

## PINELLAS COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### NOTICE UNDER FICTITIOUS NAME STATUTE

Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute", Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida, the fictitious name, to-wit: "SUPERLITE TECHNOLOGIES" which is engaged in business at 560 10th Ave. S., Safety Harbor, Florida 34695. That the party interested in said business enterprises is as follows: FACTORY RIDER, INC., Pinellas County, Florida, December 12, 2025. 25-05422N

#### NOTICE UNDER FICTITIOUS NAME STATUTE

Notice is hereby given that the undersigned pursuant to the "Fictitious Name Statute", Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida, the fictitious name, to-wit: "SUPERLITE" which is engaged in business at 560 10th Ave. S., Safety Harbor, Florida 34695. That the party interested in said business enterprises is as follows: FACTORY RIDER, INC., Pinellas County, Florida, December 12, 2025. 25-05421N

#### FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1960 SPAR mobile home bearing vehicle identification number 1050261S041, and all personal items located inside the mobile home. Last Tenant: Benigno Hernandez Jaramillo and Ruben Dario Prol Melo. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920). December 12, 19, 2025 25-05415N

#### FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under the Florida Self Storage Act Statutes (Section 83.801.83.809).  
The auction date is January 8, 2026 at 11:00 am at Super Storage II. Address—6415 54th Ave. N. St. Petersburg, FL 33709.

Jeremy Evans D714  
Business Inventory

Amanda Rozell C491  
Boxes & Furniture

Tanya Palmieri D669  
Household Items

Oriana Butler C316  
Household Items

Melanie Culbreath C522  
Household Items

Michael Sylvia C472  
Drums and piano

David Kirkland D619  
Household Items

Casey Carter D613  
Car and Household Items

December 12, 19, 2025 25-05435N

#### FICTITIOUS NAME NOTICE

Notice is hereby given that Flauren Williams, desiring to engage in business under the fictitious name of Fresh Start Credit Solutions located at 7901 4th Street North ST Petersburg FL 33702 intends to register the said name in Pinellas county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

December 12, 2025 25-05371N

#### FIRST INSERTION

**Notice of Sale**  
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date January 2nd, 2026 @ 10:00 AM at each individual repair facility.

41385 2021 Tesla VIN#: 5YJ3E1E-A7MF859325 Repair Facility: Dimmitt Chevrolet Inc 25485 US Highway 19 N Clearwater 727-725-2903 Lien Amt \$2,747.39  
December 12, 2025 25-05353N

#### 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 #
20	CHEVY	1G1ZD5ST3LF033181
14	DODGE	3C4PDCAB0ET227428
16	FORD	3FA6P0H7XGR374185
08	HONDA	1HGFA16528L007642
09	HYUNDAI	KMHGC46E79U062335
15	KIA	KNDJP3A59F7131410
02	SATURN	1G8ZJ5275Z171153
10	TOYOTA	1NXBU4EE9AZ189052

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 1-9-2026 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 12, 2025 25-05427N

#### FIRST INSERTION

#### Notice of Public Sale Multiple Facilities - Multiple Units

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

**Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 12/29/2025 @ 10:30 AM:**  
Janay Hines- hshld gds

**Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 12/29/2025 @ 11:00 AM:**  
Andrea Kitterler-ladue- hshld gds/furn

**Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL 33755 on 12/29/2025 @ 11:30 AM:**  
Marcia Corcoran- holiday decor, toolbox, pictures, bins

**Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 12/29/2025 @ 12:30 PM:**  
Lauren Ashley Colt Hudson - hshld gds  
Charles Russell Bell - hshld gds

**Extra Space Storage 13100 66th St, Largo, FL 33773 on 12/29/2025 @ 12:00 PM**  
Rex Foster - hshld gds  
Rex Foster - hshld gds  
Christopher VanAst - hshld items, boxes

**Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 12/29/2025 @ 1:00 PM**  
JD Cox - tools, hshld gds/furn

**Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 12/29/2025 @ 10:30 AM**  
Jessica Anderson - Items from camper

**Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 12/29/2025 @ 11:00 AM**  
Jacquel Dorn - clothes, boxes

**Extra Space Storage 1844 N Belcher Rd, Clearwater, FL 33765 on 12/29/2025 @ 11:30 AM**  
Randall Balcon - hshld gds/furn

**Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 12/29/2025 @ 12:00 PM**  
Samantha Carter - Clothes and home goods

**Extra Space Storage 1850 N Hercules Ave, Clearwater, FL 33765 on 12/29/2025 @ 12:30 PM**  
Manual Gissendanner- hshld gds  
Valerie Collins - hshld items

**Extra Space Storage 1016 Belcher Rd, Clearwater, FL 33765 on 12/29/2025 @ 1:30 PM**  
Britan Glenn - boxes and bins  
Julie Gatlin - washer, boxes, couch

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property.  
December 12, 19, 2025 25-05352N

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

NOTICE IS HEREBY GIVEN THAT the undersigned, desiring to engage in business under the fictitious name of Crash Into Brie Charcuterie located at 834 Lakeside Ter, in the County of Pinellas, in the City of Palm Harbor, Florida 34683 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Palm Harbor, Florida, this 09th day of December, 2025.

COLEMAN ADVENTURES LLC  
December 12, 2025 25-05409N

#### NOTICE OF PUBLIC SALE

TRI J CO. TOWING & RECOVERY INC.  
125 19TH ST SOUTH  
ST PETERSBURG, FL 33712  
PHONE: 727-822-4649  
FAX: 727-822-3043

TRI J CO TOWING & RECOVERY INC GIVES NOTICE THAT ON 1-09-2026 AT 10:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 125 19TH ST SOUTH ST PETERSBURG, FL 33712 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

WBAPK7G55BNN58531 2011 BMW  
1G1ZD5ST1JF140789 2018 CHEV  
1C3CCAB6FN720831 2015 CHRY  
JE1820873969 2009 CLUB CAR  
1FAHP24137G145702 2007 FORD  
1FATP8UH6K5149936 2019 FORD  
1FMEE11L6VHB17270 1997 FORD  
1FT7W2BTKCEC28263 2019 FORD  
1HD1CAP17SY203003 1995 HD  
JHLRD1845XC050395 1999 HOND  
6NHTC16L51555 1900 HUFFY  
A07CE8Z4CNC000005 1900 KANDI  
1LNL83W9RY752306 1994 LINC  
WDDPK4HA2FF098053 2015 MERZ  
1N4AL21E07N479069 2007 NISS  
1N4AL24E79C179961 2009 NISS  
1N4BL3AP5DC197111 2013 NISS  
5N1ED28T4YC548030 2000 NISS  
1G2NE52T0VC862706 1997 PONT  
5Y2SL65848Z418845 2008 PONT  
RFGBS1D01FXAE0389 2015 SANY  
JF1VA1B62L9832729 2020 SUBA  
JS2YC412885104094 2008 SUZ  
4T1BF1FK0FU909973 2015 TOYT  
L5YACBPA4G116711 2016 ZHNG

December 12, 2025 25-05428N

#### NOTICE OF MEETING BOARD OF TRUSTEES, ST. PETERSBURG COLLEGE AND NOTICE OF ADOPTION, AMENDMENT OR REPEAL OF RULES AND HEARING

The Board of Trustees of St. Petersburg College announces a public meeting to which all persons are invited.

DATE AND TIME: January 20, 2026; Board meeting commencing at 9:00 a.m.

PLACE: The meeting will be held at the Tarpon Springs Campus of St. Petersburg College, Chris Sprawls Workforce Hub, 600 E. Klosterman Road, Tarpon Springs, Florida.

PURPOSE: The meeting will be held for the purpose of considering routine business, and other matters that come before the Board including adopting or amending rules of the Board of Trustees pursuant to its rule-making authority.

A copy of the agenda may be obtained within seven (7) days of the meeting on the Board of Trustees website at [www.spcollege.edu](http://www.spcollege.edu) or by calling the Board Clerk at (727) 341-3241.

A summary of the proposed rules and/or amendments, together with the purpose and effect and specific legal authority, will be posted no later than Friday, December 12, 2025, on the official bulletin boards as follows: at the St. Petersburg/Gibbs and Clearwater Campuses in the entrance to the libraries; at the Tarpon Springs Campus in the Lyceum Building across from Room LY 104; at the EpiCenter—Services Building, on the first floor east corridor across from Conference Room SR-110; at the EpiCenter outside of Room 1-122; on the east wall, across from the seating area under the stairs, at the Health Education Center; outside Room TL 106 in the Technology Learning Center at the Seminole Campus; on the west wall of the facilities/mailroom area outside room AC 134 at the Allstate Center; on the bulletin board next to the Provost Office on the first floor of the SPC Downtown Center; close to the stairs on the north wall and outside near the parking lot on the east wall at the Douglas L. Jamerson, Jr. Midtown Center; at the Veterinary Technology Center near the front entrance and in Room 166; and advertised in a newspaper of general circulation, in the Titan News, and on the College's website.

The Notice(s) of Rule Development on the foregoing rule(s) appeared in the Titan News and were posted on each of the College's official bulletin boards on November 21, 2025. Said Notice(s) also appeared in the Business Observer on November 21, 2025, and were posted on the College's website.

Please note that the proposed changes to the rules attached do not reflect changes (if any) which are pending or have recently been approved by the Board of Trustees.

Any person wishing to be heard on the proposed rule(s) and/or amendments will be provided an opportunity to do so by appearing before the Board at said meeting.

If requested within 21 days after the date of publication of this notice, a hearing on the proposed rule(s) or amendments thereto will be held at 9:00 a.m. or soon thereafter on January 20, 2026, at the Tarpon Springs Campus of St. Petersburg College, Chris Sprawls Workforce Hub, 600 E. Klosterman Road, Tarpon Springs, Florida. See Section 120.54(3)(c), Florida Statutes.

Any person who is substantially affected by the above rules may seek an administrative determination of the invalidity of any proposed rule on the ground that proposed rule is an invalid exercise of the Board's delegated legislative authority. Such request shall be by Petition in writing and filed within 21 days after the date of publication of this notice. See Section 120.56(2), Florida Statutes.

Any person who wishes to provide the Board with information regarding the statement of estimated regulatory costs, or to provide a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within 21 days after the date of publication of this notice.

Members of the public are given the opportunity to provide public comment at meetings of the Board of Trustees concerning matters and propositions on the agenda for discussion and Board action. At the Board meeting, in advance of the time for public comment on the agenda, individuals desiring to speak shall submit a registration card to the Board Clerk, Rebecca Brown, at the staff table. Policy and procedures regarding public comment can be found on the SPC Board of Trustees website at [www.spcollege.edu](http://www.spcollege.edu)

If any person wishes to appeal a decision made with respect to any matter considered by the Board, he or she will need a record of the proceedings. It is the obligation of such person to ensure that a verbatim record of the proceedings is made. See Section 286.0105, Florida Statutes.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/hearing/meeting is asked to advise the agency five business days before the workshop/hearing/meeting by contacting the Board Clerk at 727-341-3241. If you are planning to attend the workshop/hearing/meeting and are hearing impaired, please contact the agency five business days before the workshop/hearing/meeting by calling 727-791-2422 (V/TTY) or 727-474-1907 (VP).

Information regarding the proposed rule(s) and/or amendments for consideration and intended action is attached to this Notice.

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

RULES NOTICE DATE: December 12, 2025

PROPOSED DATE TO BECOME EFFECTIVE: Upon Board Approval

SUMMARY STATEMENT OF ESTIMATED REGULATORY COSTS: There is no cost to the College associated with these amendments. There is no anticipated adverse effect on state or local government. There are no transactional costs associated with these amendments. There is no anticipated adverse impact on small business.

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

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

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

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

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

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

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

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

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

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

December 12, 2025

25-05406N

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 DOUG mobile home bearing vehicle identification number DH50FF121381, and all personal items located inside the mobile home. Last Tenant: Thavisackdy Thephabouth. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920). December 12, 19, 2025 25-05414N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 RENE mobile home bearing vehicle identification number GDW5GA51817927, and all personal items located inside the mobile home. Last Tenant: Silvia Margarita Hernandez. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920). December 12, 19, 2025 25-05410N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 SKYLI mobile home bearing vehicle identification number SF1529D, and all personal items located inside the mobile home. Last Tenant: Diane Elizabeth Carr and Twin City MHP LLC. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920). December 12, 19, 2025 25-05412N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1961 GRAT mobile home bearing vehicle identification number 446X3667A, and all personal items located inside the mobile home. Last Tenant: Deicy Johanna Hernandez Yusti. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920). December 12, 19, 2025 25-05440N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 MERC mobile home bearing vehicle identification number MF2320D, and all personal items located inside the mobile home. Last Tenant: Jovann Alberto Rodriguez a/k/a Jovann Rodriguez and Twin City MHP LLC. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920). December 12, 19, 2025 25-05411N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 SHEF mobile home bearing vehicle identification number F4618, and all personal items located inside the mobile home. Last Tenant: William Edward Tyack, Andrew Boyd and David Charles Werts, as Title Owner. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920). December 12, 19, 2025 25-05413N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 LAMP mobile home bearing vehicle identification number 6035, and all personal items located inside the mobile home. Last Tenant: Stephanie Dawn McGahee, Jose Torres and Ida Marie Izquierdo Valdivia. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920). December 12, 19, 2025 25-05442N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1983 TANG mobile home bearing vehicle identification number GDWGA478220718, and all personal items located inside the mobile home. Last Tenant: Emanuell Santiago. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920). December 12, 19, 2025 25-05441N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 MARK mobile home bearing vehicle identification number 12693, and all personal items located inside the mobile home. Last Tenant: Lela Mae Calhoun, Lois Wilcox and Willie James Calhoun Jr. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920). December 12, 19, 2025 25-05439N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 LAMP mobile home bearing vehicle identification number 7062, and all personal items located inside the mobile home. Last Tenant: David Joseph Casey, Eric Ndayishimiye and Connor Casey. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920). December 12, 19, 2025 25-05438N

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 Funsch Medical Groups located at 7901 4th St N STE 300 in the City of St Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 10th day of December, 2025 Funsch Medical & Consulting LLC December 12, 2025 25-05433N

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 SoulBridge Growth Studio 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 9th day of December, 2025 SoulBridge Ventures December 12, 2025 25-05429N

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 Tampa Drone Company located at 10603 Walnut Street NE in the City of Saint Petersburg, Pinellas, FL 33716 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of December, 2025 James E. Stevens December 12, 2025 25-05396N

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 YaneeeA 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 ACT THREE CONNECTIONS, LLC December 12, 2025 25-05350N

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 Sidrion LLC located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of December, 2025 Sidrion LLC December 12, 2025 25-05351N

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 Adbloom Inc. 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 4th day of December, 2025 PartnerArmy, LLC December 12, 2025 25-05355N

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 Phil's Garage Doors located at 430 3rd ave S in the City of St. Petersburg, Pinellas, FL 33701 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 10th day of December, 2025 Phil Nadav Inc. Nadav Philip Meyer December 12, 2025 25-05445N

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 David Ulrich Associates located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 10th day of December, 2025 UliSearch, Inc. David Ulrich December 12, 2025 25-05434N

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 Nuralign located at 7901 4th Street North, Suite 21143 in the City of Saint Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of December, 2025 Safran Living, Fla. LLC December 12, 2025 25-05420N

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 White Dog Design located at 1640 27th Ave N in the City of St Petersburg, Pinellas, FL 33713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of December, 2025 Cynthia Mason December 12, 2025 25-05376N

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 Pour Familia 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 5th day of December, 2025 3Bs Mobile Bar, LLC December 12, 2025 25-05377N

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 Haley Chat 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 5th day of December, 2025 Luxiter LLC December 12, 2025 25-05378N

FIRST INSERTION
NOTICE OF PUBLIC SALE
TROPICANA MINI STORAGE - LARGO, located at 220 Belcher Rd., Largo, FL 33771, gives notice that the following units will be advertised and sold by competitive bidding on www.storage-treasures.com to satisfy the owner's lien. B022 - Douglas G Betts, B050 - Sean Smith, D291 - Eugene Bell The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on Monday, December 29th, 2025 @ 11 AM Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Largo may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. December 12, 19, 2025 25-05407N

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 Calista Closets located at 4180 116TH TER N in the City of CLEARWATER, Pinellas, FL 33762-4956 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 8th day of December, 2025 Calista Cabinets Inc Joanna Zapior December 12, 2025 25-05397N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Ronald J Teitelbaum will engage in business under the fictitious name PREFERRED BENEFITS AGENCY, with a physical address 4946 KYLEMORE CT. PALM HARBOR, FL 34685, with a mailing address 4946 KYLEMORE CT. PALM HARBOR, FL 34685, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. December 12, 2025 25-05423N

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 Dr. Kochehour & Associates located at 5713 1st Ave N in the City of St Petersburg, Pinellas, FL 33710 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of December, 2025 Clayton H. McEntire DMD, PLLC Clayton H. McEntire December 12, 2025 25-05390N

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 Firehouse Subs 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 4th day of December, 2025 T&A Sandwiches LLC Tatiana Bucy December 12, 2025 25-05349N

FIRST INSERTION
NOTICE OF PUBLIC SALE
TROPICANA STORAGE - CLEARWATER, located at 29712 US HWY 19 N, Clearwater, FL 33761, gives notice that the following units will be advertised and sold by competitive bidding on www.storage-treasures.com to satisfy the owner's lien. #0851, #0848, #1011 - Jeff Currence, #0853 - Robert Bache, #2109 - Robert Kaintz II, #0940 - John Espada. The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on Monday December 29th, 2025 @ 11:00am Purchases must be made with cash only and paid at the storage facility to finalize the transaction. Tropicana Storage - CLW may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. December 12, 19, 2025 25-05408N

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 ESCALATED BILLING 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 7th day of December, 2025 NEXUS ANCHOR LLC December 12, 2025 25-05382N

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 Angeles 360 Care Center 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 8th day of December, 2025 Alex10.LLC December 12, 2025 25-05391N

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 Acumen Value Health Advisors located at 140 Highland Ave in the City of Dunedin, Pinellas, FL 34698 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of November, 2025 CDAJR Enterprises, LLC Charles D Ardoin Jr December 12, 2025 25-05383N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of sPAK Labs by Ark Invest. located at 1101 4th Street South, Suite 300 in the County of Pinellas, in the City of St. Petersburg, Florida 33701 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Pinellas, Florida, this 4th day of December, 2025. Star-Tec Enterprises, Inc. December 12, 2025 25-05370N

NOTICE OF PUBLIC SALE:
Notice is hereby given that on 01/06/2026 at 08:30 AM the following vehicles(s) may be sold at public sale at 4949 72ND AVE N, PINELLAS PARK, FL, 33781 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. ML32FUFJONHF03735 2022 MITTS 8655.51 The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is: Lienor Name: MID FLORIDA CUSTOMS LLC Lienor Address: 4949 72ND AVE N, PINELLAS PARK, FL 33781 Lienor Telephone #: 727-600-6139 MV License #: MV-113300 Location of Vehicles: 4949 72ND AVE N, PINELLAS PARK, FL, 33781 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 12, 2025 25-05384N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
A file copy of your delivered affidavit will be sent to you.



FICTITIOUS NAME NOTICE
Notice is hereby given that Monroe Development Inc., desiring to engage in business under the fictitious name of POLISHED GENTLEMAN located at 888 Cypress Cove Way, Tarpon Springs, FL 34688 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 12, 2025 25-05348N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 GRAY mobile home bearing vehicle identification number 13403, and all personal items located inside the mobile home. Last Tenant: Sanith Sinsyharath. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920). December 12, 19, 2025 25-05443N

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of JOHN O'BRIEN will, on December 29, 2025, at 10:00 a.m., at 4850 92nd Street North, Lot #129, St. Petersburg, Pinellas County, Florida 33708; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1971 FEST MOBILE HOME, VIN: 32L04VS234X, TITLE NO.: 0004703222, and VIN: 32L04VS234U, TITLE NO.: 0004703223 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#31021-2722) December 12, 19, 2025 25-05444N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1961 GRAT mobile home bearing vehicle identification number 446X3667A, and all personal items located inside the mobile home. Last Tenant: Deicy Johanna Hernandez Yusti. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920). December 12, 19, 2025 25-05440N

FIRST INSERTION
BARNEY'S MINI STORAGE 10891 OAK STREET N.E., ST. PETERSBURG, FL 33716 Phone: (727) 578-9543
NOTICE OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below belonging to the individuals listed below which are located at Barney's Mini Storage, 10891 Oak Street N.E., St. Petersburg, FL 33716 to enforce a lien imposed on said property under The Florida Self Storage Act Statutes (Section 83.801-83.809). The undersigned will sell at a public sale to be held on DECEMBER 29, 2025 at www.storage-treasures.com with bidding to begin online DECEMBER 12, 2025 at 1pm and is scheduled to end DECEMBER 29, 2025 at 1pm. NAME: UNIT#: CONTENTS: DICKENS, DEBRA L D087 HOUSEHOLD BOWES, ADA E140 HOUSEHOLD MASSEY, ARLENE G041 HOUSEHOLD JORDAN, VERNON K330 HOUSEHOLD DOURSOUX, TOM M626 HOUSEHOLD Purchases must be made in cash only and paid to the above referenced facility in order to complete the transaction. Barney's Mini Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. December 12, 19, 2025 25-05354N

--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 10091
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

RICHARDSON'S, W. E. SUB LOT 10
PARCEL: 19-31-17-74664-000-0100
Name in which assessed:
AGANA ST PETE 7777777 LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M..

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-05345N

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 10089
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

RICHARDSON'S, W. E. SUB E 35FT OF N 80FT OF LOT 7
PARCEL: 19-31-17-74664-000-0070
Name in which assessed:
AGANA ST PETE 7777777 LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M..

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-05343N

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 10087
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

RICHARDSON'S, W. E. SUB LOT 1
PARCEL: 19-31-17-74664-000-0010
Name in which assessed:
AGANA ST PETE 7777777 LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M..

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-05342N

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 09434
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BAYPOINTE PRESERVE CONDO BLDG 900, UNIT 9203
PARCEL: 07-30-17-04425-009-9203
Name in which assessed:
DEEBA FATIMA

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M..

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-05340N

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 09078
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

REDFORD PARK LOT 7
PARCEL: 36-31-16-73818-000-0070
Name in which assessed:
AFFORDABLE REAL ESTATE NETWORK INC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M..

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-05338N

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 08522
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

RIDGEWOOD TERRACE LOT 129
PARCEL: 27-31-16-75402-000-1290
Name in which assessed:
GLEN BROWN

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M..

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-05334N

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 07957
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BONNIVISTA SUB LOT 13
PARCEL: 25-31-16-10206-000-0130
Name in which assessed:
MICHAEL WRIGHT EST
KAZURI CAPITAL INC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M..

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-05330N

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 07643
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

CENTRAL PARK REV BLK 12, LOT 7
PARCEL: 21-31-16-14562-012-0070
Name in which assessed:
AZZAM PROPERTIES CORP

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M..

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-05328N

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 07343
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

HARSHAW LAKE SUB BLK D, LOT 2
PARCEL: 15-31-16-37296-004-0020
Name in which assessed:
HERBERT P DE GROAT

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M..

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-05325N

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 06358
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

MC KEE MANOR ADD NO. 1 BLK 2, LOTS 16 AND 17
PARCEL: 34-30-16-53766-002-0160
Name in which assessed:
CANASH HOLDINGS LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M..

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-05322N

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 05201
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

KAPOK TERRACE SUB BLK B, LOT 13
PARCEL: 09-29-16-45126-002-0130
Name in which assessed:
DARON W WHITLEY

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M..

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-05319N

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 04964
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BAY TOWNE WEST LOT 96
PARCEL: 34-28-16-05272-000-0960
Name in which assessed:
JACK A STUART
MARY J STUART

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M..

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-05318N



SAVE TIME
EMAIL YOUR LEGAL NOTICES

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Business Observer

Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County

TAX DEEDS

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 02616
Year of Issuance: 2023

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

SUN HEIGHTS LOT 19
PARCEL: 03-30-15-86580-000-0190

Name in which assessed: MARIE ELAINE DENNY EST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.

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

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 08312
Year of Issuance: 2023

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

MINNESOTA COURT REV LOT 22
PARCEL: 26-31-16-58140-000-0220

Name in which assessed: 1905 24TH ST S TRUST
REDSTONE CAPITAL LLC TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.

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

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 07742
Year of Issuance: 2023

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

INTER BAY BLK 4, LOT 12
PARCEL: 22-31-16-43108-004-0120

Name in which assessed: AZZAM PROPERTIES CORP

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.

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

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 08222
Year of Issuance: 2023

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

TIFFANY'S ADD N 40FT OF LOT 12
PARCEL: 25-31-16-90936-000-0121

Name in which assessed: FRANCINA MIDDLETON EST
C/O ROBBIE J SHEPPARD-GREEN

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.

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

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 08561
Year of Issuance: 2023

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

TIOGA SUB BLK B, LOT 6
PARCEL: 27-31-16-91062-002-0060

Name in which assessed: FOXX HOLE INVESTORS LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.

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

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 07591
Year of Issuance: 2023

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

PASADENA ESTATES BLK 8, LOT 23
PARCEL: 20-31-16-66978-008-0230

Name in which assessed: 6283 3RD AVE SOUTH LAND TRUST
NICE TO RENT LLC TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.

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

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 05227
Year of Issuance: 2023

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

TRADEWINDS CONDO BLDG 18, APT 201
PARCEL: 16-29-16-91660-018-2010

Name in which assessed: TRADEWINDS EAST UNIT 201 LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.

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

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 08435
Year of Issuance: 2023

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

CLARK & BUTLER'S SUB NO. 2 LOT 41
PARCEL: 27-31-16-15732-000-0410

Name in which assessed: ASSET PRESERVATION TRUST SERVICES INC TRE
MORRIS FAMILY LAND TRUST # 3484

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.

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

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 10145
Year of Issuance: 2023

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

GLENWOOD PARK ADD NO. 2 LOT 8 & GLENWOOD PARK, BLK B, W 11.5FT OF LOT 18
PARCEL: 30-31-17-31320-000-0080

Name in which assessed: 840 18TH AVE SOUTH LAND TRUST
EDMOND JABAAR TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.

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

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 03408
Year of Issuance: 2023

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

HARBOR SHORES 2ND ADD LOT 84
PARCEL: 31-30-15-36324-000-0840

Name in which assessed: CJ REAL ESTATE PARTNERS LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.

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

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 09542
Year of Issuance: 2023

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

SUN PLAZA ISLES SEC 3 BLK D, LOT 23 & RIP RTS
PARCEL: 19-30-17-87228-004-0230

Name in which assessed: VINCENT COSENZA
THOMAS COSENZA
JOHN DOOLEY
ROBIN BAILEY

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.

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

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Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
The West Orange Times carries public notices in Orange County, Florida.
To publish your legal notice Email: legal@businessobserverfl.com

--- TAX DEEDS ---

FIRST INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 10367  
Year of Issuance: 2023  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:  
LAKE MAGGIORE TERRACE  
BLK A, LOT 14  
PARCEL: 06-32-17-48096-001-0140

Name in which assessed:  
BLUETIGER86 INVESTMENTS LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).

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

KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
Dec. 12, 19, 26, 2025; Jan. 2, 2026  
25-05347N

FIRST INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 10090  
Year of Issuance: 2023  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:  
RICHARDSON'S, W. E. SUB E  
17.5FT OF N 80FT OF LOT 6 & W 22.5FT OF N 80FT OF LOT 7  
PARCEL: 19-31-17-74664-000-0071

Name in which assessed:  
AGANA ST PETE 777777 LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).

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

KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
Dec. 12, 19, 26, 2025; Jan. 2, 2026  
25-05344N

FIRST INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 07627  
Year of Issuance: 2023  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:  
CENTRAL AVENUE HOMES  
BLK 5, LOT 6 & W 10FT OF LOT 5  
PARCEL: 21-31-16-14454-005-0060

Name in which assessed:  
5340 CENTRAL AVE CORP

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).

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

KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
Dec. 12, 19, 26, 2025; Jan. 2, 2026  
25-05327N

FIRST INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 07114  
Year of Issuance: 2023  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:  
PEEPLES ADD ST PETERSBURG BLK B, LOTS 32 THRU 36  
PARCEL: 11-31-16-68166-002-0320

Name in which assessed:  
OSCAR WILDE LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).

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

KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
Dec. 12, 19, 26, 2025; Jan. 2, 2026  
25-05324N

FIRST INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 06472  
Year of Issuance: 2023  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:  
MEADOW LAWN BLK 6, LOT 11  
PARCEL: 36-30-16-56610-006-0110

Name in which assessed:  
CECELIA C SINGELTON PAUL L TATE EST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).

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

KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
Dec. 12, 19, 26, 2025; Jan. 2, 2026  
25-05323N

FIRST INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 05285  
Year of Issuance: 2023  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:  
IMPERIAL COURT APT CONDO 5 BLDG G, UNIT 10  
PARCEL: 19-29-16-41930-000-0100

Name in which assessed:  
PAYTON DOUGLAS SUDEN-GA

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).

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

KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
Dec. 12, 19, 26, 2025; Jan. 2, 2026  
25-05321N

--- ESTATE ---

FIRST INSERTION  
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION  
File No. 2025-11310-ES  
IN RE: ESTATE OF DAVID E. FERREIRA  
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:  
Sandra Ferreira  
482 Imperial Drive  
Largo, FL 33771

Attorney for Personal Representative:  
Denyse D. Kruse, Esq.  
Florida Bar Number: 127152  
Kruse Law, P.A.  
600 1st Avenue North  
St. Petersburg, FL 33701  
Telephone: (727) 256-4860  
E-Mail: denyse@kruselawgroup.com  
Secondary E-Mail:  
denysekruse@gmail.com  
December 12, 19, 2025 25-05362N

FIRST INSERTION  
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION  
REF # 25-006387-ES  
In re: Estate of DUSAN KRSMANOVIC,  
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 Dusan Krsmanovic, deceased, File Number 25-006387-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: Pinellas County Courthouse, 315 Court Street North, Clearwater, Florida 33756; that the decedent's date of death was February 17, 2025; that the total value of the estate is \$100.00, and that the name and address of those to whom it has been assigned by such order are:

Branislav Krsmanovic  
5985 15th Way North  
St. Petersburg, FL 33703  
Milicia Jovasevic  
1147 84th Terrace North  
Apt. D  
St. Petersburg, FL 33702  
Strahinja Krsmanovic  
1295 85th Avenue North  
Apt. B  
St. Petersburg, FL 33702  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of first publication of this Notice is Friday, December 12, 2025.

Personal Giving Notice:  
Jelena Krsmanovic, Petitioner  
106 W. 76th Street  
New York, NY 10023

Attorney for Person Giving Notice:  
TERRY J. DEEB, ESQ.  
DEEB ELDER LAW, P.A.  
6699 13th Avenue North,  
Suite 4B  
St. Petersburg, FL 33710  
(727) 381-9800  
Servicekat@deebelderlaw.com  
Serviceck@deebelderlaw.com  
Servicej@deebelderlaw.com  
Fla. Bar # 997791  
December 12, 19, 2025 25-05426N

FIRST INSERTION  
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION  
File No. 25-011064-ES  
IN RE: ESTATE OF JOSE A. ABAD,  
Deceased.

The administration of the estate of JOSE A. ABAD, deceased, whose date of death was August 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, Florida 33701. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:  
JUSTIN BENEDICTO ABAD  
450 Redstone Blvd.  
Carbondale, CO 81623

JOCELYN A. PEDALINO  
2288 Heron Circle  
Clearwater, Florida 33762

Attorney for Personal Representative:  
JAMES R. (RUSTY) SPOOR  
Florida Bar Number: 27058  
SPOOR LAW, P.A.  
877 Executive Center Dr. W., Suite 100  
St. Petersburg, FL 33702  
Telephone: (727) 822-4355  
December 12, 19, 2025 25-05389N

FIRST INSERTION  
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION  
File No. 25-010229-ES  
IN RE: ESTATE OF CAROLE LEE PIEMONTE,  
Deceased.

The administration of the estate of CAROLE LEE PIEMONTE, deceased, whose date of death was April 11, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, Florida 33703. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:  
Joseph P. Piemonte  
4130 Water Dance Drive  
Helena, Montana 59602

THERESA PIEMONTE  
6321 113th St., Apt. #1306  
Seminole, Florida 33772

Attorney for Personal Representative:  
JAMES R. (RUSTY) SPOOR  
Florida Bar Number: 27058  
SPOOR LAW, P.A.  
877 Executive Center Dr. W., Suite 100  
St. Petersburg, FL 33702  
Telephone: (727) 822-4355  
December 12, 19, 2025 25-05363N

FIRST INSERTION  
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION  
File No. 25-011095-ES  
IN RE: ESTATE OF FRANK CONTEY  
Deceased.

The administration of the estate of Frank Contey, deceased, whose date of death was October 22, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:  
Mark Contey  
10642 Jacob Drive  
Mokena, Illinois 60448

Attorney for Personal Representative:  
Mark G. Turner, Esquire  
Florida Bar Number: 794929  
Straughn & Turner, P.A.  
Post Office Box 2295  
Winter Haven, Florida 33883-2295  
Telephone: (863) 293-1184  
Fax: (863) 293-3051  
E-Mail: mturner@straughtnturner.com  
Secondary E-Mail:  
ahall@straughtnturner.com  
December 12, 19, 2025 25-05432N

FIRST INSERTION  
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION  
File No. 25-010460-ES  
IN RE: ESTATE OF LINDA KAY NELSON,  
a/k/a LINDA K. NELSON  
Deceased.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:  
Kristen Nelson-McKenzie  
5030 Bradford Rd.  
Jacksonville, Florida 32217-4810

Attorney for Personal Representative:  
Donald R. Hall, Esq.  
Attorney  
Florida Bar Number: 099553  
Goza and Hall, P.A.  
314 N. Belcher Rd.  
Clearwater, FL 33765  
Telephone: (727) 799-2625  
E-Mail: dhall@gozahall.com  
Secondary E-Mail:  
bbrown@gozahall.com  
December 12, 19, 2025 25-05387N

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**CASE NO: 25-010510-ES**  
**IN RE: ESTATE OF**  
**RICHARD A. MATRE,**  
**Deceased.**

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is December 12, 2025.

**Personal Representative:**  
**Comerica Bank & Trust**  
**By: Brian Tingley**  
**Title: Vice President**

Attorneys for Personal Representative: Comiter Singer Baseman & Braun, LLP  
Attorneys for Personal Representative  
3825 PGA Boulevard, Suite 701  
Palm Beach Gardens, Florida 33410  
Telephone: (561) 626-2101  
Fax: (561) 626-4742

Lisa Z. Hauser, Esq.  
Florida Bar Number: 0060283  
E-Mail:  
legal-service@comitersinger.com  
Secondary E-Mail:  
lhauser@comitersinger.com  
Antonio P. Romano, Esq.  
Florida Bar Number: 113092  
E-Mail:  
legal-service@comitersinger.com  
Secondary E-Mail:  
aromano@comitersinger.com  
December 12, 19, 2025 25-05385N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**UCN 522025CP010935XXESXX**  
**Ref No. 25-010935-ES4**  
**IN RE: ESTATE OF**  
**JEFFREY M. SLOCUM,**  
**Deceased.**

The administration of the estate of JEFFREY M. SLOCUM, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Ref No. 25-010935-ES4, the address of which is 315 Court Street, Room 106, Clearwater, Florida 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 has been 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 the first publication of this Notice is December 12, 2025.

**Personal Representative:**  
**NATHANIAL A. SLOCUM**  
341 Andrew Ridge Drive  
Jefferson, Georgia 30549

Attorney for Personal Representative:  
THOMAS G. TRIPP  
4930 Park Boulevard,  
Suite 12  
Pinellas Park, Florida 33781  
Phone (727) 544-8819  
Facsimile (727) 546-0529  
Email: tom@tomtriplaw.com  
FL Bar No. 0377597  
December 12, 19, 2025 25-05392N

## FIRST INSERTION

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is December 12, 2025.

**Personal Representative:**  
**THOMAS M. CHASTAIN**  
2001 Bayou Grande Blvd. NE  
St. Petersburg, FL 33703

Attorney for Personal Representative:  
TERRY J. DEEB, ESQ.  
DEEB ELDER LAW, P.A.  
6699 13th Avenue North,  
Suite 4B  
St. Petersburg, FL 33710  
(727) 381-9800  
Servicekat@deebelderlaw.com  
Serviceck@deebelderlaw.com  
Servicecj@deebelderlaw.com  
Fla. Bar # 997791  
December 12, 19, 2025 25-05388N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-11204-ES**  
**Division 04**  
**IN RE: ESTATE OF**  
**MARIE D. CHRISTNER,**  
**Deceased.**

The administration of the estate of MARIE D. CHRISTNER, deceased, whose date of death was September 25, 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.

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-004264-ES**  
**Division 004**  
**IN RE: ESTATE OF**  
**MARK DENNIS BENTON**  
**Deceased.**

The administration of the estate of Mark Dennis Benton, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 December 12, 2025.

**Personal Representative:**  
Samantha Chechele  
Attorney  
Florida Bar Number: 0775592  
7127 First Avenue South  
SAINT PETERSBURG, FL 33707  
Telephone: (727) 381-6001  
Fax: (727) 381-7900  
E-Mail: samantha@chechelelaw.com  
December 12, 19, 2025 25-05395N

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. 732.221, 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 12, 2025.

**KENNETH M. SCOTT**  
**Personal Representative**  
1397 54th Avenue North  
St. Petersburg, FL 33703

DAVID F. WILSEY  
Attorney for Personal Representative  
Florida Bar No. 0652016  
Fisher and Wilsey, P.A.  
1000 16th Street North  
St. Petersburg, FL 33705  
Telephone: (727) 898-1181  
Email: dwilsey@fisher-wilsey-law.com  
Secondary Email:  
gmccauley@fisher-wilsey-law.com  
December 12, 19, 2025 25-05437N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-9711-ES**  
**IN RE: ESTATE OF**  
**JARYD BUCKOWSKI,**  
**Deceased.**

The administration of the estate of JARYD BUCKOWSKI, deceased, whose date of death was July 15, 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 curator and the curator's attorney are set forth below.

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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

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 12, 2025.

**Robert D. Hines**  
**Curator**  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612

Robert D. Hines, Esq.  
Attorney for Curator  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrivera@hnh-law.com  
December 12, 19, 2025 25-05368N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**UCN:522025CP011257XXESPR**  
**REF #: 25-011257-ES**  
**IN RE: ESTATE OF**  
**RICARDO ESQUILIN,**  
**Deceased.**

The administration of the estate of RICARDO ESQUILIN, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

## FIRST INSERTION

**NOTICE OF ADMINISTRATION**  
**AND NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR PINELLAS COUNTY  
STATE OF FLORIDA  
**CASE NO.: 25-010608-ES**  
**Division: Probate**  
**IN RE: ESTATE OF**  
**SIDNEY P. LUSHER,**  
**Deceased.**

The administration of the Estate of SIDNEY P. LUSHER, deceased, Case No.:25-010608-ES, is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of first publication of this notice is December 12, 2025.

**SIDNEY S. LUSHER**  
**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 12, 19, 2025 25-05369N

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. 732.221, 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 12, 2025.

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

Attorney for Personal Representative:  
MARIE R. ZORRILLA, Attorney  
ROOTH & ROOTH P.A.  
7600 Seminole Blvd Suite 102  
Seminole, FL 33772  
Telephone: (727) 397-4768  
Florida Bar No. 0118979  
E-Mail: marie@roothlaw.com  
E-Mail: ryan@roothlaw.com  
December 12, 19, 2025 25-05368N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-011407-ES**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**JOAN ELSIE FIELD**  
**Deceased.**

The administration of the estate of JOAN ELSIE FIELD, deceased, whose date of death was November 10, 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.

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. 732.221, 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 12, 2025.

**Personal Representative:**  
**LAURA M. FIELD**  
2317 Lake Heather Heights Ct.  
Dunedin FL 34698

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 12, 19, 2025 25-05424N

## Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

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

To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH CIRCUIT COURT  
IN AND FOR PINELLAS COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 25-005434-ES  
Division 3  
IN RE: ESTATE OF  
FLORENCE LILLIAN HOUSE  
Deceased.

The administration of the estate of FLORENCE LILLIAN HOUSE, deceased, whose date of death was May 10, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 sur-

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is December 12, 2025

**Personal Representative:**  
**Adam Barnard**  
36 Bonner Drive  
Lockport, New York 14094

**Dianne K. Daniels**  
59 Woodbury Drive  
Lockport, New York 14094

Attorney for Personal Representative:  
/s/Carol A. Lawson  
Carol A. Lawson  
Attorney for Petitioner  
Florida Bar Number: 132675  
P.O. Box 2381  
Dunedin, FL 34697  
Telephone: (727) 410-2705  
E-Mail: calh@gate.net  
December 12, 19, 2025 25-05436N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT,  
IN AND FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number: 52-2025-CP-003063  
Division: Section 4  
IN RE: THE ESTATE OF  
LISA M. ARMATO,  
Deceased.

The administration of the estate of Lisa M. Armato, deceased, whose date of death was April 11, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 12, 2025.

**Personal Representative**  
**Linda Armato**  
1555 Huntington Lane  
Clearwater, FL 33755

THE HINSON LAW FIRM, P.A.  
/s/ Kathryn E. Stanfill  
Matthew H. Hinson, Esq.  
Florida Bar No. 94017  
Kathryn E. Stanfill, Esq.  
Florida Bar No. 1002636  
300 West Adams St.,  
Suite 500  
Jacksonville, FL 32202  
Phone: 904-527-1700  
Fax: 904-355-8088  
Matt@HinsonLawPA.com  
Kathryn@HinsonLawPA.com  
Attorney for Personal Representative  
December 12, 19, 2025 25-05394N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-010691-ES  
Section 003  
IN RE: ESTATE OF  
CHARLES TIMOTHY REID, JR.,  
Deceased.

The administration of the estate of Charles Timothy Reid, Jr., deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33563. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is December 12, 2025.

**Personal Representative:**  
**Christin Taylor Reid**  
189 Rolling Meadow Lane  
Clemmons, NC 27012

Attorney for Personal Representative:  
Sabrina Casagrande  
Sabrina L. Casagrande, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 107163  
Stross Law Firm, P.A.  
1801 Pepper Tree Drive  
Oldsmar, FL 34677  
Telephone: (813) 852-6500  
Fax: (813) 852-6450  
E-Mail: scasagrande@strosslaw.com  
Secondary E-Mail:  
vadams@strosslaw.com  
Dated this 9th day of December, 2025  
December 12, 19, 2025 25-05425N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-011192-ES  
IN RE: ESTATE OF  
MARTIN D. COLLINS, a/k/a  
MARTIN COLLINS, JR., a/k/a  
MARTIN D. COLLINS, JR., a/k/a  
MARTIN DAVID COLLINS, a/k/a  
MARTIN DAVID COLLINS, JR.  
Deceased.

The administration of the estate of MARTIN D. COLLINS, a/k/a MARTIN COLLINS, JR., a/k/a MARTIN D. COLLINS, JR., a/k/a MARTIN DAVID COLLINS, a/k/a MARTIN DAVID COLLINS, JR., deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THIS NOTICE.

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

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

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

The date of first publication of this notice is December 12, 2025.

**Personal Representative:**  
**DENNIS R. DELOACH, III**  
8640 Seminole Blvd.  
Seminole, Florida 33772

Attorney for Personal Representative:  
DENNIS R. DELOACH, III  
DeLoach, Hofstra & Cavanis, P.A.  
8640 Seminole Blvd,  
Seminole, FL 33772  
Tel: (727) 397-5571  
Fax: (727) 393-5418  
E-Mail: rdeloach@dhclaw.com  
Secondary E-Mail: bking@dhclaw.com  
December 12, 19, 2025 25-05419N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-010502 ES  
IN RE: ESTATE OF  
RICHARD RADCLIFFE  
EDMONDS  
Deceased.

The administration of the estate of RICHARD RADCLIFFE EDMONDS, deceased, whose date of death was October 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is December 12, 2025.

**Personal Representative:**  
**MARIANNE FIERMARK EDMONDS**

1431 Monticello Blvd. N.  
St. Petersburg, Florida 33703  
Attorney for Personal Representative:  
BENJAMIN F. DIAMOND Attorney  
Florida Bar Number: 899291  
THE DIAMOND LAW FIRM, P.A.  
150 2nd Avenue North, Suite 570  
St. Petersburg, FL 33701  
Telephone: (727) 823-1400  
Fax: (727) 999-5111  
E-Mail: ben@diamonddlawflorida.com  
Secondary E-Mail:  
sharon@diamonddlawflorida.com  
December 12, 19, 2025 25-05361N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-010498-ES  
Division Probate  
IN RE: ESTATE OF  
PATRICIA L. BRENNAN  
Deceased.

The administration of the estate of Patricia L. Brennan, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is December 12, 2025.

**Personal Representative:**  
**Rachel M. Wagoner**

1756 N BELCHER RD  
CLEARWATER, Florida 33765  
Attorney for Personal Representative:  
Rachel M. Wagoner  
Attorney  
Florida Bar Number: 736066  
COLEN & WAGONER, P.A.  
1756 N. Belcher Road  
Clearwater, Florida 33765  
Telephone: (727) 545-8114  
Fax: (727) 545-8227  
E-Mail: rachel@colenwagoner.com  
Secondary E-Mail:  
probate@colenwagoner.com  
December 12, 19, 2025 25-05431N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NO. 25-009911-ES  
IN RE: THE ESTATE OF  
VERNON ALFRED RANDLETT,  
Deceased.

The administration of the Estate of Vernon Alfred Randlett, deceased, whose date of death was February 20, 2025, File Number 25-009911-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pinellas County, Probate Division, 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is required to be served WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

THIS NOTICE.

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

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

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

The date of first publication of this notice is December 12, 2025.

**Personal Representative**  
**KAREN RANDLETT,**  
**Personal Representative**  
444 N. Paula Drive, Apt 332  
Dunedin, FL 34698

Attorney for Personal Representative  
Frank J. Tylman, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 99665  
The Baby Boomers' Barrister  
360 Central Avenue,  
Suite 800  
St. Petersburg, FL 33701  
Telephone: (727) 565-4250  
Email:  
skip@babyboomersbarrister.com  
December 12, 19, 2025 25-05381N

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File #:25-009949--ES4  
In Re: Estate of  
ROY E. HUNT

The administration of the Estate of ROY E. HUNT, deceased, whose date of death was August 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division: File No. 25-009949-ES4, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the per-

sonal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

## FIRST INSERTION

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

NOT WITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this

notice is: December 12, 2025.

**JUDITH S. ELLIS,**  
**Personal Representative.**

c/o 3637 4th Street North, Suite 220  
St. Petersburg, Florida 33704-1397  
Telephone: (727) 894-5153

WILLIAM GRIFFIN,  
Attorney for Personal Representative  
FBN: 01213309 / SPN: 00041581  
3637 4th Street North, Suite 220  
St. Petersburg, Florida 33704-1397  
Telephone: (727) 894-5153  
December 12, 19, 2025 25-05360N

# PUBLISH YOUR LEGAL NOTICE

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

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**  
1/2025/FL 1/20

## --- 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.: 24-005166-CI

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL4, MORTGAGE-BACKED NOTES, SERIES 2023-RTL4, Plaintiff, v. KIRTLEY ACQUISITIONS, LLC, a Florida Limited Liability Company; DANIEL SANDERS, an Individual; MEGED LEADS, LLC; LVNV FUNDING LLC; CLERK OF COURT OF PINELLAS COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 4, 2025 entered in Civil Case No. 24-005166-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL4, MORTGAGE-BACKED NOTES, SERIES 2023-RTL4, Plaintiff and KIRTLEY ACQUISITIONS, LLC, a Florida Limited Liability Company; DANIEL SANDERS, an Individual; MEGED LEADS, LLC; LVNV FUNDING LLC; CLERK OF COURT OF PINELLAS COUNTY, FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE are defendants, Ken Burke, Clerk of Court, will sell the property at www.pinellas.realforeclose.com beginning at 10:00

AM on January 8, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 5, BLOCK 3, GARDEN MANOR - SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 44 AND 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
Property Address: 6235 Hampton Drive N, Saint Petersburg, FL 33710

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg  
10360 W State Rd 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
/s/ Jordan Wainstein  
Jordan Wainstein  
FBN: 1039538  
Service E-mail:  
flrealprop@kelleykronenberg.com  
File No: 3843.000089  
December 12, 19, 2025 25-05416N

## FIRST INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO. 25-006355-CI

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARRY W. CRITZER A/K/A BARRY CRITZER, DECEASED, et. al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BARRY W. CRITZER A/K/A BARRY CRITZER, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT TWO HUNDRED SIXTY FIVE (265), GREENBRIAR UNIT 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 59, PAGE 83, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 8th day of December, 2025.

KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater,  
Pinellas County, FL 33756-5165  
CLERK OF THE CIRCUIT COURT  
BY: STEVIE AYARS  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ,  
AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave.,  
Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-327933  
December 12, 19, 2025 25-05403N

## FIRST INSERTION

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

CIVIL DIVISION  
Case No. 25-006492-CO  
KALMIA CONDOMINIUM  
NUMBER 1, INC.,  
Plaintiff, vs.  
ROBERT KEOUGH, DECEASED,  
AND THE UNKNOWN HEIRS,  
DEVISEES, GRANTEEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, OR  
OTHER CLAIMANTS CLAIMING  
BY, THROUGH, UNDER OR  
AGAINST ROBERT KEOUGH,  
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. 25-006492-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Unit No. 304, Building 1 KALMIA CONDOMINIUM NO. 1, A CONDOMINIUM, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium recorded in Official Records Book 2928, Pages 124 through 150, inclusive, all attachments and amendments thereto and according to the Condominium Plat as recorded in Condominium Plat Book 3, Page 27, amended in Condominium Plat Book 3, Pages 46 and 47, Public Records of Pinellas County, Florida.  
PARCEL ID NO.: 23-29-15-45063-001-3040 ("Property")  
Property Address: 1235 S. High-

land Ave., Unit 1-304, Clearwater, FL 33756

at public sale, to the highest and best bidder for cash at 10:00 a.m. on January 22, 2026. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 4th 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@rpplaw.com  
Counsel for Plaintiff  
By: /s/ Nicholas T. Pizanius  
Monique E. Parker,  
Florida Bar No. 06699210  
Bennett L. Rabin,  
Florida Bar No. 0394580  
Adam C. Gurley,  
Florida Bar No. 0112519  
Nicholas T. Pizanius,  
Florida Bar No. 118857  
10231-009  
December 12, 19, 2025 25-05366N

## 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.

522024CA004658XXCICI  
WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE OF  
SG ALTERNATIVE TITLE TRUST  
2024-RTL5,  
Plaintiff, vs.

PAVO FRESH LLC; GOOD FLOOR  
LOANS LLC; JOHN STEPHEN  
ELLINGTON; 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 a Summary Final Judgment of Foreclosure dated November 6, 2025, and entered in Case No. 522024CA004658XXCICI of the Circuit Court in and for Pinellas County, Florida, wherein Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2024-RTL5 is Plaintiff and PAVO FRESH LLC; GOOD FLOOR LOANS LLC; JOHN STEPHEN ELLINGTON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KEN BURKE, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pinellas.realforeclose.com, at 10:00

a.m., on January 7, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 22, EL DORO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 70, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED November 17, 2025.  
By: Lisa A Woodburn  
Florida Bar No.: 11003  
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  
7178-206309 / TM1  
December 12, 19, 2025 25-05393N

## FIRST INSERTION

**NOTICE OF ACTION  
FORECLOSURE  
PROCEEDINGS-PROPERTY**  
IN THE COUNTY COURT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
CIVIL ACTION  
Case #: 25-003884-CO

Wells Fargo Bank, N.A.  
Plaintiff, vs.-

David I. Smith-Gillespie a/k/a David Smith-Gillespie a/k/a David Smith-Gillespie a/k/a David Gillespie-Smith, as Co-Trustee of the David I. Smith-Gillespie and Aphrodite Coronis Living Trust Agreement dated May 7, 2013; Aphrodite Coronis a/k/a Aphrodite Smith Gillespie, as Co-Trustee of the David I. Smith-Gillespie and Aphrodite Coronis Living Trust Agreement dated May 7, 2013; Unknown Beneficiaries of the David I. Smith-Gillespie and Aphrodite Coronis Living Trust Agreement dated May 7, 2013; United States of America Department of the Treasury; City of Tarpon Springs, Florida; State of Florida Department of Revenue; Clerk of the Circuit Court for Pinellas County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

TO: David I. Smith-Gillespie a/k/a David Smith-Gillespie a/k/a David Smith-Gillespie a/k/a David Gillespie-Smith, as Co-Trustee of the David I. Smith-Gillespie and Aphrodite Coronis Living Trust Agreement dated May 7, 2013; 2565 Estancia Boulevard, Clearwater, FL 33761 and Aphrodite Coronis a/k/a Aphrodite Smith Gillespie, as Co-Trustee of the David I. Smith-Gillespie and Aphrodite Coronis Living Trust Agreement dated May 7, 2013; 2565 Estancia Boulevard, Clearwater, FL 33761

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real

property, lying and being and situated in Pinellas County, Florida, more particularly described as follows:

LOT 1 BLOCK G, NORTHWOOD ESTATES-TRACT "F", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGES 46 AND 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
more commonly known as 2583 Deer Run East, Clearwater, FL 33761.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Human Rights Office  
400 S. Ft. Harrison Ave., Ste. 500  
Clearwater, FL 33756  
Phone: 727.464.4062 V/TDD

Or 711 for the hearing impaired  
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

WITNESS my hand and seal of this Court on the 5th day of December, 2025.

Ken Burke  
Circuit and County Courts  
By: /s/ Thomas Smith  
Deputy Clerk  
LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130,  
Boca Raton, FL 33487  
25-332939 FCO1 WEQ  
December 12, 19, 2025 25-05380N

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PINELLAS COUNTY, FLORIDA  
CASE NO: 25-002093-CI

AVAIL 3 LLC, A DELAWARE  
LIMITED LIABILITY COMPANY,  
Plaintiff, vs.  
ARJOLA PANDO; THE  
MEADOWS CONDOMINIUM  
UNIT ONE AT EAST LAKE  
WOODLANDS, INC.; EAST LAKE  
WOODLANDS COMMUNITY  
ASSOCIATION, INC.; AND ALL  
OTHER PARTIES CLAIMING  
AN INTEREST BY, THROUGH,  
UNDER OR AGAINST THE ALL  
OTHER PERSONS CLAIMING BY,  
THROUGH OR UNDER ANY OF  
THE NAMED DEFENDANT AND  
ANY OTHER PERSONS  
CLAIMING AN INTEREST IN THE  
REAL PROPERTY WHICH IS THE  
SUBJECT MATTER OF THIS  
ACTION BY AND THROUGH  
OR UNDER OR AGAINST THE  
NAMED DEFENDANTS HEREIN,  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Consent Uniform Final Judgment of Foreclosure dated DECEMBER 8, 2025, and entered in Case No. 25-002093-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein AVAIL 3 LLC, a Delaware limited liability company is the Plaintiff and ARJOLA PANDO; THE MEADOWS CONDOMINIUM UNIT ONE AT EAST LAKE WOODLANDS, INC.; EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN,, are the Defendants. Ken Burke, CPA, as the Clerk of the Circuit Court will sell to the highest and best bidder for cash as www.pinellas.realforeclose.com, at 10:00 a.m., on JANUARY 7, 2026, the

following described real property as set forth in said Final Judgment, to wit:

Unit 3, THE MEADOWS CONDOMINIUM UNIT TWO AT EAST LAKE WOODLANDS, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium and all its attachments and amendments, as recorded in Official Records Book 5917, Page 2024 through 2096, inclusive, and as recorded in Condominium Plat Book 82, Pages 1 through 13, Public Records of Pinellas County, Florida.

With a street address of: 103 Meadow Lane, Oldsmar, FL 34677  
Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim before the clerk reports the surplus as unclaimed.  
IMPORTANT - AMERICANS WITH DISABILITIES ACT:

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison 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 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 December 9, 2025.

RITTER, ZARETSKY,  
LIEBER & JAIME, LLP  
/s/ Vivian A. Jaime  
Vivian A. Jaime, Esq.  
Attorneys for Plaintiff  
2800 Biscayne Boulevard, Suite 500  
Miami, Florida 33137  
Telephone: (305) 372-0933  
Florida Bar Number: 714771  
E-Mail: Vivian@rzllaw.com  
December 12, 19, 2025 25-05430N



**SAVE TIME**

E-mail your Legal Notice  
**legal@businessobserverfl.com**

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 25-002030-CI

**KEVIN FLANAGAN and ELIZABETH CAMPA-FLANAGAN, Plaintiff, v. BRUCE 2 TRUST, CRYSTAL HOME DESIGN LLC, as Trustee, INVICTUS CAPITAL LLC, and UNKNOWN TENANT(S)/OWNER(S), Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment, dated September 11, 2025 in this cause, in the Circuit Court of Pinellas County, Florida, the office of Ken Burke, Pinellas County Clerk and Comptroller, shall sell the property situated in Pinellas County, Florida, described as:

Lot 4, Block 42, Mandalay Sub-division, according to the Plat thereof, recorded in Plat Book 14, Page(s) 32 through 35, of the Public Records of Pinellas County, Florida  
Property Address: 861 Bruce Ave, Clearwater, FL 33767

at public sale, to the highest and best bidder for cash at www.pinellas.realforeclose.com; at 10:00 a.m. on JANUARY 6, 2026, in accordance with Section 45.031 Florida Statutes.

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

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

YESNER LAW, P.L.  
Shawn M. Yesner, Esq.  
FBN: 0155225  
Lauryn V. Fabrizio, Esq.  
FBN: 1015838  
Countryside Colonial Center  
2753 S.R. 580, Suite 106  
Clearwater, FL 33761-3351  
Telephone: (813) 774-5737  
Facsimile: (813) 344-0950  
Email: Shawn@YesnerLaw.com  
Email: Lauryn@YesnerLaw.com  
Email: Julia@YesnerLaw.com  
December 12, 19, 2025 25-05373N

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION

Case No. 25-004502-CO

**WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. BART TELFORD, and UNKNOWN TENANT(S), 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. 25-004502-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Unit No. 405, Building 25, of Woodside Village, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 4861, Page 1517, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 34, Page 78, Public Records of Pinellas County, Florida, together with an undivided share in common elements appurtenant thereto.  
PARCEL ID NO.: 31-29-16-99081-025-4050 ("Property")  
Property Address: 4215 East Bay Drive, Unit 405, Largo, Florida 33771

at public sale, to the highest and best bidder for cash at 10:00 a.m.

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

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

Dated this 3rd 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@rpglaw.com  
Counsel for Plaintiff  
By: /s/ Nicholas T. Pizanas  
Monique E. Parker,  
Florida Bar No. 0669210  
Bennett L. Rabin,  
Florida Bar No. 0394580  
Adam C. Gurley,  
Florida Bar No. 0112519  
Nicholas T. Pizanas,  
Florida Bar No. 118857  
10597-009  
December 12, 19, 2025 25-05367N

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CASE NO.: 25-003310-CI

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, AS TRUSTEE, FOR CERTIFICATEHOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2003-FM1 ASSET BACKED PASS-THROUGH CERTIFICATES Plaintiff, vs. SHERITA B. MCCOY A/K/A SHERITA B. MCCOY-BUTLER A/K/A SHERITA MCCOY-BUTLER A/K/A SHERITA MCCOY; MELVIN BUTLER, Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated December 2, 2025, and entered in Case No. 25-003310-CI of the Circuit Court of the 6TH Judicial Circuit in and for Pinellas County, Florida, wherein THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, AS TRUSTEE, FOR CERTIFICATEHOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2003-FM1 ASSET BACKED PASS-THROUGH CERTIFICATES, is Plaintiff and SHERITA B. MCCOY A/K/A SHERITA B. MCCOY-BUTLER A/K/A SHERITA MCCOY-BUTLER A/K/A SHERITA MCCOY; MELVIN BUTLER, are Defendants, the Office of the Clerk, Pinellas County Clerk of the Court will sell via online auction at www.pinellas.

realforeclose.com at 10:00 A.M. on the 27th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK B, LAKE VIEW HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 1323 Tioga Avenue, Clearwater, Florida 33756 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 12/4/2025  
McCabe, Weisberg & Conway, LLC  
By: Craig Stein  
Craig Stein, Esq.  
Fl Bar No. 0120464  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, Florida, 33407  
Telephone: (561) 713-1400  
Email: FLpleadings@mwc-law.com  
File No: 19-400514  
December 12, 19, 2025 25-05374N

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION

Case No. 24-005218-CI

**Division 13**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5 Plaintiff, vs. BEATRICE WILLIAMS, UNKNOWN SPOUSE OF BEATRICE WILLIAMS, AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 3, 2025, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as:

LOT 21, NEBRASKA TERRACE SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

and commonly known as: 912 17TH ST S, SAINT PETERSBURG, FL 33712;

including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.pinellas.realforeclose.com, on February 13, 2026 at 10:00 A.M..

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

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

Dated : December 9, 2025  
By: /s/ Jennifer M. Scott  
Jennifer M. Scott  
Attorney for Plaintiff  
Invoice to:  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
320250/2426633/wll  
December 12, 19, 2025 25-05417N

FIRST INSERTION

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

Case No. 24-005613-CI  
**THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT HOME EQUITY LOAN TRUST 2003-1, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY PENNEY, DECEASED, et. al. Defendant(s),**

TO: WILLIAM PENNEY, PAMELA WALKER,  
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 19, LAKELAND GROVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 59, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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 8th day of December, 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  
24-222839  
December 12, 19, 2025 25-05404N

FIRST INSERTION

**NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION

Case #: 25-004691-CI

**DIVISION: 11**  
**Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.- Ken Gordon; Nichole Gordon a/k/a Nicole Gordon; Yatoria Jones a/k/a Yatoria Auviancecapri Jones; Unknown Spouse of Ken Gordon; Unknown Spouse of Nichole Gordon a/k/a Nicole Gordon; Unknown Spouse of Yatoria Jones a/k/a Yatoria Auviancecapri Jones; Probate Cash, LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).**

TO: Unknown Spouse of Ken Gordon: 8501 I-10 Service Road, Apartment 5J, New Orleans, LA 70127  
**YOU ARE HEREBY NOTIFIED** that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pinellas County, Florida, more particularly described as follows:  
LOT 32, GEORGE C. PRATHER'S FOURTH ROYAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 10, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
more commonly known as 2530 Irving Avenue South, Saint Petersburg, FL 33712.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:  
Human Rights Office  
400 S. Ft. Harrison Ave., Ste. 500  
Clearwater, FL 33756  
Phone: 727.464.4062 V/TDD  
Or 711 for the hearing impaired  
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
WITNESS my hand and seal of this Court on the 4th day of December, 2025.

FIRST INSERTION

tersburg, FL 33712.  
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:  
Human Rights Office  
400 S. Ft. Harrison Ave., Ste. 500  
Clearwater, FL 33756  
Phone: 727.464.4062 V/TDD  
Or 711 for the hearing impaired  
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
WITNESS my hand and seal of this Court on the 4th day of December, 2025.

KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater,  
Pinellas County, FL 33756-5165  
Ken Burke  
Circuit and County Courts  
By: STEVIE AYARS  
Deputy Clerk  
LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130,  
Boca Raton, FL 33487  
25-333683 FCO1 RFT  
December 12, 19, 2025 25-05356N

FIRST INSERTION

Filed: 12/08/2025 10:54:53  
Sixth Judicial District,  
Bear Lake County  
Amy Bishop, Clerk of the Court  
By: Deputy Clerk - Solum, Becky

SUMMONS By Publication

TO: Jeffrey Campbell

You have been sued by Katryna Campbell, the Petitioner, in the District Court in and for Bear Lake County, Idaho, Case No. CV04-25-0307.

The nature of the claim against you is for Dissolution of Marriage

Any time after 21 days following the last publication of this Summons, the court may enter a judgment against you without further notice, unless prior to that time you have filed a written response in the proper form, including the case number, and paid any required filing fee to the Clerk of the Court at [mailing address, physical address (if different from the mailing address) and telephone number of the district court clerk] PO Box 190 Paris, ID 83261 (30 N Main Paris ID 83261) 208-945-2155 ext 1412

and served a copy of your response on the other party, whose mailing address and telephone number are: 492 Lewis Loop Fish Haven ID 83287 801-651-2198

A copy of the Summons and Petition/Motion can be obtained by contacting either the Clerk of the Court or the other party. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter.  
Date: 12/5/2025  
Bear Lake County District Court  
Becky Solum  
Typed/printed name  
By: Becky Solum  
Deputy Clerk  
(SEAL) DISTRICT COURT  
BEAR LAKE COUNTY  
SIXTH JUDICIAL DISTRICT  
Dec. 12, 19, 26, 2025; Jan. 2, 2026  
25-05418N

FIRST INSERTION

**NOTICE OF SALE UNDER E.S. CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA  
Case No. 25-003969-CI  
Honorable Judge:  
Hamilton, Rebecca Louise  
PLANET HOME LENDING, LLC  
Plaintiff, vs.  
EMMY LOU HELTZEL;  
UNKNOWN SPOUSE OF EMMY LOU HELTZEL; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;  
Defendants,  
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated December 3, 2025, in the above-styled cause, Ken Burke, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.pinellas.realforeclose.com at 10:00 AM on January 7, 2026 the following described property:

LOT 8, BLOCK 34, KENNETH CITY UNIT TWELVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE(S) 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TAX ID # 05-31-16-46260-034-0080

COMMONLY KNOWN AS:  
6483 43rd Ave N, Kenneth City, FL 33709

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

Americans With Disabilities Act

If you are a person with a disability who needs 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. 300, Clearwater, FL 33756; Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
Dated this December 8, 2025.  
/s/ Matthew T. Wasinger  
Matthew T. Wasinger, Esquire  
Wasinger Law Office  
605 E. Robinson,  
Suite 730  
Orlando, FL 32801  
(407) 308-0991  
Fla. Bar No.: 0057873  
Attorney for Plaintiff  
Service:  
mattw@wasingerlawoffice.com  
December 12, 19, 2025 25-05400N

FIRST INSERTION

**NOTICE OF FORFEITURE PROCEEDINGS**

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

Case No: 25-006276-CI

**IN RE: FORFEITURE OF \$6,514.00 U.S. CURRENCY BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner, vs. Christopher D. Elliott, Claimant.**

TO: Christopher D. Elliott, and all others who may claim an interest in the above-described \$6,514.00 U.S. Currency (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about October 28, 2025, at or near the area of 119 49th Street South, St. Petersburg, FL, Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-704, Florida Statutes (2018).

Nicole E. Durkin,  
Senior Associate Counsel, FBN: 78069  
Pinellas County Sheriff's Office,  
10750 Ulmerton Road,  
Largo, FL 33778;  
Phone: (727) 582-6274  
ndurkin@psnet.com;  
rreuss@psnet.com  
Attorney for Petitioner  
December 12, 19, 2025 25-05448N

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA  
CASE NO.: 25-005232-CO

**THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JENNIFER L. PARENTI 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, I will sell all the property situated in Pinellas County, Florida described as:

Lot 2, Block 8, THE VILLAGE AT BENTLEY PARK, PHASE 1, according to the plat thereof, recorded in Plat Book 89, pages 81 through 84, inclusive, of the Public Records of Pinellas County, Florida. With the following street address: 2570 Bentley Drive, Palm Harbor, FL 34684.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on January 22, 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 9th day of December, 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  
December 12, 19, 2025 25-05405N

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--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 2024-CI-2252 Section 20 CAGG HOLDINGS, LLC, a Florida limited liability company, Plaintiff, vs. KINGDOM GROUP REALTY & INVESTMENTS LLC, a Florida limited liability company, RITA A. MYERS, TRUSTEE OF THE RITA A. MYERS TRUST and the UNKNOWN TENANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that pursuant to the "Uniform Final Judgment of Foreclosure," entered in Case No. 2024-CI-2252 on December 1, 2025, in the Sixth Judicial Circuit Court, in and for Pinellas County, Florida, wherein CAGG Holdings, LLC, Plaintiff, and Kingdom Group Realty & Investments LLC, Defendant, will sell to the high-

est and best bidder for cash, the real property situated in Pinellas County, Florida, described below to the highest bidder, for cash, https://www.pinellas.realforeclose.com at 10:00 A.M. on the 14th day of January 2026, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 32, MEADOW LAWN - SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 43 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 1523 68th Avenue, Saint Petersburg, Florida 33702 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. \*If you are a person with a disability who needs any accommodation in order

to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." /s/ Catherine Paige Andringa FRANK A. LAFALCE, ESQUIRE Florida Bar Number: 0980609 flafalce@anthonyandpartners.com C. PAIGE ANDRINGA Florida Bar No.: 1028374 cpandringa@anthonyandpartners.com Anthony & Partners, LLC 100 S. Ashley Drive, Ste 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Telecopier: 813/221-4113 Attorney for the Plaintiff December 12, 19, 2025 25-05364N

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

CASE NO: 25-11146-CO COUNTRYSIDE ESTATES RO ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF PAULINE CLIFT, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. TO: ESTATE OF PAULINE CLIFT and ANY AND ALL UNKNOWN HEIRS YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, COUNTRYSIDE ESTATES RO ASSOCIATION, INC., herein in the following described property: Unit/Lot No. 2, COUNTRYSIDE ESTATES MOBILE HOME

FIRST INSERTION

PARK, according to Exhibit "B" (the "Plot Plan"), of the Master Form Occupancy Agreement recorded in O.R. Book 8003, Page 670, of the Public Records of Pinellas County, Florida, legally described in Exhibit "A" of the aforementioned Master Form Occupancy Agreement. With the following street address: 27466 US Highway 19 N., #2, Clearwater, Florida, 33761 has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. \*If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and the seal of this Court on this 5th day of December, 2025. Business Observer KEN BURKE CLERK AND COMPTROLLER By: /s/ Thomas Smith Deputy Clerk Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 December 12, 19, 2025 25-05399N

FIRST INSERTION

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

Case No: 25-004379-CI NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. EFRAIN MORALES, JR., et al, Defendants. TO: ANA MARIA VARGAS DE MORALES 119 50th Terr N St Petersburg, FL 33703 ANA MARIA VARGAS DE MORALES 2021 11st St S Saint Petersburg, FL 33705 ANA MARIA VARGAS DE MORALES 541 38th Ave N St Petersburg, FL 33704 UNKNOWN TENANT #1 119 50th Ter N, St Petersburg, FL 33703 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 17 AND THE EAST 1/2 OF LOT 18, IN BLOCK G, HARCOURT, ACCORDING TO THE MAP OR PLAT THEREOF RE-

CORDED IN PLAT BOOK 13, PAGE 60, AS RECORDED 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 Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, 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 the said Court on the 4th day of December, 2025. CLERK OF THE CIRCUIT COURT By: STEVIE AYARS Deputy Clerk (COURT SEAL) KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 LLS14984 December 12, 19, 2025 25-05365N

FIRST INSERTION

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

Case No. 25-006499-CO BOCA SHORES CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. KELLY J. BULLEN, MICHAEL R. SZOLLEMA, AND UNKNOWN TENANTS Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-006499-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: Condominium Unit No. 129 of BOCA SHORES, a Condominium, according to the Plat thereof as recorded in Condominium Plat Book 39, Pages 100 through 107, inclusive, and being further described in that certain Declaration of Condominium recorded in O.R. Book 4979, Pages 1380 through 1476, inclusive, all in the Public records of Pinellas County, Florida, together with an undivided share in the common elements appurtenant thereto. PARCEL ID NO.: 25-31-15-09975-025-1290 ("Property") Property Address: 8901 Blind Pass Rd, Unit 129, St Pete Beach, FL 33706 at public sale, to the highest and best bidder for cash at 10:00 a.m.

on January 22, 2026. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated this 4th 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@rpglaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizani Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholas T. Pizani, Florida Bar No. 118857 10200-014 December 12, 19, 2025 25-05375N

FIRST INSERTION

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

Case No. 25-005940-CI Wells Fargo Bank, N.A. Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Raffaele Chase Guerrero a/k/a Raffaele C. Guerrero a/k/a Raffaele Guerrero, Deceased; et al Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Raffaele Chase Guerrero a/k/a Raffaele C. Guerrero a/k/a Raffaele Guerrero, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida: LOT 22, HOLLINGSWORTH ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 35, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE WEST 7 FEET AS DESCRIBED IN ORDER TAKING FILED AUGUST 7, 1973, CLERK'S INSTRUMENT NO. 73107943, PINELLAS COUN-

TY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , 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. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS \*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 December 4, 2025. Ken Burke As Clerk of the Court By /s/ Thomas Smith As Deputy Clerk Julie York, Esquire Brock & Scott, PLLC., 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File# 25-F02064 December 12, 19, 2025 25-05372N

FIRST INSERTION

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

UNC522 25cc002321XXCOCO Case Number 25-002321-CO-041 BRIAN D. RIGGS, also known as BRIAN D. RIGGS, SR., Plaintiff, v. LEILA FARJALLAH, and unknown spouse of LEILA FARJALLAH, if any, FIGURE LENDING, LLC, DOUGLAS V. ZELMAN REVOCABLE TRUST u/t/d August 12, 2009, and unknown tenants or other parties in possession, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure entered on November 10, 2025 in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pinellasrealforeclose.com, at 10:00 AM on the 8th day of January, 2026, the following described property as set forth in and Final Judgment, to wit: Unit 206 of COVE CAY CONDOMINIUM TWENTY-SIX SEVENTEEN, VILLAGE 1, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3930, Page 752, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements. A/K/A 2617 Cove Cay Drive, Unit 206, Clearwater, Florida 33760

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus. SEE AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 3rd day of December, 2025. D. SCOTT McLANE, ESQUIRE McLANE, McLANE & McLANE ATTORNEYS 275 Clearwater-Largo Road N. Largo, Florida 33770 Phone: (727) 584-2110 Fax: (727) 585-1687 mclane@mclane-law.com FBN: 0670551 Bidder No. 60083 December 12, 19, 2025 25-05359N

FIRST INSERTION

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

Case No. 25-009429-CO COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. JOSHUA CARVAJAL and UNKNOWN TENANT(S) Defendant. TO: JOSHUA CARVAJAL YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida: UNIT 614, COACHMAN CREEK, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, AS SHOWN ON PLAT RECORDED IN CONDOMINIUM PLAT BOOK 36, PAGES 88 THROUGH 105, INCLUSIVE, ALL IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4913, PAGE 1436, AND ALL AMENDMENTS THERETO, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PARCEL ID NO.: 08-29-16-16809-006-6140 ("Property") Property Address: 2625 State Road 590, Unit 614, Clearwater, FL 33759 A Lawsuit has been filed against you in Pinellas County Court, COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC. v. JOSHUA CARVAJAL,

and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. This notice shall be published once each week for two consecutive weeks in The Business Observer. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days WITNESS my hand and the seal of this Court on this 5th day of December, 2025. Ken Burke, Clerk of Court BY: /s/ Thomas Smith DEPUTY CLERK RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10223-254 December 12, 19, 2025 25-05398N

FIRST INSERTION

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

CASE NO. 25-003987-CI U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. NANCY A. RODRIGUEZ A/K/A NANCY RODRIGUEZ AND LILY C. RODRIGUEZ A/K/A LILY RODRIGUEZ, et. al. Defendant(s), TO: NANCY A. RODRIGUEZ A/K/A NANCY RODRIGUEZ, LILY C. RODRIGUEZ A/K/A LILY RODRIGUEZ, UNKNOWN SPOUSE OF NANCY A. RODRIGUEZ A/K/A NANCY RODRIGUEZ, UNKNOWN SPOUSE OF LILY C. RODRIGUEZ A/K/A LILY RODRIGUEZ, 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 69, BLOCK F, LAKE ST. GEORGE-UNIT VIII-A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 10 AND 11, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for

Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. \*If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 4th day of December, 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 25-301188 December 12, 19, 2025 25-05357N

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--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA  
**REF #: 22-000816-CI**  
**UCN: 52-2022-CA-000816-XXCI-CI**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SALVACION DAMIAN A/K/A SALVACION MAGAWAY DAMIAN F/K/A SALVACION MAGAOAY, DECEASED, et al.,**  
**Defendants.**  
NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on November 19, 2025, in the above-styled cause, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on January 7, 2026 at 10:00 A.M., at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), the following described property:  
LOT 15, BLOCK B, PINE ACRES REPLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 60, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA  
Property Address: 6541 82nd Avenue North, Pinellas Park, FL 33781

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED  
**AMERICANS WITH DISABILITIES ACT**  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.  
Dated: December 8, 2025  
/s/ Kelley L. Church  
Kelley L. Church, Esquire  
Florida Bar No.: 100194  
Quintairos, Prieto, Wood & Boyer, P.A.  
255 S. Orange Ave., Ste. 900  
Orlando, FL 32801-3454  
(855) 287-0240  
(407) 872-6012 Facsimile  
E-mail: [servicecopies@qpwbaw.com](mailto:servicecopies@qpwbaw.com)  
E-mail: [kchurch@qpwbaw.com](mailto:kchurch@qpwbaw.com)  
Attorney for Plaintiff  
REF #: 22-000816-CI  
Bidder # 10250  
December 12, 19, 2025 25-05401N

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA  
**Case No: 25-004992-CI**  
**KENNEDY INVESTMENT PROPERTIES LLC**  
**Plaintiff, v.**  
**ENSO ENTERPRISES, LLC, ZULFIA TURSONOVA, BAY POINT PLAZA CONDOMINIUM ASSOCIATION, INC. and UNKNOWN TENANT(S)/OWNER(S)**  
**Defendant.**  
TO: ZULFIA TURSONOVA a/k/a ZULFIA TURSUNOVA  
2329 GROVE STREET  
SARASOTA, FL 34239  
YOU ARE HEREBY NOTIFIED of the institution of this action by Plaintiffs against you as to the following property in Pinellas County, Florida:  
Unit 23, Building G, Bay Point Plaza Apartments, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3153, Page 534, and as amended and recorded in Condominium Plat Book 4, Pages 56 through 60 and all amendments thereto, of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto.  
Which has the address 6100 12th Street South, #124, St. Petersburg, FL 33705  
and you are required to file written defenses with the Clerk of the court and

to serve a copy within thirty (30) days after the first date of publication on or before of this notice on Plaintiff's attorney, Shawn M. Yesner, Esq., whose address is 2753 S.R. 580, Suite 106, Clearwater, FL 33761, 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."  
WITNESS my hand and the seal of this Court on this 5th day of December, 2025.  
Ken Burke, CPA  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
BY: /s/ Thomas Smith  
Deputy Clerk  
YESNER LAW, PL  
Shawn M. Yesner, Esq.  
2753 S.R. 580, Suite 106  
Clearwater, FL 33761  
Telephone: (813) 774-5737  
Facsimile: (813) 344-0905  
Email: [Shawn@YesnerLaw.com](mailto:Shawn@YesnerLaw.com)  
Email: [Lauryn@YesnerLaw.com](mailto:Lauryn@YesnerLaw.com)  
Email: [Eservice@YesnerLaw.com](mailto:Eservice@YesnerLaw.com)  
December 12, 19, 2025 25-05402N

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO: 25-9392-CO**  
**CLUB CHALET COOPERATIVE ASSOCIATION, INC., a Florida not-for-profit corporation,**  
**Plaintiff, vs.**  
**ELISABETH S. MERLIN and ANY UNKNOWN OCCUPANTS IN POSSESSION,**  
**Defendants.**  
TO: ELISABETH S. MERLIN  
YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, CLUB CHALET COOPERATIVE ASSOCIATION, INC., herein in the following described property:  
Lot 9, CLUB CHALET MOBILE HOME PARK, 7880 54th Avenue North, St. Petersburg, Florida, for as long as he/she is the owner of a share of corporate stock of the Corporation, unless sooner terminated as provided in the Master Form of Right of Exclusive Possession Agreement which is hereby totally adopted in this Agreement by reference and made a part thereof. The Master Form of Right of Exclusive Possession Agreement is recorded in O.R. Book 10935, Page 1022-1031, of the Public Records of Pinellas County, Florida. With the following street address: 7880 54th Avenue N., Lot 9, St.

Petersburg, Florida, 33709  
has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."  
WITNESS my hand and the seal of this Court on December 5th, 2025.  
Business Observer  
KEN BURKE  
CLERK AND COMPTROLLER  
By: /s/ Thomas Smith  
Deputy Clerk  
Greenberg Nikoloff, P.A.  
1964 Bayshore Blvd., Suite A  
Dunedin, FL 34698  
(727) 738-1100  
December 12, 19, 2025 25-05379N

FIRST INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**CIVIL ACTION**  
**CASE NO.: 25-001822-CI**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**JAMES A. POMILIA AKA JAMES POMILIA, et al,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 28, 2025, and entered in Case No. 25-001822-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and James A. Pomilia aka James Pomilia, Service Finance Company, Village on the Green Homeowners Association, Inc, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), Pinellas County, Florida at 10:00 am on the January 6, 2026 the following described property as set forth in said Final Judgment of Foreclosure:  
ALL THAT CERTAIN LAND SITUATE IN PINELLAS COUNTY, FLORIDA TO WIT: LOT 38, VILLAGE ON THE GREEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGES 74 THROUGH 78, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

A/K/A 2486 BAY BERRY DR CLEARWATER FL 33763  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office  
400 S. Ft. Harrison Ave., Ste. 500  
Clearwater, FL 33756  
Phone: 727.464.4062 V/TDD  
Or 711 for the hearing impaired  
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Dated this 04 day of December, 2025.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)  
By: /s/ Justin Ritchie  
Florida Bar #106621  
Justin Ritchie Esq.  
IN/25-002503  
December 12, 19, 2025 25-05447N

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**CIVIL ACTION**  
**CASE NO.: 24-003156-CI**  
**MUTUAL OF OMAHA MORTGAGE, INC.,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ORVILLE A. ZENDER AKA ORVILLE ZENDER, DECEASED, et al,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 6, 2025, and entered in Case No. 24-003156-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Mutual of Omaha Mortgage, Inc., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Orville A. Zender aka Orville Zender, deceased, Bobbi Rice, Rebecca Lyn Zender, United States of America Acting through the Federal Housing Commissioner, GoodLeap, LLC, MV Realty PBC, LLC, a Florida Limited Liability Company, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), Pinellas County, Florida at 10:00 am on the January 7, 2026 the following described property as set forth in said Final Judgment of Foreclosure:  
ALL THAT CERTAIN LAND SITUATE IN PINELLAS COUNTY, FLORIDA VIZ: LOTS 228 AND 228A, TALL

PINES ESTATES PHASE IV, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 96, PAGE 96, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
A/K/A 3326 WHISPERING DRIVE N LARGO FL 33771  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:  
Human Rights Office  
400 S. Ft. Harrison Ave., Ste. 500  
Clearwater, FL 33756  
Phone: 727.464.4062 V/TDD  
Or 711 for the hearing impaired  
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Dated this 10 day of December, 2025.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)  
By: /s/ Charline Calhoun  
Florida Bar #16141  
IN/24-009901  
December 12, 19, 2025 25-05446N



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

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

Rarely do consumers specifically search online for public notices.

**Q Are internet-only legal notices sufficient?**

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

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

Newspaper legal notices fulfill all of those standards.

**Q How much do legal notices cost?**

**A** The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

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

**Q Who benefits from legal notices?**

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

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

**Q What is a public notice?**

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

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

**Q Are there different types of legal notices?**

**A** Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

## SUBSEQUENT INSERTIONS

## --- PUBLIC SALES ---

## SECOND 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.storage-treasures.com](http://www.storage-treasures.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.storage-treasures.com](http://www.storage-treasures.com).**

1055 - Schumacher, Sara; 1086 - Pasha, Engjell; 2060 - JBH Unlimited LLC Haines, Justin; 2121 - Clam, Stanley; 2166 - Feaster, Willie; 2179 - Galloway, Jeremy; 3041 - Williams, Jordan; 3042 - MSR MEDIA INTERNATIONAL Behr, Karinne; 3076 - Masi, Marvin; 3077 - Thompson, Holly; 3120 - Smith, Tenisha; 3135 - Miles, Marcel; 3155 - Plant, Beverly; 3157 - Williams, Mikera; 3208 - Talbott, Khaliah; B111 - Boyle, Joshua; B114 - McArdle, Francis; C114 - TAYLOR, JOHN; C116 - Butler, Jasmine; C176 - Davila, America

**PUBLIC STORAGE # 07119, 4221 Park Blvd, Pinellas Park, FL 33781, (727) 551-4378****Time: 09:45 AM****Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.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.storage-treasures.com](http://www.storage-treasures.com).**

2217 - Reed, Walter; 2607 - Leonard, Chance; 2619 - Jackson, Jessica; 2728 - Johnson, Angela; 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.storage-treasures.com](http://www.storage-treasures.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 - Eid, Hatem; F037 - Emery, Kiara; F039 - Sanchez, Lita; F058 - Thiel, James; F059 - Blink Of Time LLC godena, amanda; F060 - Lee, Tammie K; F069 - BENITEZ, RALPH; F079 - Royster, Latonya; F082 - Weldy, Rob; F086 - Hargrave, Shawn; F101 - KRANTZ, JENNIFER; F104 - Pedigo, Caitlin; G014 - Riggins-Woods, Jaierra; G027 - DeSantell, Brian; G029 - Burrows, Lori; H016 - Lindsey, AC; H021 - Robinson, Antonio

**PUBLIC STORAGE # 20410, 5880 66th Street N, St Petersburg, FL 33709, (727) 547-3460****Time: 10:30 AM****Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.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, Zanzquesha; 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 Ulmerton Road, Largo, FL 33771, (727) 249-0891****Time: 10:45 AM****Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.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, Jessica 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.storage-treasures.com](http://www.storage-treasures.com).**

B002 - Barnett, Diana; B012 - Cohens, Terryelle; B014 - Canfall, Angela; B018 - Langston, Nekeidra Patrice; B027 - Thompson, Denise; C001 - Mevea, 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, SaNyaa; D006 - Mcclendon, Alfreda; D008 - Gray, Betty; D015 - Hanley, Nieka; D021 - jenkins, dwayne; D033 - Jones, Palletta; 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, JACKQUIN; 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.storage-treasures.com](http://www.storage-treasures.com).**

A016 - Mceneil, Beonka; A026 - Walker, Ahmad; A027 - corsa, Leslie; A039 - Powell, Laura; A045 - MARINO, pablo; A050 - Davis, Donald; A054 - Alfred, David; B001 - Boles, Tyquan; B010 - Vargas, Angel; B064 - Rhaney, Leslie; B074 - Kraeger, Gary; B077 - Tyree, Alicia; B082 - Scott, Madrid; C022 - LaVine, Kertina; D027 - Derico, Joy; D058 - Fink, Christopher; D059 - Bey, Dwayne Harrington; D080 - Denson, Christine; E026 - Woodard, Vonchinna; E039 - Williams, Zeldia; 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.storage-treasures.com](http://www.storage-treasures.com).**

A12 - Cribbs, David; A19 - McMahon, Emily; B41 - Gallardo, Hector; C07 - Maxwell, Kimberly; C114 - Tobin, Elizabeth; C115 - Civil, Daniel; C127 - Parz, Josh; C134 - Losito, Antoinette; C142 - Crook, Carolyn; C15 - Seevers, 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, Quintavius; D359 - perry, Jon; E009 - Jones, Morgan; E022 - Pezone, Nicholas J; E051 - Bostick, Yvette; E060 - Hillier, Richard; E089 - Monroe, Ralph; E125 - Berrians, Constance; E132 - Cooke, Phillip Elijah; E136 - Bowen, Hannah; E171 - Gordon, Monique; E176 - Sullivan, Deloris; F047 - Life Changing Ministries Long, Michael; F102 - McMahon, Thomas; F110 - Cedenio, Liudmila

**PUBLIC STORAGE # 28072, 1615 North Highland Ave, Clearwater, FL 33755, (727) 373-6088****Time: 11:45 AM****Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

140 - Mcclendon, Cynthia; 147 - Monroe, Glynis; 306 - Chisolm, Gare; 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, Shantiquia

**PUBLIC STORAGE # 29147, 13750 Walsingham Road, Largo, FL 33774, (727) 493-0046****Time: 12:00 PM****Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.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.storage-treasures.com](http://www.storage-treasures.com).**

A043 - Kocuja, Denise; B001 - Godbey, Sarah; B017 - sutton, Tyshaun; B025 - Ferris, Michael; B037 - Welch, Lorenzo; B045 - Johnson, Khadijah; B052 - ARIE, WILLIAM; B070 - Kistulentz, Steve; B075 - Scheaffe, Amanda; C080 - Booze, Wilmatene; C106 - Ciesielski, Michael; C108 - Crenshaw, Kemis; C143 - Hardy, Dion; C209 - Tran, Brianna; C210 - Rollins, Sequoia; C219 - McCargo, Donna; D027 - Glenn, Britan; D043 - JENKINSON, Jamison; D045 - Fergerson, Rashamia

**PUBLIC STORAGE # 52103, 16079 US Hwy 19 North, Clearwater, FL 33764, (727) 474-1763****Time: 12:30 PM****Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.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 - Livesey, 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.storage-treasures.com](http://www.storage-treasures.com).**

0141 - Kedziarski, Leonard; 0302 - Lima, Sarah; 0312 - Jenkins, Tiffany; 0344 - Renovate the Nation Rafaloski, David; 0419 - Ashbrook's Woodcrafts and Custom Fabrications Ashbrook, Robert; 0436 - morgan, lawrence; 0450 - Smith, Terrence; 0531 - Williams, Siera; 0535 - Toten, Nicole; 0542 - Robinson, Rebecca; 0620 - Dickson, Jerry Stephen; 0636 - Williams, Jalinda; 0694 - Wernick, David Eugene; 0786 - Zobrist, Melinda; 0859 - Greenebaum, Mark; 1107 - HILL, ANDY; 1129 - Richardson, Travis; 3067 - GILKS, KAHREEM; 4025 - Evans, Alphonso; 4040 - Faublar, Joseph; 4048 - Danh, Nga; 5005 - Margan, Chrystal

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

December 5, 12, 2025

25-05230N

## SECOND 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.storage-treasures.com](http://www.storage-treasures.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.storage-treasures.com](http://www.storage-treasures.com).**

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

**PUBLIC STORAGE # 23431, 4080 Tampa Road East, Oldsmar, FL 34677, (813) 773-6571****Time: 10:30 AM****Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

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

**PUBLIC STORAGE # 28074, 1730 S Pinellas Ave, Ste I, Tarpon Springs, FL 34689, (727) 605-0137****Time: 12:45 PM****Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

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

**PUBLIC STORAGE # 28081, 38800 US Highway 19 North, Tarpon Springs, FL 34689, (727) 219-9944****Time: 01:00 PM****Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

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

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

December 5, 12, 2025

25-05231N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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

Name	Unit
Anna Hertrich	211
Robert Steven Watts	488

December 5, 12, 2025

25-05291N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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

Starting at 10 am on Wednesday December 17, 2025.

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

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

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

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

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

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

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

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

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

G-7	Lisa Green
H-21	Lisa Green
T-6	Craig Wood
T-16	Dorian Floyd
U-11	Mary Pressley
December 5, 12, 2025	25-05272N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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

Name	Unit
Rudolph Manning	166
Clarence McDonald	122
J.D. O'Neal	263
Jemell J. Ridges	177
Jon Weaver	215
Brian Young	AC29

December 5, 12, 2025

25-05296N

## SECOND INSERTION

**Pinellas County Sheriff's Office Property & Evidence  
Unclaimed Abandoned or Lost Property, Unclaimed Evidence**

Pursuant to State Statute 705, any unclaimed abandoned or lost property, or unclaimed evidence stored by the Pinellas County Sheriff's Office, may be destroyed, retained for agency use, donated to a charitable organization, surrendered to the finder, sold at public auction, or traded to another government unit.

**Types of property received between 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/



## --- ESTATE ---

## SECOND 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@hnh-law.com

Secondary Email:

jrvera@hnh-law.com

December 5, 12, 2025 25-05284N

## SECOND INSERTION

## NOTICE TO CREDITORS

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

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

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

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

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

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

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

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

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

## Personal Representative:

## Danyel Areff

2520 Melendy Drive  
San Carlos, California 94070

Attorney for Personal Representative:

Andrew Ponnock

Attorney

Florida Bar Number: 195420

10100 West Sample Road, 3rd Fl

Coral Springs, FL 33065

Telephone: (954) 340-4051

Fax: (954) 340-3411

E-Mail: andy@ponnocklaw.com

Secondary E-Mail:

eservice@ponnocklaw.com

December 5, 12, 2025 25-05263N

## SECOND INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 25-011137-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 creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

written demand is made by a creditor as specified under s. 732.2211.

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

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

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

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

## Personal Representative:

## David Straub Coover, Jr.

c/o BATTAGLIA, ROSS,

DICUS & McQUAID, PA

5858 Central Ave

St. Petersburg, FL 33707

Attorney for Personal Representative:

Lama Alqasemi, Esq.

BATTAGLIA, ROSS,

DICUS & McQUAID, P.A.

5858 Central Ave.,

St. Petersburg, FL 33707

(727) 381-2300

FBN: 1024651

Primary Email: lalqa@brdwlaw.com

Secondary Email:

probatecasemgr@brdwlaw.com

December 5, 12, 2025 25-05314N

## SECOND INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION

CASE NO.: 25-010115-ES

IN RE: ESTATE OF

SALVATORE RALPH BALSAMO,

Deceased.

The administration of the estate of Salvatore Ralph Balsamo, deceased, whose date of death was June 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Laura Kuntz,

Personal Representative

Daniel J. Balsamo,

Personal Representative

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

## SECOND INSERTION

## NOTICE OF ADMINISTRATION

AND NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT

IN AND FOR PINELLAS COUNTY

STATE OF FLORIDA

CASE NO.: 25-010149-ES

Division: Probate

IN RE: ESTATE OF

DONA R. BEASLEY,

Deceased.

The administration of the Estate of DONA R. BEASLEY, deceased, Case No.: 25-010149-ES is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

## 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

## SECOND INSERTION

## NOTICE OF ADMINISTRATION

AND NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT

IN AND FOR PINELLAS COUNTY

STATE OF FLORIDA

CASE NO.: 25-010614-ES

Division: Probate

IN RE: ESTATE OF

SUSAN K. HOFER,

Deceased.

The administration of the Estate of SUSAN K. HOFER, deceased, Case No 25-010614-ES is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

## JOHN C. LANDON

## Personal Representative

Sean W. Scott, Esq.

Scott Law Offices, 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

## SECOND INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-003152-ES

Division 03

IN RE: ESTATE OF

DALE BRIAN TRUETT

Deceased.

The administration of the estate of Dale Brian Truett, deceased, whose date of death was April 19, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 12/5/2025.

## Personal Representative:

## Lila Flory Truett

16402 N.W. Military Highway

Shavano Park, Texas 78231

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

December 5, 12, 2025 25-05310N

## SECOND INSERTION

## AMENDED

NOTICE TO CREDITORS

IN THE CIRCUIT COURT

FOR PINELLAS COUNTY,

FLORIDA

PROBATE DIVISION

File No. 25-010853-ES4

IN RE: ESTATE OF

John Gerard Kenkoff Quinn

Deceased.

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the dec

--- ESTATE ---

SECOND INSERTION

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

The administration of the estate of ELIZABETH P. FENN AKA ELIZABETH NESBITT FENN, deceased, whose date of death was September 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

SECOND INSERTION

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

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

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

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

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

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

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

**ELIZABETH MARONEY**  
Personal Representative  
2501 62nd St. N,  
St. Petersburg, FL 33710

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

**SECOND INSERTION**

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

The administration of the estate of NICOLA ANTONIO SALVATORE, deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Probate Department, 315 Court Street, Room 106, Clearwater, Florida, USA, 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 05, 2025.

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

**Robert D. Hines Curator**  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612

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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
FILE NO. 25-7791-CP  
PROBATE DIVISION  
IN RE: ESTATE OF  
DANIEL G. PARKER  
A/K/A DANNY PARKER  
A/K/A DAN PARKER,  
Deceased.

The administration of the estate of Daniel G. Parker a/k/a Danny Parker a/k/a Dan Parker, deceased, whose date of death was August 9, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756, File Number 25-7791-CP. The names and addresses of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.

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

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

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

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

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

**Personal Representative:**  
**Douglas Wayne Parker**  
618 Rivermont Road  
Florence, AL 35634

Attorney for Personal Representative:  
Albert J. Stopka, III  
Attorney for Personal Representative  
Florida Bar No. 999067  
Albert J. Stopka, III, P.A.  
108 Mosley Drive  
Lynn Haven, Florida 32444  
Telephone: (850) 785-6600  
December 5, 12, 2025 25-05241N

SECOND INSERTION

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

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

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

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

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

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

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

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

SECOND INSERTION

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

The administration of the estate of JUDITH M. KUECKEN, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

**RUSSELL D. KUECKEN**  
Personal Representative  
5857 Oakhurst Drive  
Seminole, FL 33772

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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No: 25-009910 ES 4  
IN RE: ESTATE OF  
MAUREEN G. APOSTOLOS  
Deceased.

The administration of the estate of MAUREEN G. APOSTOLOS deceased, whose date of death was July 3, 2025; File Number 25-009910 ES 4, 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 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: December 5, 2025.  
Signed on December 1, 2025.

**FRANCES M. GILBERT**  
**Frances M. Gilbert**  
Personal Representative  
116 Dawn Lauren Lane  
Tallahassee, FL 32301

Gregory H Fisher  
Gregory H. Fisher  
Attorney for Personal Representative  
Florida Bar No. 0198986  
SPN#00000171  
Law Offices of Gregory H. Fisher  
5520 First Avenue North  
St. Petersburg, Florida 33710-8006  
Telephone: 727-344-5512  
Email: fishlaw@gte.net  
December 5, 12, 2025 25-05300N

SECOND INSERTION

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

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

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

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

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

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

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

**Personal Representative:**  
**MICHAEL R. THOMPSON**  
12200 144th Lane  
Largo, FL 33774

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



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

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

Rarely do consumers specifically search online for public notices.

**Q How much do legal notices cost?**

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

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

--- PROBATE / ACTIONS / SALES ---

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

Person Giving Notice: JAMES RUSSELL GARNER 10208 4th St. E. Treasure Island, FL 33706 Attorney for Person Giving Notice: TERRY J. DEEB DEEB ELDER LAW, P.A. 6699 - 13th Avenue North, Suite 4B St. Petersburg, FL 33710 Ph: #727/381-9800; Fx #727/381-1155 E-Mail: servicekat@deebelderlaw.com E-Mail: servicecdk@deebelderlaw.com E-Mail: servicecjc@deebelderlaw.com Florida Bar Number: #997791 Attorney for JAMES RUSSELL GARNER December 5, 12, 2025 25-05301N

SECOND 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. tomilaw@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

SECOND INSERTION

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

TO: FUN ARCADE, LLC, and 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

SECOND INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY CASE NO. 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.

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.

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

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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 25-005451-CI MIDFIRST BANK Plaintiff, v. CAROL D OSHEA A/K/A CAROL OSHEA, ET AL. Defendants. TO: CAROL D OSHEA A/K/A CAROL OSHEA, Current residence unknown, but whose last known address was: 3770 50TH AVE N, SAINT PETERSBURG, FL 33714-2941

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida, to-wit: LOTS 9 AND 10 IN BLOCK 19 OF SECOND SECTION OF LELLMAN HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 68, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk

of this Court at 315 Court Street, Room 170, Clearwater, FL 33756, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727-464-4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

WITNESS my hand and seal of the Court on this 26th day of November, 2025. Ken Burke Clerk of the Circuit Court By: STEVIE AYARS Deputy Clerk KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 eXL Legal, PLLC Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000009178 December 5, 12, 2025 25-05246N

of this Court at 315 Court Street, Room 170, Clearwater, FL 33756, 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 petition. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727-464-4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

WITNESS my hand and seal of the Court on this 26th day of November, 2025. Ken Burke Clerk of the Circuit Court By: STEVIE AYARS Deputy Clerk KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 eXL Legal, PLLC Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000009178 December 5, 12, 2025 25-05246N

Ken Burke Clerk of the Circuit Court By: STEVIE AYARS Deputy Clerk KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 eXL Legal, PLLC Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000009178 December 5, 12, 2025 25-05246N

THIRD INSERTION

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 a notification of a scheduled court proceeding if the

SECOND 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.

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.

DATED on November 26th, 2025 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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David L. Levy, the plaintiff's attorney, whose address is 10225 Ulmerton Road, Suite 6-A, 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 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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-003232-CI GROVE FUNDING III TRUST, Plaintiff, v. DDH FUND, LLC A/K/A DDH FUND LLC, A DELAWARE LIMITED LIABILITY COMPANY, et al., Defendants.

TO: BRANDON MENDENHALL Last Known Address: 805 E. Bloomingdale Avenue, #737, Brandon, FL 33511 YOU ARE HEREBY NOTIFIED that an action to foreclosure 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").

YOU ARE HEREBY NOTIFIED that an action to foreclosure 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

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

THIRD INSERTION

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

time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to Office of Human Rights, 400 S. Ft. Harrison Ave., Suite 500, Clearwater, FL 33756. Designated Email: gharder@harderlawgroup.com Respectfully submitted, /s/ George Harder George Harder Florida Bar No.: 88649 23110 State Road 54, #157 Lutz, FL 33549 Telephone: (813) 455-4551 | Facsimile: (813) 464-7846 Email: gharder@harderlawgroup.com pleadings@harderlawgroup.com Nov. 28; Dec. 5, 12, 19, 2025 25-05180N

THIRD 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 a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to Office of Human Rights, 400 S. Ft. Harrison Ave., Suite 500, Clearwater, FL 33756. Designated Email: gharder@harderlawgroup.com Respectfully submitted, /s/ George Harder George Harder Florida Bar No.: 88649 23110 State Road 54, #157 Lutz, FL 33549 Telephone: (813) 455-4551 | Facsimile: (813) 464-7846 Email: gharder@harderlawgroup.com pleadings@harderlawgroup.com Nov. 28; Dec. 5, 12, 19, 2025 25-05181N

fore service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to Office of Human Rights, 400 S. Ft. Harrison Ave., Suite 500, Clearwater, FL 33756. Designated Email: gharder@harderlawgroup.com Respectfully submitted, /s/ George Harder George Harder Florida Bar No.: 88649 23110 State Road 54, #157 Lutz, FL 33549 Telephone: (813) 455-4551 | Facsimile: (813) 464-7846 Email: gharder@harderlawgroup.com pleadings@harderlawgroup.com Nov. 28; Dec. 5, 12, 19, 2025 25-05181N

SAVE TIME An image of a white alarm clock with the text 'SAVE TIME' in large, bold, black letters above it.

Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE Business Observer FLORIDA'S NEWSPAPER FOR THE C-SUITE LV20906\_V9

--- ACTIONS / SALES ---

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. 25-003227-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, GRANTEEES, 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.

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 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

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

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No. 25-005134-CI**  
**NATIONSTAR MORTGAGE LLC Plaintiff vs.**  
**THE ESTATE OF RUTHIE J. PACK ; ET.; AL.**  
**Defendants**  
TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants  
1300 S. Hillcrest Ave  
Clearwater, FL 33756  
YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Pinellas County, Florida regarding the subject property with a legal description, to-wit:  
LOT 41, BLOCK M, BROOKHILL, UNIT 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 23, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

days from the first date of publication on or before , and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.  
The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
Dated on December 1st, 2025  
Ken Burke, CPA  
CLERK OF THE COURT  
By: STEVIE AYARS  
As Deputy Clerk  
KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater, Pinellas County, FL 33756-5165  
Gary Gassel, Esquire  
Law Office of Gary Gassel, P.A.  
the plaintiff's attorney  
2191 Ringling Boulevard  
Sarasota, Florida 34237  
Pleadings@GasselLaw.com  
December 5, 12, 2025 25-05278N

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@GasselLaw.com, within 30

SECOND INSERTION

**NOTICE OF ACTION**  
**FORECLOSURE**  
**PROCEEDINGS-PROPERTY**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
**Case #: 22-002780-CI**  
**DIVISION: 13**  
**Carrington Mortgage Services, LLC Plaintiff, vs.-**  
**Austin Allbritton; Unknown Spouse of Austin Allbritton; Jean Mary Stewart, as surviving spouse of Herbert G. Stewart, Jr., deceased; Gull Aire Village Association, Inc. Defendant(s).**  
TO: Unknown Spouse of Austin Allbritton: 1505 Gooden Crossing, Largo, FL 33778  
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pinellas County, Florida, more particularly described as follows:  
LOT 278, GULL-AIRE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 40 THROUGH 44, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1985, MAKE: FLEETWOOD/BROOKLYN TRAILER, VIN#: FLFL2AF023206645 AND VIN#: FLFL2BF023206645.  
more commonly known as 278 Pelican Drive North, Oldsmar, FL 34677.  
This action has been filed against you and you are required to serve a copy

of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:  
Human Rights Office  
400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756  
Phone: 727.464.4062 V/TDD  
Or 711 for the hearing impaired  
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.  
WITNESS my hand and seal of this Court on the 2nd day of December, 2025.  
KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater, Pinellas County, FL 33756-5165  
Ken Burke  
Circuit and County Courts  
By: STEVIE AYARS  
Deputy Clerk  
LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487  
22-326578 FCO1 CGG  
December 5, 12, 2025 25-05293N

SECOND INSERTION

**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, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HERNAN JOSE LOPEZ, DECEASED, et al., Defendants**  
TO:  
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HERNAN JOSE LOPEZ, DECEASED  
4001 7TH STREET S  
SAINT PETERSBURG, FL 33705  
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pinellas County, Florida:  
NORTH 1/2 OF LOTS 14 AND 15, BLOCK 1, LAKEWOOD TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 78, OF THE PUBLIC RECORDS OF PINEL-

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 seven days.  
WITNESS MY HAND AND SEAL OF SAID COURT on this 26th day of November, 2025.  
Ken Burke  
As Clerk of said Court  
By: STEVIE AYARS  
As Deputy Clerk  
KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater, Pinellas County, FL 33756-5165  
Prepared by:  
Greenspoon Marder, LLP  
(954) 491-1120;  
gmforeclosure@gmlaw.com  
(25-002240-01)  
December 5, 12, 2025 25-05245N

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pinellas County, Florida:  
NORTH 1/2 OF LOTS 14 AND 15, BLOCK 1, LAKEWOOD TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 78, OF THE PUBLIC RECORDS OF PINEL-

SECOND INSERTION

**NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA.  
CIVIL 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, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANTONIO SUTERA CICIO A/K/A ANTONINO SUTERA, DECEASED; SANTINA C. SUTER A/K/A SANTINA C. SUTERA A/K/A SANTINA CAVALCANTE SUTERA; JOSEPH C. SUTERA A/K/A JOSE C. SUTERA; VITO DANIELE SUTERA; ROSALIA SUTERA MASTROLONARDO; BAY BREEZE COVE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, 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 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 is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANTONIO SUTERA CICIO A/K/A ANTONINO SUTERA, DECEASED; SANTINA C. SUTER A/K/A SANTINA C. SUTERA A/K/A JOSE C. SUTERA; VITO DANIELE SUTERA; ROSALIA SUTERA MASTROLONARDO; BAY

BREEZE COVE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KEN BURKE, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pinellas.realforeclose.com, 10:00 a.m., on December 17, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:  
LOT 58, OF BAY BREEZE COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, AT PAGE 78, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.  
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 S. FT. HARRISON AVE., SUITE 500, CLEARWATER, FL 33756. (727) 464-4062 (V/TDDO).  
DATED November 7, 2025.  
By: /s/ Gregg R. Dreilinger  
Gregg R. Dreilinger  
Florida Bar No.: 25615  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1496-180031/TMI  
December 5, 12, 2025 25-05289N

SECOND INSERTION

**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, GRANTEEES, 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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.  
AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE HUMAN RIGHTS OFFICE, 400 S. FT. HARRISON AVE., STE. 500 CLEARWATER, FL 33756, (727) 464-4062 V/TDD; OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.  
Respectfully submitted,  
Betzy Falgas  
PADGETT LAW GROUP  
BETZY FALGAS, ESQ.  
Florida Bar # 76882  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
TDP File No. 23-005991-1  
December 5, 12, 2025 25-05294N

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.

SECOND INSERTION

**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 GEOGIANNA 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 the 7TH day of JANUARY, 2026, the following described property as set forth in said Final Judgment, to wit:  
THAT CERTAIN PARCEL CONSISTING OF UNIT 1812, BUILDING 18, AS SHOWN ON CONDOMINIUM PLAT OF COACHMAN CREEK, A CONDOMINIUM, ACCORDING TO CONDOMINIUM PLAT BOOK 36, PAGES 88 THROUGH 105, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED SEPTEMBER 17,1979 IN O.R. BOOK 4913, PAGES 1436 THROUGH 1502, INCLUSIVE, AS AMENDED, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE EXHIBITS ATTACHED THERETO AND MADE A PART THERE-

OF AND TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con el Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.  
Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) nan 7 jou anvan dat ou gen randevou pou parè nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lè ou gen pou w parè nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.  
Dated this 26th day of November, 2025  
VAN NESS LAW FIRM, PLC  
1239 E. Newport Center Drive, Suite 110  
Deerfield Beach, Florida 33442  
Ph: (954) 571-2031  
PRIMARY EMAIL:  
Pleadings@vanlawfl.com  
/s/ J. Anthony Van Ness  
J. Anthony Van Ness, Esq.  
Florida Bar #: 391832  
Email: TVanNess@vanlawfl.com  
PHH20743-25/sap  
December 5, 12, 2025 25-05266N

**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  
BY 1024P

## --- ACTIONS / SALES ---

## THIRD INSERTION

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

**Case No.: 24-CC-010070  
PUROCLEAN CERTIFIED  
RESTORATION SPECIALIST,  
Plaintiff, vs.  
SHARON PRAIRIE,  
Defendant.**

NOTICE is hereby given that a civil action commenced on November 21, 2024, and is now pending as case number 24-CC-010070 in the County Court in the State of Florida, County of Pinellas.

The name of the unserved parties to the action are:

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

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

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

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

Designated Email:  
gharder@harderlawgroup.com  
Respectfully submitted,  
/s/ George Harder  
George Harder  
Florida Bar No.: 88649  
23110 State Road 54, #157  
Lutz, FL 33549  
Telephone: (813) 455-4551 |  
Facsimile: (813) 464-7846  
Email: gharder@harderlawgroup.com  
pleadings@harderlawgroup.com  
Nov. 28; Dec. 5, 12, 19, 2025  
25-05182N

**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.pinellas.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in

Pinellas County, Florida, to wit:

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 Mortgagee, 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  
Facsimile: (407) 712-9201  
December 5, 12, 2025 25-05285N

## SECOND 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)  
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.pinellas.realforeclose.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,

## SECOND INSERTION

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

## SECOND INSERTION

**NOTICE OF SALE  
IN THE COUNTY COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION**

**Case No. 25-006145-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 <http://www.pinellas.realforeclose.com>. Any person

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

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

Dated this 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@rpglaw.com  
Counsel for Plaintiff  
By: /s/ Nicholas T. Pizanias  
Monique E. Parker,  
Florida Bar No. 0669210  
Bennett L. Rabin,  
Florida Bar No. 0394580  
Adam C. Gurley,  
Florida Bar No. 0112519  
Nicholas T. Pizanias,  
Florida Bar No. 118857  
10355-048  
December 5, 12, 2025 25-05280N

## SECOND INSERTION

**NOTICE OF ACTION  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
CASE NO.: 25-006375-CI**

**CARRINGTON MORTGAGE  
SERVICES LLC,  
Plaintiff, vs.**

**UNKNOWN HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS,  
TRUSTEES, AND ALL OTHER  
PARTIES CLAIMING AN  
INTEREST BY, THROUGH,  
UNDER OR AGAINST THE  
ESTATE OF BARBARA PIPPOW  
A/K/A BARBARA BRUNHILDE  
PIPOW, DECEASED; UNITED  
STATES OF AMERICA ON  
BEHALF OF THE SECRETARY  
OF HOUSING AND URBAN  
DEVELOPMENT,  
Defendant(s).**

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Barbara Pippow a/k/a Barbara Brunhilde Pippow, deceased  
4573 14th Way NE  
St. Petersburg, Florida 33703

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

LOT 6, BLOCK 1, WATERWAY ESTATES SECTION ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE(S) 4 AND 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
Street Address: 4573 14th Way

NE, St. Petersburg, Florida 33703

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the human rights office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (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 December 1st, 2025.  
Ken Burke, CPA  
Clerk of said Court  
By: STEVIE AYARS  
As Deputy Clerk  
KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater,  
Pinellas County, FL 33756-5165  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, FL 33407  
Telephone: (561) 713-1400  
FLpleadings@MWC-law.com  
File#:25-400507  
December 5, 12, 2025 25-05277N

## SECOND INSERTION

**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 Jo 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

## SECOND INSERTION

## 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.

**Robert A. Zauner  
Personal Representative**  
485 Rockway Drive  
Lexington, NC 27295  
(address)

Rebecca C. Bell  
Attorney for Personal Representative  
Email Addresses:  
rebecca@delzercoulter.com  
Florida Bar No. 0223440  
7920 US-19 Highway  
Port Richey, FL 34668  
(address)  
Telephone: (727) 848-3404  
December 5, 12, 2025 25-05248N

## SECOND INSERTION

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

**CASE NO.: 25-005017-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, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RACHEL M. SCHUMACHER  
6949 31ST AVE N, ST PETERSBURG, FL 33710

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

LOT 5, BLOCK 2, ROBIN TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE(S) 11, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OB-

SERVER) 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 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 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.

WITNESS my hand and the seal of this Court this 26th day of November, 2025.

KEN BURKE  
As Clerk of the Court  
By STEVIE AYARS  
As Deputy Clerk  
KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater,  
Pinellas County, FL 33756-5165  
De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
FORT LAUDERDALE, FL 33310  
25-03457  
December 5, 12, 2025 25-05247N

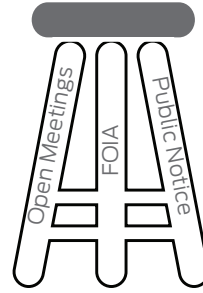
# PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

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



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



## Types Of Public Notices

### Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

### Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

## Stay Informed, It's Your Right to Know.

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

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



**Newsprint is inherently superior to the internet for public notice** because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

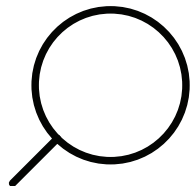


**Citizens continue to learn about vital civic matters from newspaper notices.**

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

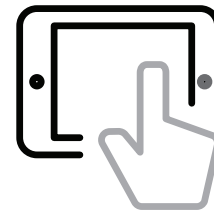
**Verifying publication is difficult-to-impossible on the web.**

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



**Significant numbers of people in rural areas still lack high-speed internet access.**

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



**Moreover, the real digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

**Governments aren't very good at publishing information on the internet.**

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



**Types Of Public Notices**

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