

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522024CP005881XXESPR
Reference number: 24-005881-ES
Division: 003
IN RE: ESTATE OF
ANITA C. GEISMAR
Deceased.

The administration of the Estate of ANITA C. GEISMAR, deceased, File Number UCN: 522024CP005881XXESPR, is pending in the Circuit Court for Pinellas County, Florida, 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 creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF

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

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

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 the first publication of this Notice is June 21, 2024

Personal Representative:

JOHN JOSEPH DEIGHAN
3209 Landmark Dr., #4409
Clearwater, FL 33761
Attorney for Personal Representative:
THOMAS W. REZANKA
2672 West Lake Road
Palm Harbor, FL 34684
Telephone: (727) 787-3020
June 21, 28, 2024 24-02902N

--- ACTIONS ---

FIRST INSERTION

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

CASE NO: 24-1490-CO
SCOTSDALE VILLA
CONDOMINIUM I ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.
EARL D. DOIG, CLARA BURK
DOIG FAMILY TRUST and
ANY UNKNOWN OCCUPANTS
IN POSSESSION,
Defendants.

TO: EARL D. DOIG and CLARA BURK DOIG FAMILY TRUST

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, SCOTSDALE VILLA CONDOMINIUM I ASSOCIATION, INC., herein in the following described property:

Unit No. 1653, SCOTSDALE VILLA CONDOMINIUM I, and an undivided interest or share in the common elements appurtenant thereto, in accordance with and subject to the Covenants, Conditions, Restrictions, Easements, Terms and other Provisions of the Declaration of Condominium, as recorded in O.R. Book 5150, Pages 1339-1393, and any amendments thereto, and the plat thereof as recorded in Condominium Plat Book 47, Pages 124-125, of the Public Records of Pinellas County, Flor-

ida. With the following street address: 1188 Montrose Place, Dunedin, Florida, 34698

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 11th day of June, 2024.

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
June 21, 28, 2024 24-02800N

FIRST INSERTION

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

CASE NO. 23-7950-CI

CODA LEANNE BRUCE,
Plaintiff, vs.
GWENDOLYN MILLER, SHIRLEY
SWAIN, LINDA VEVERKA,
SHARON ANN DENNIS,
JENNIFER LYNN HELMS,
CHARLETTA SHAHAN,
PATRICIA BOSSE, NATHAN
SHAHAN, BRIDGETT
CANFIELD, UNKNOWN HEIRS,
DEWISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER, OR AGAINST
SHIRLEY ABRAM, JAMES W.
BAKER, JEAN STANLEY,
UNKNOWN HEIRS,
DEWISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER PARTIES CLAIMING BY,
THROUGH, UNDER, OR AGAINST
ABDOU N. SICKREY, UNKNOWN
SUCCESSOR TRUSTEE OF THE
ABDOU N. SICKREY TRUST
DATED May 22, 2007, NAZIH
MAAROUF, JANA MAAROUF,
JEFFREY MILES MORIARTY
Defendants.

To: UNKNOWN HEIRS, DEWISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST SHIRLEY ABRAM, ADDRESS: UNKNOWN UNKNOWN HEIRS, DEWISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ABDOU N. SICKREY, ADDRESS: UNKNOWN UNKNOWN SUCCESSOR TRUSTEE OF THE ABDOU N. SICKREY TRUST DATED May 22, 2007, ADDRESS: UNKNOWN JEFFREY MILES MORIARTY, LAST KNOWN ADDRESS: 3241 N. 26th PLACE, PHOENIX, AZ 85016 JEAN STANLEY, LAST KNOWN AD-

DRESS: 4528 OLD GRAND RIVER TRAIL, ADA, MI 49301

You are notified that an action for declaratory relief has been filed against you with regard to the following property in Pinellas County, Florida:

Lot five (5) less the south seven (7) feet and Lot six (6) less the northerly forty-four and one-half (44 1/2) feet, Block "S", Fifth Addition to Gulf Shores, according to Plat Book 23, Page 67, on file and of record in the Office of the Clerk of the Circuit Court, in and for Pinellas County, Florida

and you are required to serve a copy of your written defenses, if any to it on Jessica E. Loshin, Esq., the Plaintiff's attorney, whose address is 7650 W. Courtney Campbell Causeway, Suite 1150, Tampa, Florida, 33607, on or before 30 Days after 1st Publication and file the original with the Clerk of this court either before service upon Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

Dated this 17 day of June, 2024.

Clerk of The Circuit Court
KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
By: /s/ Thomas Smith As Deputy Clerk
Jessica E. Loshin, Esq.,
the Plaintiff's attorney,
7650 W. Courtney Campbell Causeway,
Suite 1150,
Tampa, Florida, 33607
June 21, 28; July 5, 12, 2024
24-02875N

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
(Formal Notice by Publication
in Business Observer)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 18-005290-GD
IN RE: GUARDIANSHIP OF
BEVERLY JANE
ROGERS-SILVERIRA

TO: EDWIN THOMAS ROGERS

YOU ARE NOTIFIED of an action for the GUARDIANSHIP OF BEVERLY JANE ROGERS-SILVERIRA and that an Amended Petition for Discharge and Final Report and Accounting have been filed in this Court proceeding. You may have a beneficial interest in the outcome of the proceedings and you are required to serve a copy of your written defenses, if any, on the Guardian and Guardian's attorney, MISA A. EVERIST, ESQ., of BASKIN EISEL RIGHTMYER, 14020 Roosevelt Blvd, Suite 808, Clearwater, Florida 33762, telephone (727) 572-4545, within 30 days of publication of this Notice and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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

Signed this 14th day of June, 2024.

First Publication on: June 21, 2024
KEN BURKE,
CLERK OF THE
CIRCUIT COURT
AND COMPTROLLER
Clerk of the Court
06/14/2024 04:10:42 PM
By: Veronica Decker
DEPUTY CLERK
(SEAL) CIRCUIT COURT
PINELLAS COUNTY,
FLORIDA
June 21, 28; July 5, 12, 2024
24-02843N

FIRST INSERTION

NOTICE OF ACTION
(Formal Notice by Publication
in Business Observer)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-585-ES
IN RE: ESTATE OF
BEVERLY JANE
ROGERS-SILVERIRA
Deceased.

TO: EDWIN THOMAS ROGERS

YOU ARE NOTIFIED that you are a beneficiary of the ESTATE OF BEVERLY JANE ROGERS-SILVERIRA. A Petition for Administration has been filed in this Estate proceeding. To receive your beneficial interest in the Estate please contact the attorney for the Personal Representative, whose name and address are: MISA A. EVERIST, ESQ., of BASKIN EISEL RIGHTMYER, 14020 Roosevelt Blvd, Suite 808, Clearwater, Florida 33762, within 30 days of publication. Failure to contact the attorney for the Personal Representative may result in the deposit of your beneficial interest with the Clerk of the Court. In addition, you are required to serve a copy of your written defenses, if any, on the Personal Representative and Personal Representative's attorney, MISA A. EVERIST, ESQ., of BASKIN EISEL RIGHTMYER, 14020 Roosevelt Blvd, Suite 808, Clearwater, Florida 33762, telephone (727) 572-4545, within 30 days of publication and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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

Signed this 14TH day of June, 2024.

First Publication on: June 21, 2024
KEN BURKE,
CLERK OF THE
CIRCUIT COURT
AND COMPTROLLER
Clerk of the Court
By: DEPUTY CLERK
(SEAL) CIRCUIT COURT
PINELLAS COUNTY,
FLORIDA
June 21, 28; July 5, 12, 2024
24-02844N



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 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 fulfills all of those standards.

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.

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 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.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

--- ACTIONS / SALES ---

FOURTH INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: FERGAL J. MEENAN
Case: CD202402281/D 3314121

An Administrative Complaint to suspend your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

May 31; June 7, 14, 21, 2024
24-02513N

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE
NOTICE IS HEREBY GIVEN That Pursuant to an Execution issued in the County Court of Pinellas County, Florida, on the 16th day of February A.D., 2024 in the cause wherein AMERIS BANK, SUCCESSOR BY MERGER TO FIDELITY BANK, was plaintiff(s), and ROBERT J WOOSTER, an individual, was defendant(s), being Case No. 21-007236-CO in the said Court, I, Bob Gualtieri as Sheriff of Pinellas County, Florida have levied upon all right, title and interest of the above named defendant, ROBERT J WOOSTER in and to the following described property to wit:

WHITE 2023 HYUNDAI SONATA
VIN# KMHL24JA0PA311479
and on the 2nd day of July A.D., 2024 at 1955 Carroll Street, in the city of Clearwater, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale "AS IS" "WHERE IS" all of the said defendant's right, title and interest in the aforesaid property at public outcry and will sell the same subject to all prior liens, encumbrances and judgments, if any, as provided by law, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Execution.

BOB GUALTIERI, Sheriff
Pinellas County, Florida
By Richard Heaton, D.S. Sergeant
Court Processing
Hiday & Ricke, P.A.
PO Box 550858
Jacksonville, FL 32255-0858
May 31; June 7, 14, 21, 2024
24-02535N

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE
NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued in the County Court of Sarasota County, Florida, on the 25th day of July A.D., 2023, in the cause wherein, Scott Paint Company, Inc. a Florida corporation, was plaintiff(s) and Premium Building Construction, Inc. a Florida corporation, and Scot R Buley, individually, was defendant(s), being Case No 2009 CC 001544 NC in the said Court, I, Bob Gualtieri, as Sheriff of Pinellas County, Florida, have levied upon all right, title and interest of the above named defendant(s), Scot R Buley a/k/a Scot Robert Buley, and subject to a judgment lien, in and to the following described real property located and situated in Pinellas County, Florida, to-wit:

Physical Address: 2638 1st Ave N, St Petersburg, FL 33713
Legal description: Lot 5, Block 20, HALL'S CENTRAL AVENUE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 3, Page 39, Public Records of Pinellas County, Florida.
Parcel Identification Number: 23-31-16-35082-020-0050
PROPERTY ADDRESS: 2638 1st Ave N, St Petersburg, FL 33713
and on the 1st day of July A.D., 2024, at 14500 49th St. N., Suite 106, in the City of Clearwater, Pinellas County, Florida, at the hour of 11:00 a.m., or as soon thereafter as possible, I will offer for sale all of the said defendant's, right, title and interest in the aforesaid real property at public outcry and will sell the same, subject to all taxes, prior liens, encumbrances and judgments, if any, as provided by law, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Execution.
Bob Gualtieri, Sheriff
Pinellas County, Florida
By: Richard Heaton, D.S. Sergeant
Court Processing
Allison L Friedman, P.A.
Allison L Friedman, Esq.
20533 Biscayne Blvd 4-435
Aventura, FL 33180
May 31; June 7, 14, 21, 2024
24-02517N

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-000289-CO
CURLW MOBILE HOME ESTATES ASSOCIATION, INC., Plaintiff, vs.
THE UNKNOWN HEIRS, DEVEISESS, GRANTEES, ASSIGNEES, LEINORS, CREDITORS, TRUSTEE OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST CHARLES L. MARTIN,

THIRD INSERTION

NOTICE OF SHERIFF'S SALE
NOTICE IS HEREBY GIVEN That Pursuant to an Execution issued in the County Court of Pinellas County, Florida, on the 19th day of September A.D., 2023 in the cause wherein FINANCIAL PORTFOLIOS, II, AS ASSIGNEE OF CHASE BANK USA, N.A., was plaintiff(s), and STACY L. CHAMPION a/k/a LORRAINE CHAMPION, was defendant(s), being Case No. 07-004383-SC in the said Court, I, Bob Gualtieri as Sheriff of Pinellas County, Florida have levied upon all right, title and interest of the above named defendant, STACY L. CHAMPION a/k/a LORRAINE CHAMPION in and to the following described property to wit:

White 2011 Acura TSX - Sedan
4 door
VIN# JH4CU2F64BC015089,
TAG # KQIV61
and on the 9th day of July A.D., 2024

THIRD INSERTION

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

CIVIL ACTION
Case No. 24-CA-1330 CI
DANIEL NYSTROM Plaintiff, vs.
CJB REALTY & PROPERTY MANAGEMENT, LLC c/o Lea Lacey. Defendant.
TO: CJB REALTY & PROPERTY MANAGEMENT, LLC
... if alive, and if dead, and all unknown natural persons, if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties or claiming to have any right, title, or interest in and to the property described as unpaid commission.
YOU ARE NOTIFIED that an action for Negligence, Breach of Contract (in the alternative), and Unjust Enrichment (in the alternative) has been instituted against you.

FOURTH INSERTION

NOTICE OF ACTION FOR QUIET TITLE AND ADVERSE POSSESSION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 23-7213-CI
DAVID RANGER, Petitioner, and.
ESTATE OF ENID LEVY; KNOWN & UNKNOWN HEIRS OF ENID LEVY; & KNOWN & UNKNOWN SPOUSES OF THE HEIRS OF ESTATE OF ENID LEVY, Respondent.

TO: ESTATE OF ENID LEVY, KNOWN AND UNKNOWN HEIRS OF ENID LEVY, AND KNOWN AND UNKNOWN SPOUSES OF THE HEIRS OF ESTATE OF ENID LEVY {Respondent's last known address} 1600 Scranton Street South, St. Petersburg, Pinellas County, Florida 33701.
YOU ARE NOTIFIED that an action for {identify the type of case} QUIET TITLE & ADVERSE POSSESSION has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner} Karmika V. Rubin, Esq., The Law Offices of K. V. Rubin, PA, whose address is 111 Second Ave. NE, Suite 330, St. Petersburg, FL 33701, on or before {date} 30 Days After First publication, and file the original with the clerk of this Court at {clerk's address} St. Petersburg Judicial Building, 545 1st Ave. North, St. Petersburg, Florida 33701, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
{If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} Lot 33, PALMWAY SUBDIVISION, as recorded Plat Book 6, Page 94, Public Records of Pinellas

DECEASED Defendants.
Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 24-000289-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:
Unit No. 90, of Blue Jay Estates, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 4493, Page 508, and all exhibits and amendments thereof, and

THIRD INSERTION

at 125 19th Street South, in the city of St Petersburg, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale "AS IS" "WHERE IS" all of the said defendant's right, title and interest in the aforesaid property at public outcry and will sell the same subject to all prior liens, encumbrances and judgments, if any, as provided by law, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Execution.

BOB GUALTIERI, Sheriff
Pinellas County, Florida
By Richard Heaton 54787, D.S.
Sergeant Court Processing
Marcadis Singer, PA
5104 South Westshore Blvd
Tampa, FL 33611
June 7, 14, 21, 28, 2024
24-02639N

THIRD INSERTION

tuted against you.
YOU ARE REQUIRED to serve a copy of your written defenses, if any, to this action on Leon G. Rendeiro, Attorney, whose address is 1714 Cape Coral Parkway East, Cape Coral, Florida 33904 on or before 30 Days after 1st Publication and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"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."
Date: 5/31/2024
Ken Burke
As Clerk of Court
By: /s/ Thomas Smith
Deputy Clerk
June 7, 14, 21, 28, 2024
24-02651N

FOURTH INSERTION

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Dated: 3/8/2024.
KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
By: Thomas Smith
{Deputy Clerk}
(SEAL) CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
May 31; June 7, 14, 21, 2024
24-02518N

SECOND INSERTION

recorded in Condominium Plat Book 23, Page 78, Public Records of Pinellas County, Florida, Parcel Identification: 17-28-16-09419-000-0900
Property Address: 2755 Curlew Road, Lot 90, Palm Harbor, Florida 34684
at public sale, to the highest and best bidder for cash at 10:00 a.m. on July 18, 2024. 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.

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE
NOTICE IS HEREBY GIVEN That Pursuant to an Execution issued in the County Court of Pinellas County, Florida, on the 16th day of February A.D., 2024 in the cause wherein AMERIS BANK, SUCCESSOR BY MERGER TO FIDELITY BANK, was plaintiff(s), and ROBERT J WOOSTER, an individual, was defendant(s), being Case No. 21-007236-CO in the said Court, I, Bob Gualtieri as Sheriff of Pinellas County, Florida have levied upon all right, title and interest of the

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
Dated this 7th day of June, 2024.
RABIN PARKER GURLEY, P.A.

above named defendant, ROBERT J WOOSTER in and to the following described property to wit:
WHITE 2023 HYUNDAI SONATA
VIN# KMHL24JA0PA311479
and on the 2nd day of July A.D., 2024 at 1955 Carroll Street, in the city of Clearwater, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale "AS IS" "WHERE IS" all of the said defendant's right, title and interest in the aforesaid property at public outcry and will sell the same subject to all prior

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
June 14, 21, 2024
24-02713N

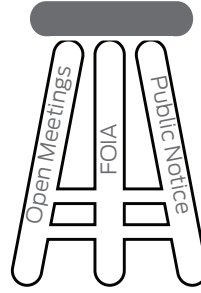
liens, encumbrances and judgments, if any, as provided by law, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Execution.
BOB GUALTIERI, Sheriff
Pinellas County, Florida
By Richard Heaton, D.S. Sergeant
Court Processing
Hiday & Ricke, P.A.
PO Box 550858
Jacksonville, FL 32255-0858
May 31; June 7, 14, 21, 2024
24-02535N

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
06269E_VZ2

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- **Independent:** A public notice is published in a forum independent of the government, typically in a local newspaper.

- **Archivable:** A public notice is archived in a secure and publicly available format.

- **Accessible:** A public notice is capable of being accessed by all segments of society.

- **Verifiable:** The public and the source of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

- **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

- **Business and commerce notices**

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

- **Court notices** are required of many non-governmental entities that

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions.

The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers.

An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process.

Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights.

Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

Public notices play a vital role in

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyber-attack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is a valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, accessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted

by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.

