick- Bags, ladder

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

Andrea Morrison- household items
Jillian Williams- household items

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Clearwater, phone (727) 605-5905, located at 1000 South Myrtle Avenue , Clearwater, FL, 33756 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809).

Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on Wednesday December 17, 2025 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

1181 - Kimberly Johnson
3236 - Patrick Clarke
3208 - Brittany S McFadden
Nov. 28; Dec. 5, 2025 25-05144N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Donavan Casey Household Furniture,Personal Items
Donavan Casey Household/Furniture, Personal Items
Joyclyn Brown Totes, Bags, Personal Items
Jason Castle Personal Items
Yoeny Martinez Construction Supplies

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on December 18, 2025, at 10:30 AM.

Tiffany F Shoemaker - Household Goods
Jemary Gravely - Household Goods
Jennifer Wright - Clothing appliances photos memorabilia
Dawn Weiger O'Neill - Household Goods
Curtis Baker - General Household

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

James Jollimore- Furniture, boxes
Liset Morera- Clothes, boxes
Jacquelyn Woods- Sporting goods, boxes, furniture
Karessa Williams- Clothes, toys, boxes, household goods

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

3201 32nd Ave S St. Petersburg FL, 33712
December 19, 2025 at 10:30am

Tashada Bryant - Tv, Boxes, Totes, Clothes
Angela Whiting - Household Furniture
Melissa Vicks - full bed, dresser, tables, chairs, tv's boxes
Jessica Garvin - Bedroom set living room, boxes of household items
Demetria Bizzell - General Household Goods
Robert Atkinson - 2 bedroom apartment
RaSean Swain - Pedestals , tv stand

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

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

**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**
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--- SALES / ACTIONS / PUBLIC SALES ---

THIRD INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 23-006514-CI
RRA CP OPPORTUNITY TRUST 2, Plaintiff, VS.
DONALD M. CARRINGTON; UNKNOWN SPOUSE OF DONALD M. CARRINGTON; UNKNOWN TENANT IN POSSESSION #1; UNKNOWN TENANT IN POSSESSION #2, Defendants.
NOTICE IS HEREBY GIVEN, that pursuant to the Order on Plaintiff's, RRA CP Opportunity Trust 2, Motion

to Reset Foreclosure Sale entered in the above styled cause, now pending before the Court, the property described below will be sold to the highest and best bidder for cash, online, at www.pinellas.realeforeclose.com at 10:00 o'clock, a.m., on Thursday, December 11, 2025, the following described property:

LOT 8P, HI-RIDGE ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 80, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 11081 103RD

TERR, LARGO, FL 33778.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your 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."

KHL LAW
169 E. Flager Street, Suite 500
Miami, Florida 33131
Telephone: (305) 854-9700
Facsimile: (305) 854-0508
cal@khllaw.com
shf@khllaw.com
Cary A. Lubetsky, Esquire
Florida Bar No. 961360
Salvatore H. Fusalo, Esquire
Florida Bar No. 143952
Nov. 21, 28; Dec. 5, 2025

25-05099N

THIRD INSERTION

AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-001560-FD

DEANNA L. HEATH, Petitioner, and
ERIK J. HEATH, Respondent,
TO: ERIK J. HEATH
7925 West Little York Road
Apt. 408
Houston, Texas 77040

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DEANNA

HEATH, c/o Don Henry, Esq., 1659 Achieva Way, Suite 125, Dunedin, FL 34698, on or before, 28 Days after 1st Publication, and file the original with the clerk of this Court at: 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} N/A

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon

request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. This Notice will be published in the Business Observer, Pinellas County, FL.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the

provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated: 11/5/2025

KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
Deputy Clerk
Nov. 21, 28; Dec. 5, 12, 2025

25-05118N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009042-ES
Division 03
IN RE: ESTATE OF
GEORGE JOHN FEDUCCIA
Deceased.

The administration of the estate of George John Feduccia, deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and 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

must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 11/28/2025.

Personal Representative:
Anthony Feduccia
4005 Gulf Shores Boulevard North
#505
Naples, Florida 34103

Attorney for Personal Representative:
Walter B. Shurden, Attorney
Florida Bar Number: 0156360
611 Druid Road East, Suite 712
Clearwater, FL 33756
Telephone: (727) 443-2708
Fax: (727) 255-5004
E-Mail: walt@shurden.net
Secondary E-Mail:
jennifer@shurden.net
Nov. 28; Dec. 5, 2025

25-05221N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-10849 ES-3
IN RE: ESTATE OF
VINCENT J. HARDY
Deceased.

The administration of the estate of VINCENT J. HARDY, deceased, whose date of death was August 27, 2025, and the last four digits of whose social security number is xxx-xx-8747, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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 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.

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-011088-ES
UCN 522025CP0011088XXESPR
IN RE: THE ESTATE OF
JERRY DAVID RAINIEY,
a/k/a JERRY D. RAINIEY,
a/k/a JERRY RAINIEY,
deceased.

The administration of the estate of JERRY DAVID RAINIEY, a/k/a JERRY D. RAINIEY, a/k/a JERRY RAINIEY, 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 indicated below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of death of the decedent is September 16, 2025.

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

NOTICE TO CREDITORS
THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
REF NO. 25-01043-ES
In re: Estate of
BETTE J. DEMUTH,
Deceased.

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

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is 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 ON THEM.

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

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

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

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

Personal Representative:
Chad E. Harvey
10333 Aurora Court
Fishers, IN 46038

Attorney for Personal Representative:
Jeffrey P. Coleman, Esquire
Florida Bar Number: 503614
COLEMAN LAW FIRM
581 South Duncan Avenue
Clearwater, FL 33756
Tel: 727-461-7474;
Fax: 727-381-9800
E-Mail: jeff@colemanlaw.com
Secondary E-Mail:
emily@colemanlaw.com;
joanne@colemanlaw.com
Fla. Bar # 997791
Nov. 28; Dec. 5, 2025

25-05212N
25-05203N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
4319 Duham Rd. St Petersburg FL 33708
Auction date is 12/17/2025 @ 10:30 AM

Theodore Ashby - Boxes
Derek G Simmons - Household Items

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

Nov. 28; Dec. 5, 2025

25-05217N

--- ESTATE ---

SECOND INSERTION

CREDITORS NOTICE
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP011304XXESPR
File No. 25-11304-ES
In Re: The Estate of
SYLVIA SCHER,
Deceased

A Notice of Trust for SYLVIA SCHER, deceased, namely the SYLVIA SCHER REVOCABLE TRUST, u/sd February 19, 2015, has been filed in the administration of the estate of BARRY H. KELLS, deceased, File Number 25-11304-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Trustee and the Trustee's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's trust and/or estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR

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

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

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.

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.

Trustee: Robin Scher
4623 Panorama Drive
La Mesa, CA 91941

Attorney for Trustee:
Paul J. Burns, Esq.
12525 Walsingham Road
Largo, FL 33774
(727) 595-4540
Florida Bar No. 968201
SPN 1517068
Pburns20@tampabay.rr.com
Nov. 28; Dec. 5, 2025

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009992-ES
Division 003
IN RE: ESTATE OF
BORIS PODOLSKY
Deceased.

The administration of the estate of Boris Podolsky, deceased, whose date of death was December 2, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is 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

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 Longbrook 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.

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

--- ESTATE ---

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 BARRED.

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
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

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. DELLA PENNA,
A/K/A LINDA DELLA PENNA
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 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.

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.

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

AMENDED
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010357XXESPR
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 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 decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL 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:
emancinlaw@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

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 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 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 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@dsbsmithermanlaw.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, 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 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 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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED

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

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

PATRICIA TRAVIS,
Personal Representative.

c/o 3637 4th Street North, Suite 220
St. Petersburg, Florida 33704-1397<br

--- ESTATE ---

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 30 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 November 28, 2025.

Personal Representative:
Catherine M. Gensler

Attorney for Personal Representative:
John R. Cappa II
E-Mail Addresses:
jrc@cappalaw.com
holy@mckytolaw.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 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 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@mlegalteam.com
probateam@mlegalteam.com
probateam@mlegalteam.com
Nov. 28; Dec. 5, 2025 25-05216N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
COURT IN AND FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010505-ES
Division: 003
IN RE: ESTATE OF
ANDREA MARINO,
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 forth below.

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

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.

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 November 28, 2025.

Personal Representative:
RUTH KIMBERLY ARMSTRONG,
Deceased.

The administration of the estate of RUTH KIMBERLY ARMSTRONG, Deceased, Uniform Case Number 522025CP010107XXESPR and Local Reference Number 25-010107-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 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 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

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

ATTORNEY FOR THE

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

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 3121375374

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, 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, 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

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 3121375374

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, 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-003186-CI
WELLS FARGO BANK, N.A., Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, 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).

TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under, or against the estate of Rebecca Lippincott a/k/a Rebecca C. Lippincott, deceased

Last Known Residence: Unknown

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

THE EAST 20 FEET OF LOT 5 AND THE WEST 40 FEET OF LOT 6, BLOCK 8, DISSTON HILLS SECTION "B", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT 8, PAGE 40, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 Days after 1st Publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your sched-

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.

Dated on Nov. 19th, 2025.

KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

As Clerk of the Court
By: /s/ Thomas Smith

As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1113-14784B
Ref# 13313
Nov. 28; Dec. 5, 2025 25-05153N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 25-005896-CI

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. DEBORAH A. LYNCH A/K/A DEBBIE A. LYNCH A/K/A DEBORAH A. RINGLUND-REUTER, et al., Defendant.

To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST T.G. LYNCH A/K/A TIFFANY GEORGE LYNCH A/K/A TIFFANY G. LYNCH, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, 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.

has been filed against you and you are required to serve a copy of your 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 demanded in the complaint.

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

WITNESS my hand and seal of this Court this 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO.: 24-000914-CI

BANK OF AMERICA, N.A., Plaintiff, vs.

ESTHER J JAMES; MELVIN R JAMES; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; ON TOP OF THE WORLD LEASE HOLDINGS, L.L.C.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated November 19, 2025 entered in Civil Case No. 24-000914-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and Ester and Melvin James, et al, are Defendants. The Clerk, KEN BURKE, shall sell to the highest and best bidder for cash at Pinellas County's On-Line Public Auction website: <https://pinellas.realforeclose.com>, at 10:00 AM on January 21, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in PINELLAS County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:

CONDONIUM 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-

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO. 25-005058-CI

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF COLT 2022-8 TRUST,

Plaintiff, vs.

CORY A. SHANES AND EMILY N. HANREND, et al.

Defendant(s),

To: CORY A. SHANES, EMILY N. HANREND,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 11, BLOCK L, THIRD ADDITION TO GULF SHORES REPLAT, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA, RECORDED IN PLAT BOOK 21, PAGE 32; SAID LANDS SITUATE, LYING AND BEING IN PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487

Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 19th day of November, 2025.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

CLERK OF THE CIRCUIT COURT

BY: STEVIE AYARS
DEPUTY CLERK

Robertson, Anschutz, Schneid,

Crane & Partners, PLLC

6409 Congress Ave.,

Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

25-308250

Nov. 28; Dec. 5, 2025 25-05155N

SECOND INSERTION

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

CIVIL DIVISION

Case No. 52-2025-CA-002805

FIFTH THIRD BANK, NATIONAL ASSOCIATION

Plaintiff, vs.

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.

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

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, 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. 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: 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

SECOND INSERTION

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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BUSINESS OBSERVER

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BUSINESS OBSERVER

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BUSINESS OBSERVER

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SECOND INSERTION

SECOND INSERTION

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BUSINESS OBSERVER

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SECOND INSERTION

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BUSINESS OBSERVER

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--- ACTIONS / SALES ---

SECOND INSERTION

SECOND INSERTION

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 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 this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-104450-CO

PURA VIDA RESIDENCES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

PETER HARKOVITCH, JULIE ZEIHER, 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.reaforeclose.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 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
Nov. 28; Dec. 5, 2025 25-05175N

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE SIXTH 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.reaforeclose.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.

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

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 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 this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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.

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 this notification 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

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

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

M. Avitable-Roberson; Clerk of Circuit Court for Pinellas County, Florida; State of Florida; State of Florida Department of Revenue; Dove Investment Corp.; Unknown

Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown

--- PUBLIC SALES ---

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

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

Assessments to be levied pursuant to written consent on various parcels within the State of Florida

Nov. 14, 21, 28; Dec. 5, 2025

25-04954N

SECOND INSERTION

Notice of Public Sale
Multiple Facilities - Multiple Units

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

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

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

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

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

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

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

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

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 12/19/2025 @ 10:30 AM:
Francesca Dixon -hshld gds
Adam Epstein -hshld gds/furn
Antonio Garnsey-q-mattress, boxes, massage table, hand tools
Seth Goldberg-hshld items
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, secretary, tool
Jeffrey Leist -mis 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. 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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
1110 Severino, Chad
1120 Clark, Cindy
2006 King, Nia
2114 Hawkins, Phillip Leon
2125 Mills, Tonisha
3026 McKinney, Christopher
3048 Williams, Sheri
3143 Rebhan, Laura
3165 Dudley, Salenia
3268 Walker, Yajonna
3273 Harris, Benjamin
3527 Carter, Ernice

Furniture
Electronics, Artwork, Boxes
Bags, Outdoor items
Toys, Boxes, Totes
Lamps, Boxes, Furniture
Boxes, Bags, Totes
Mountain bike, Bags
Furniture, Totes,
Furniture, Lamps
Appliances, Boxes, Totes
Outdoor items, Totes, Electronics
Totes, Electronics, Furniture
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

IV2024

**Business
Observer**

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/12/2025 at 11:30 a.m. in 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 Finkle / TERRA EXCAVATING INC. 1980 Chevrolet VIN: C49EIAV10889 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 Pinell-
as 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 Com-
plaint 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@pesonet.com;
reruess@pesonet.com
Attorney for Petitioner
Nov. 28; Dec. 5, 2025 25-05205N

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
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25-05137N