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FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA... CASE NO.: 24-000124-CI... NATIONS LENDING CORPORATION, Plaintiff, v. TOUSSAINT P. HOLLINS A/K/A TOUSSAINT PATRICE HOLLINS, et al., Defendants. NOTICE is hereby given that Ken

Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on August 15, 2024, 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: Lot 4, Block 46, TOWNHOME MANORS OF COUNTRYSIDE PHASE 1, a subdivision according to the plat thereof recorded

in Plat Book 130, Page 40, of the Public Records of Pinellas County, Florida. Property Address: 2566 Sea Wind Way, Clearwater, FL 33763 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim

before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please

contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062 V/TDD, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. SUBMITTED on this 16th day of July, 2024. 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 July 19, 26, 2024 24-03258N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-002722-CI SLTATA INVESTMENTS LLC, Plaintiff, vs. ICE FINANCIAL INC. Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Partition dated July 11, 2024, and entered in 2024-002722-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein SLTATA Investments LLC is the Plaintiff and ICE Financial Inc., is the Defendant. Ken Burke as the Clerk of the Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00AM, on August 13, 2024, the following described property as set forth in said Final Judgment, to wit: Lot 6, LESS THE EAST TEN (10) FEET THEREOF, AND THE EAST 40 FEE OF LOT 5, FAIRVIEW SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 18, OF THE PUBLIC RECORDS OF PINELLAS COUN-

TY, FLORIDA. Property Address: 9398 128 TH Ave., Largo, FL. 33773 ("Property") Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. "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 11th day of July, 2024. Erik De L'Etoile, Esq. DeL'Etoile Law Firm, P.A. Attorney for Plaintiff Florida Bar No. 71675 Tampa, FL. 33610 (813) 563-5025 Erik@deletoilelaw.com www.deletoilelaw.com July 19, 26, 2024 24-03187N

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 23-007775-CI BANK OF AMERICA, N.A.; Plaintiff, vs. PHYLLIS A. GAINES, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 22, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, on July 31, 2024, at 10:00 AM the following described property: Lot 9, Block D, Fruitland Heights, according to the plat thereof as recorded in Plat Book 6, Page 49, Public Records of Pinellas County, Florida. Property Address: 1521 22ND AVE S, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-

ED 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) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. For Electronic ADA Accommodation Request; go to: http://www.pinellascounty.org/forms/ada-courts.htm Andrew Arias FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com 23-02988 July 19, 26, 2024 24-03188N

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. 23-008507-CI Division II US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs. JOHN A. FROMMELL AKA JOHN FROMMELL, SHEILA FROMMELL, BANK OF AMERICA, N.A., AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 7, 2024, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as: LOT 41, BLOCK "D", FAIRLAWN PARK MANOR, UNIT I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 92, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. and commonly known as: 6876 80TH TER, PINELLAS PARK, FL 33781; 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 August 28, 2024 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: July 11, 2024 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 318000/2323207/wll July 19, 26, 2024 24-03190N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.: 23-007335-CI GSFNT RECOVERY FUND, LLC, an Arizona limited liability company, Plaintiff, v. OLYMPIA SOTERIOU, UNKNOWN SPOUSE OF OLYMPIA SOTERIOU, ROYAL STEWART ARMS CONDOMINIUM #6, INC. and UNKNOWN TENANT(S) IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 11, 2024, entered in Case No. 23-007335-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, the Clerk, Ken Burke, CPA, will sell to the highest and best bidder for cash at www.pinellasclerk.realforeclose.com, at 10:00 a.m. on the 21st day of August, 2024, the following described property as set forth in said Final Judgment of Foreclosure, to-wit: Condominium Unit 307, Glencoe Building, Royal Stewart Arms Condominium No. 6, according to the Declaration of Condominium recorded in O.R. Book 4131, Page 1533, and any amendments thereto and recorded in Condominium Plat Book 16, Page 120, Public Records of Pinellas County, Florida, together with an undivided share or interest 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. 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) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. For Electronic ADA Accommodation Request; go to: http://www.pinellascounty.org/forms/ada-courts.htm Dated this 11th day of July, 2024. Lorium Law 101 N.E. Third Avenue, Suite 1800 Fort Lauderdale, Florida 33301 Telephone (954) 462 8000 Telecopier (954) 462 4300 By /s/ Richard B. Storfer Richard B. Storfer Florida Bar No. 984523 rstorfer@loriumlaw.com July 19, 26, 2024 24-03189N

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-2116-CI JACOLADE TRUST INC., A FLORIDA CORPORATION Plaintiff, vs. BLISSFUL TIMES INC., A FLORIDA CORPORATION Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment for Partition dated June 3, 2024, and Order Rescheduling Sale entered in case number 24-2116-CI of the County Court of the Sixth Judicial Circuit in and for Pinellas County, wherein Jacolade Trust Inc., a Florida Corporation, is the Plaintiff and Blissful Times Inc., a Florida Corporation is the Defendant Ken Burke, CPA as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.pinellas.realforeclose.com, at 10:00 AM on August 6th, 2024, the following described property as set forth in said Final Judgment for Partition, to wit: Unit 38, Building 5, of New Haven Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4581, Page(s) 1707, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida. More commonly known as: 1503 16th Circle Southeast, Largo, FL. 33771 ("Property").

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031. AMERICANS WITH DISABILITY 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. 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 July 12, 2024. IVANOV & WOLF, PLLC Attorney for Plaintiff 3310 W. Cypress St, Suite 206 Tampa, FL 33607 Telephone: 813-870-6396 Matt@IWFirm.com By: /s/ Matthew D. Wolf MATTHEW D. WOLF, FBN: 92611 July 19, 26, 2024 24-03214N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 22-004340-CI SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. KATRINA J. DOWNER, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 27, 2024 in Civil Case No. 22-004340-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and KATRINA J. DOWNER, et al., are Defendants, the Clerk of Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 21st day of August, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: The East 60 feet of Lot 95 and the East 60 feet of Lot 96, LESS the North 12 feet for Street, W.E. Richardson's Subdivision, according to the map or plat thereof as recorded in Plat Book

1, Page 6, Public Records of Pinellas County, Florida. Parcel Number: 27-31-16-74646-000-0950 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-08115FL July 19, 26, 2024 24-03259N

SAVE TIME E-mail your Legal Notice legal@businessobserverfl.com











# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



## 1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



## 2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



## 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



## 4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



### 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

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