

## PINELLAS COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### NOTICE OF PUBLIC SALE:

CENTRAL FLORIDA WRECKER SERVICE gives notice that on the following dates at 09:00 AM the following vehicle(s) may be sold by public sale at 10720 CANAL ST, SEMINOLE, FL 33777 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.

12/23/24  
1FTEF15YJLNA18326 1988 FORD

November 22, 2024

24-04978N

#### NOTICE OF PUBLIC SALE:

TRI J CO. TOWING & RECOVERY INC. gives notice that on 12/06/2024 at 10:00 AM the following vehicle(s) may be sold by public sale 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.

NOVIN 2000 TRAILER  
L2BB2NCC2MB428064  
2021 JIANGSU BAODIAO  
LOCOMOTIVE MOPED  
NOVIN 2000 TRAILER TRAILER  
Mercedes unknown year  
VIN# A180D118501963

November 22, 2024

24-04935N

#### FIRST INSERTION

##### NOTICE

WellMed at Central will be relocating effective Nov. 4, 2024.

##### NEW LOCATION

WellMed at Tyrone Gardens  
960 58th St. N  
St. Petersburg, FL 33710  
Phone: 1-727-820-7778  
Fax: 1-727-820-7779

For questions or copies of medical records call or fax:

Phone: 1-727-321-3915  
Fax: 1-727-328-0975

Nov. 22, 29; Dec. 6, 13, 2024

November 22, 2024

24-04973N

#### NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 898742 from Lake House Assisted Living, LLC., 1071 Lake Avenue NE., Largo, FL 33771. Proposed activity: commercial development. Project name: Lake House ALF Expansion. Project size: 4.99 acres Location: Section 26, Township 29 South, Range 15 East, in Pinellas County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at [www.watmatters.org/permits/](http://www.watmatters.org/permits/). Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at [www.watmatters.org](http://www.watmatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or (800)836-0797, TDD only (800)231-6103.

November 22, 2024

24-04952N

#### FIRST INSERTION

#### NOTICE OF PUBLIC MEETING BY THE PINELLAS COUNTY SCHOOLS INSTRUCTIONAL MATERIALS ADOPTION REVIEW COMMITTEES.

Pursuant to Section 1006.28, a public meeting is being scheduled to rank and recommend Science instructional materials for Grades K-12.

The public meetings will be held as follows:

- Elementary School (Grades K-5) Science Instructional Materials- Tuesday, 12/3/24 at 5:00 pm in the Media Center at Largo High School, 410 Missouri Ave. N., Largo, FL 33770
- Middle School (Grades 6-8) Science Instructional Materials- Thursday, 12/5/24 at 5:00 pm in the Cafeteria at Largo High School, 410 Missouri Ave. N., Largo, FL 33770
- High School (Grades 9-12) Science Instructional Materials- Wednesday, 12/11/24 at 5:00 pm in the Achieva Room at The Stavros Institute, 12100 Starkey Rd, Largo, FL 33773
- Advanced Placement (AP) Science Instructional Materials- Thursday, 12/12/24 at 5:00 pm in the Media Center at Largo High School, 410 Missouri Ave. N., Largo, FL 33770

Instructional Materials for the Grades K-12 Science Adoption are available for review at <https://www.pcsb.org/Page/41062>. Additionally, they can be viewed in person in the Instructional Materials Department located at the Walter Pownall Service Center, 11111 S. Belcher Rd., Largo, FL 33773.

November 22, 29, 2024

24-04982N

#### CITY OF ST. PETERSBURG NOTICE OF PUBLIC HEARING REGARDING Approval of a Special Exception or Site Plan

Approval of a special exception and related site plan to redevelop and expand an existing car wash.

Case number: 24-32000002. Address: 3338 4th St. N., 426 34th Ave. N. and 425 33rd Ave. N.

The Development Review Commission (DRC) Public Hearing is scheduled to be held on Wednesday, December 4, 2024, at 10:00 A.M. in Council Chambers, City Hall, located at 175 Fifth Street North, St. Petersburg, Florida. For more information, please contact our office, Development Review Services Division at [DRC@StPete.org](mailto:DRC@StPete.org).

Notice is hereby given that all interested parties may appear at the meeting and be heard by the Development Review Commission, with respect to the proposed Special Exception or Site Plan Review case listed above.

The city, in compliance with the Americans with Disabilities Act of 1990 (ADA), provides reasonable accommodations for all official City proceedings. If you wish to request an accommodation under the ADA, you should contact the City Clerk not less than 72 hours prior to the meeting by calling 727-893-7448 or TDD 727-892-5259, or the Florida Relay Telecommunication Service at 7-1-1. The city cannot guarantee the availability of persons capable of assisting individuals with a hearing impairment or who are unfamiliar with the English language but will attempt to provide such assistance if requested.

Copies of the proposed request are available at the Development Review Services Division, MSC Building, and may be inspected by the public. In accordance with Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by a governmental board, commission, or agency, they will need a record of the proceeding. It is up to the potentially adversely affected citizen to ensure that a verbatim record of the proceeding is made, including testimony and evidence upon which the appeal is to be based. Any person who may need such a record can arrange for a court reporter to attend the public hearing. Appeal information is set forth in Section 16.70.010.6 of the City Code, which can be accessed online, along with all of City Code Chapter 16, at [www.stpete.org](http://www.stpete.org).

November 22, 2024

24-04913N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/6/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 MERC mobile home bearing Vehicle Identification Number 2107C and all personal items located inside the mobile home. Last Tenant: John Mark Orlow. Sale to be held at: Sunshine MHC, 7403 46th Avenue North, St. Petersburg, Florida 33709, (727) 541-1079.

November 22, 29, 2024 24-04990N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/6/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 INTL mobile home bearing Vehicle Identification Number 4007T and all personal items located inside the mobile home. Last Tenant: Snejanka Borissova Savova and Galiana Slavcheva Georgieva. Sale to be held at: Sunshine MHC, 7403 46th Avenue North, St. Petersburg, Florida 33709, (727) 541-1079.

November 22, 29, 2024 24-04993N

#### NOTICE OF PUBLIC SALE:

SEMINOLE TOWING gives notice that on the following dates at 12:00 PM the following vehicle(s) may be sold by public sale at 11076 70 AV, SEMINOLE 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.

12/16/24

SAJEA51C74WD78560 2004 JAG

November 22, 2024

24-04977N

#### 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 4465420497124263 located at 7225 8th Ave N in the City of St. Petersburg, Pinellas County, FL 33710 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of November, 2024.

Jerry Moser

November 22, 2024 24-04971N

#### 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 MYGA Custom Yacht Interior Cleaning located at 1017 NE Rio Ave in the City of Jensen Beach, Pinellas County, FL 34957 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2024.

Stark Consolidated Solutions LLC

November 22, 2024 24-04920N

#### NOTICE OF PUBLIC SALE:

RRY Inc dba YOHO'S AUTOMOTIVE AND TOWING gives notice that on 11/15/2024 at 09:00 AM the following vehicles may be sold by public sale at 9791 66TH ST. N PINELLAS PARK FL 33782 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. Yoho's Automotive reserves the right to accept/reject any or all bids.

2023 LFTM PADDLEBOARD  
LPE28274E818

November 22, 2024

24-04936N

#### 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 Fire Water Cafe located at 667 Central Ave, in the County of Pinellas, in the City of Saint Petersburg, Florida 33701 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Saint Petersburg, Florida, this 14th day of November, 2024.

Make It Happen LLC

November 22, 2024 24-04924N

#### 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 IVYSTREET DEALS located at 7901 4th St N, Suite 300 in the City of Saint Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, 2024.

REALT LLC

November 22, 2024 24-04980N

#### NOTICE OF PUBLIC SALE:

Notice is hereby given that on 12/17/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 10974 70TH AVE, SEMINOLE, FL 33772 pursuant to Florida Statute 713.585. C1545Z136768 1964 CHEV 1068.76 Lienor Name: R & R AUTOWORKS INC Lienor Telephone #: 813-697-1791 MV License #: MV82225 Location of Vehicles: 8030 MASSACHUSETTS AVE NEW PORT RICHEY, FL 34653

November 22, 2024 24-04961N

#### 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 Jade Analytics located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of November, 2024.

Travis K Gibson

November 22, 2024 24-04970N

#### 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 Pacin Homes and Remodeling, LLC located at 16416 NE 32nd Ave in the City of North Miami Beach, Pinellas County, FL 33160 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2024.

Square One Home Construction, LLC

November 22, 2024 24-04919N

#### 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 Florida Man Jerky located at 13710 49TH ST N STE D1 in the City of CLEARWATER, Pinellas County, FL 33762 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of November, 2024.

EVOLVING ANCESTRAL ALCHEMY LLC

November 22, 2024 24-04914N

#### 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 Perfect Catch located at 9205 128th Ave N Unit 1409, in the County of Pinellas, in the City of Largo, Florida 33773 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Largo, Florida, this 15th day of November, 2024.

YR DEVELOPMENT GROUP, LLC

November 22, 2024 24-04960N

#### NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of April Michele, located at 13582 87th Ave N, in the City of Seminole, County of Pinellas, State of FL, 33776, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 20th of November, 2024.

April Michele Grell

13582 87th Ave N

seminole, FL 33776

November 22, 2024 24-04999N

#### NOTICE OF PUBLIC SALE:

Notice is hereby given that on 12/17/2024 at 08:00 AM the following vehicle(s) may be sold at public sale at 10974 70TH AVE, SEMINOLE, FL 33772 pursuant to Florida Statute 713.585. 1GC1KVEG3HF133250 2017 CHEV 6547.50 Lienor Name: JIM'S BODY SHOP, INC. Lienor Telephone #: 813-697-1791 MV License #: MV10879 Location of Vehicles: 10974 70TH AVE, SEMINOLE, FL 33772

November 22, 2024 24-04950N

#### 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 LA Meltdown Productions located at 174 Woodpoint Rd #1 in the City of Brooklyn, Pinellas County, FL 11211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of November, 2024.

LA Meltdown Productions LLC

November 22, 2024 24-04951N

#### 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 Our Journey Life Coaching located at 7901 4TH ST N STE 300 in the City of ST PETERSBURG, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of November, 2024.

Roddesha De Castro

November 22, 2024 24-04972N

#### 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 Drive-By Exterminators located at 485 12th Ave N, in the County of Pinellas, in the City of Saint Petersburg, Florida 33701 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Saint Petersburg, Florida, this 19th day of November, 2024.

BINGHAM PEST CONTROL INC.

November 22, 2024 24-04981N

#### 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 727 SMOKE & VAPE located at 2560 SUNSET POINT ROAD in the City of CLEARWATER, Pinellas County, FL 33765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of November, 2024.

MOO INVESTMENT INC

OMAR JABER

November 22, 2024 24-04915N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/06/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 SKYL mobile home bearing Vehicle Identification Number SF1164D, and all personal items located inside the mobile home. Last Tenant: Beverly Baker, Ronald K. Spatola, Unknown Party in Possession #1 n/k/a Alicia Fyler, Unknown Party in Possession #2, and Kathi Lynn Liadis. Sale to be held at: Cottage Cove, 1280 Lakeview Road, Clearwater, Florida 33756, (727-478-5944).

November 22, 29, 2024 24-04994N

#### FICTITIOUS NAME NOTICE

Notice is hereby given that CLEAR SIMULATIONS LLC, desiring to engage in business under the fictitious name of CLEAR SIMULATIONS located at 7901 4TH ST N STE 300, St. Petersburg, FL, US 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.

November 22, 2024 24-04934N

#### 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 Top Down Premium Cleaners LLC located at 1031 Paseo Del Rio NE in the City of Saint Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of November, 2024.

Top Down Premium Cleaners LLC

November 22, 2024 24-04968N

#### 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 Nirvana Enterprises located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2024.

NovaDrive LLC

November 22, 2024 24-04916N

#### 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 Boomerang Refunds located at 7901 4th Street North in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, 2024.

Boomerang Capital Group, Inc.

Lawrence Smet

November 22, 2024 24-04979N

#### 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 Absolute Air Conditioning & Heating located at 2071 Range Road in the City of Clearwater, Pinellas County, FL 33765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of November, 2024.

Sundream HVAC LLC

Daniel Tulchin

November 22, 2024 24-04944N

# SAVE TIME

E-mail your Legal Notice

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

# Business Observer



-- ESTATE --

## FIRST INSERTION

**NOTICE OF TRUST**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY, FLORIDA  
Probate Division  
**File No. 24-010945-ES**  
IN RE: ESTATE OF  
**BARBARA E. DANIELSON**  
DECEASED

BARBARA E. DANIELSON, a resident of Pinellas County, Florida, who died on November 3, 2024, was the grantor of a trust entitled:

The Danielson Revocable Family Trust Agreement

U/A/D June 21, 1991, as amended which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

The name and address of the Trustee is set forth below.

The Clerk shall file and index this Notice of Trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this Notice of Trust must be filed in the probate proceeding and the Clerk shall send a copy to the Personal Representative.

Signed on this 18th day of November, 2024.

**SUZANNE CHRISTINE DANIELSON, Trustee**  
7050 Sunset Dr S, Unit 807  
St Petersburg, FL 33707

CLERK OF THE CIRCUIT COURT

Copy mailed to Cynthia E. Orozco, Attorney for the Trustee on November 22, 29, 2024 24-04975N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN RE: ESTATE OF  
**CONSTANCE D. HAUSE**  
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that a Trust estate is being administered. CONSTANCE D. HAUSE, a resident of PINELLAS County, Florida, who died on AUGUST 13, 2024, was the settlor of a Trust titled: CONSTANCE D. HAUSE TRUST AGREEMENT U/T/D JANUARY 28, 2016. The name and address of the Trustee are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with the \*Successor Trustee at the address listed below 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 HEREIN SET FORTH 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 ARE BARRED.

The date of first publication of this Notice is November 22, 2024.

## Trustee:

**Lawrence S. House, Trustee**  
509 Davison Avenue NE  
St Petersburg, FL 33703  
Attorney for Trustee:  
Francis M. Lee, Attorney  
Florida Bar Number: 0642215  
SPN 00591179  
4551 Mainlands Boulevard, W., Suite F  
Pinellas Park, FL 33782  
Telephone: (727) 576-1203  
Fax: (727) 576-2161  
E-Mail: Frank@FrankLeeLaw.com  
Secondary E-Mail:  
Patricia@FrankLeeLaw.com  
November 22, 29, 2024 24-04933N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No.: 24-007811-ES**  
Division PROBATE  
IN RE: ESTATE OF  
**RICHARD E. STRYKOWSKI,**  
(a/k/a) **RICHARD EDWIN**  
**STRYKOWSKI,**  
Deceased.

The administration of the estate of RICHARD E. STRYKOWSKI, A/K/A RICHARD EDWIN STRYKOWSKI, deceased, whose date of death was May 13, 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.

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

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

The date of first publication of this notice is November 22, 2024.

**Personal Representative:**  
**Cammarilla P Bird**  
**CAMMARILLA P. BIRD**  
A/KA/ **CAMMARILLA P.**  
**HERNANDEZ-BIRD**  
Petitioner

Attorney for Personal Representative:  
**O'CONNOR LAW FIRM**  
/s/ADAM T. RAUMAN  
Adam T. Rauman, Esq.  
Florida Bar Number: 85296  
Patrick M. O'Connor, Esq.  
Florida Bar Number: 622427  
Attorneys for the Petitioner  
2240 Belleair Road, Suite 115  
Clearwater, FL 33764  
Phone: 727-539-6800  
Fax: 727-539-5936  
E-mail:  
eservice@yourpersonalattorney.com  
November 22, 29, 2024 24-04955N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-001519-ES**  
IN RE: ESTATE OF  
**WILLIAM R. SNOBERGER,**  
Deceased.

The administration of the estate of William R. Snoberger, deceased, whose date of death was August 3, 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 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 22, 2024.

## Personal Representative:

**Lorrie Capasso**  
10404 Marinette Avenue  
Hudson, FL 34667  
Attorney for Personal Representative:  
Nicholas J. Roefarow, FL Bar No. 089217  
nick@roefarowlaw.com  
cherrie@roefarowlaw.com  
ROEFAROW LAW  
1700 N. McMullen Booth Rd., Ste. A-6  
Clearwater, FL 33759  
Telephone: 727-796-9191  
November 22, 29, 2024 24-04957N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-010553-ES**  
Division 4  
IN RE: ESTATE OF  
**LINDA ROBBINS**  
Deceased.

The administration of the estate of LINDA ROBBINS, deceased, whose date of death was September 12, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. 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 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 November 22, 2024.

## Personal Representative:

**Cynthia S. Churchward**  
1730 Sherwood St.  
Clearwater, FL 33755  
Attorney for Personal Representative:  
Richard A. Stoffels  
Email Addresses:  
rich.stoffels@stoffelslawgroup.com  
stoffels@tampabay.rr.com  
Florida Bar No. 0759813  
6727 1st Ave. South, Suite 104  
St. Petersburg, FL 33707  
Telephone: 727-388-6777  
November 22, 29, 2024 24-04989N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 24-10412-ES**  
IN RE: ESTATE OF  
**ROGER LANDRY,**  
Deceased.

The administration of the estate of ROGER LANDRY, deceased, whose date of death was September 15, 2024, File Number 24-10412-ES, and the last 4 digits of whose social security number are 4587, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

## Personal Representative:

**JONA DOUGLAS**  
5375 6th Terrace South  
Gulfport, FL 33707  
Attorney for Personal Representative:  
TERRY B. SALISBURY  
Florida Bar No. 0373591  
409 Pasadena Avenue South  
St. Petersburg, FL 33707  
Telephone: (727) 471-7888  
email: tsalisbury56@gmail.com  
November 22, 29, 2024 24-04930N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-009173-ES**  
Division 004  
IN RE: ESTATE OF  
**THOMAS S. AVCHEN**  
Deceased.

The administration of the estate of Thomas S. Avchen, deceased, whose date of death was August 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.

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.

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

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

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

The date of first publication of this notice is November 22, 2024.

## Personal Representative and

Attorney for Representative:  
/s/ Karen S. Keaton  
Karen S. Keaton, Esquire  
Attorney for Personal Representative  
Florida Bar Number: 394165  
Post Office Box 1139  
St. Petersburg, FL 33731  
Telephone: (727) 822-2200  
Fax: (727) 822-1985  
E-Mail: karen@gulfbeacheslaw.com  
Secondary E-Mail:  
assistant@gulfbeacheslaw.com  
November 22, 29, 2024 24-04923N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2024CP9631**  
IN RE: ESTATE OF  
**VALENTINA DYACHYENKO**  
Deceased

The administration of the Estate of VALENTINA DYACHYENKO, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons who have 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 SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: November 22, 2024.

## Personal Representative:

**NATALIYA RUSU**  
3013 Northfield Drive  
Tarpon Springs, FL 34688  
Attorney for Personal Representative:  
DAVID J. BOUZIANE, JR.  
Florida Bar No. 58865  
2812 Manatee Ave W  
Bradenton, FL 34205  
941-494-4940  
November 22, 29, 2024 24-04958N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 24-010388-ES**  
IN RE: THE ESTATE OF  
**DIXON EARL DANNER, a/k/a,**  
**DIXON E. DANNER,**  
deceased.

The administration of the estate of DIXON EARL DANNER, a/k/a DIXON E. DANNER, deceased, whose date of death was September 14, 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 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 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, if any, 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.

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 the first publication of this Notice is November 22, 2024.

## Marc L. Danner,

**Personal Representative**  
1055 Parkview Drive  
Tallahassee, FL 32311  
/s/ David B. Smitherman  
David B. Smitherman, Esquire  
David B. Smitherman, P.A.  
600 Bypass Drive, Suite 106  
Clearwater, FL 33764  
(727) 466-1456  
David@dbsmithermanlaw.com  
FBN 346659  
Attorney for Personal Representative  
November 22, 29, 2024 24-04985N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
JUDICIAL CIRCUIT, IN AND  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**FILE #: 24-006865-ES**  
Section 004  
IN RE: THE ESTATE OF  
**NANCY HOWE**  
Deceased

The administration of the estate of Nancy Howe, deceased, Reference Number 24-006865-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, including unmatured, contingent or unliquidated claims, 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 CLAIMS NOT SO FILED WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is November 22, 2024.

**Personal Representative**  
**SUZANNE CHRISTMAN**  
6939 Millstone Drive  
New Port Richey, Florida 34655

Attorney for Personal Representative  
**ROBERT L. ULRICH, ESQUIRE**  
146 Second Street North,  
Suite 310  
St. Petersburg, Florida 33701  
Telephone: (727) 898-1996  
FBN: 0082896  
Email: rulrichlaw@gmail.com  
November 22, 29, 2024 24-04976N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-009429-ES**  
Division 3  
IN RE: ESTATE OF  
**PATRICIA JOAN MORGAN**  
A/K/A  
**PATRICIA J. MORGAN**  
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 Patricia Joan Morgan a/k/a Patricia J. Morgan, deceased, File Number 24-009429-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756; that the decedent's date of death was June 13, 2024; that the total value of the estate is \$376,270.00 and that the names and addresses of those to whom it has been assigned by such order are:

| Name                | Address   |
|---------------------|---|
| Daniel Ralph Morgan | 6500 27th Ave North<br>St. Petersburg, FL 33710 |

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 FLORIDA STATUTES SECTION 733.702. 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 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 date of first publication of this Notice is November 22, 2024.

## Personal Giving Notice:

**Daniel Ralph Morgan**  
6500 27th Ave North  
St. Petersburg, Florida 33710  
Attorney for Personal Giving Notice  
**Lyndy C. Jennings, Esq.** Attorney  
Florida Bar Number: 908851  
Law Offices of Lyndy C. Jennings, P.A.  
330 Pauls Drive,  
Suite 212  
Brandon, FL 33511  
Telephone: (813) 315-8547  
E-Mail: ljennings@lyndylaw.com  
November 22, 29, 2024 24-04959N

**SAVE**

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--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-010971ES  
IN RE: ESTATE OF  
PATRICIA ANN YACSO A/K/A  
PATRICIA A. YACSO A/K/A  
PATRICIA YACSO  
Deceased.

The administration of the estate of PATRICIA ANN YACSO A/K/A PATRICIA A. YACSO A/K/A PATRICIA YACSO, deceased, whose date of death was July 17, 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.

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 November 22, 2024.

**Personal Representative:**

**LISA YACSO**  
5879 Calais Lane  
St. Petersburg, Florida 33714  
Attorney for Personal Representative:  
Michael D. Cavinis Attorney  
Florida Bar Number: 1038725  
DeLoach, Hofstra & Cavinis, P.A.  
8640 Seminole Boulevard  
Seminole, FL 33772  
Telephone: (727) 397-5571  
Fax: (727-) 393-5418  
E-Mail: mcavinis@dhclaw.com  
Secondary E-Mail:  
rbrandt@dhclaw.com  
November 22, 29, 2024 24-04986N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-010497-ES  
IN RE: ESTATE OF  
AIDAN CHARLES BOWLES  
Deceased.

The administration of the estate of Aidan Charles Bowles, deceased, whose date of death was September 27, 2024, 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.

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 November 22, 2024.

**Personal Representative:**

**Samuel S. Bowles**  
7455 Stewartsville Rd  
Williamstown, KY 41097  
Attorney for Personal Representative:  
Patrick L. Smith  
Attorney  
Florida Bar Number: 27044  
179 N US Hwy 27  
Suite F  
Clermont, FL 34711  
Telephone: (352) 204-0305  
Fax: (352) 989-4265  
E-Mail:  
patrick@attorneypatricksmith.com  
Secondary E-Mail:  
becky@attorneypatricksmith.com  
November 22, 29, 2024 24-04947N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-010277  
Division ES  
IN RE: ESTATE OF  
DONALD L. CHAMBERLIN,  
Deceased.

The administration of the estate of Donald L. Chamberlin, deceased, whose date of death was September 14, 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.

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 November 22, 2024.

**Personal Representative:**

**Jeffrey D. Chamberlin**  
4201 SW Parkgate Blvd.  
Palm City, Florida 34990  
Attorney for Personal Representative:  
/s/ Kit Van Pelt  
Kit Van Pelt Attorney  
Florida Bar Number: 106754  
Griffin & Van Pelt, P.A.  
1455 Court Street  
Clearwater, FL 33756  
Telephone: (727) 449-9800  
Fax: (727) 446-2748  
E-Mail: kit@lawyergriffin.com  
Secondary E-Mail:  
jennie@lawyergriffin.com  
November 22, 29, 2024 24-04954N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-010577-ES  
Division 3  
IN RE: ESTATE OF  
DOROTHY FRYZA  
Deceased.

The administration of the estate of Dorothy Fryza, deceased, whose date of death was July 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 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 November 22, 2024.

**Personal Representative:**

**Sharon Concannon**  
104 Chestnut Circle  
Safety Harbor, Florida 34695  
Attorney for Personal Representative:  
G. Michael Mackenzie  
Attorney  
Florida Bar Number: 151881  
2032 Bayshore Blvd.  
Dunedin, FL 34698  
Telephone: (727) 733-1722  
Fax: (727) 733-1717  
E-Mail: mike@mike-mackenzie.com  
Secondary E-Mail:  
gmike997@gmail.com  
November 22, 29, 2024 24-04922N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 22-006027-ES  
IN RE: ESTATE OF  
MARIANO DE LA O  
POLANCO GUTIERREZ,  
Deceased.

The administration of the estate of MARIANO DE LA O POLANCO GUTIERREZ, Deceased, whose date of death was July 26, 2020, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Suite 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 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.

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 November 22, 2024.

**Personal Representative:**

**ELENA POLANCO GONZALES,**  
**Personal Representative**  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165th Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
November 22, 29, 2024 24-04946N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-010988-ES  
IN RE: ESTATE OF  
WAYNE EUGENE FISCEL  
Deceased.

The administration of the estate of WAYNE EUGENE FISCEL, deceased, whose date of death was April 4, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, Saint Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 22, 2024.

**Personal Representative:**

**ROBERT FISCEL**  
10524 116TH AVE NORTH  
LARGO, FLORIDA 33773  
Attorney for Personal Representative:  
/s/ Rod Martelo  
Rod Martelo  
Primary E-mail:  
rod@starrlawoffices.com  
Secondary E-mail:  
shelly@starrlawoffices.com  
Florida Bar No. 1044957  
Starr Law Offices PA  
8181 U.S. HIGHWAY 19 NORTH  
PINELLAS PARK, FLORIDA 33781  
Telephone: (727) 578-5030  
November 22, 29, 2024 24-04996N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-009332-ES  
IN RE: ESTATE OF  
ROLAND RICHARD WILSON  
Deceased.

The administration of the estate of ROLAND RICHARD WILSON, deceased, whose date of death was July 19th, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street Room 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. 732.2211, 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 November 22nd, 2024.

**Personal Representative:**

**Angela Renee Edwards**  
PO Box 5591  
Saint Petersburg, FL 33705  
Attorney for Personal Representative  
Quikeef Simmons, CPA, Esq.  
E-Mail Addresses:  
qsimmons@sblgp.com/  
admin@sblgp.com  
Florida Bar No.1022482  
Simmons Business Law Group, PLLC  
401 E. Jackson Street  
Suite 3300  
Tampa, FL. 33602  
Telephone: (813) 701-2625/  
Fax (813) 756-2587  
November 22, 29, 2024 24-05000N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
NO. 24-007840-ES  
IN RE: ESTATE OF  
KAREN ANN WHITE,  
Deceased.

The administration of the Estate of Karen Ann White, Deceased, whose date of death was April 11, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 24-007840-ES; the address of which is 315 Court Street, Clearwater, Florida, 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, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED 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 ss. 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this Notice is November 22, 2024.

**Personal Representative:**

**Vicki White Miltun**  
**Personal Representative**  
Post Office Box 30  
St. Petersburg, Florida 33731-0030  
Peter R. Wallace  
Skelton, Willis & Wallace, LLP  
Attorneys for the  
Personal Representative  
259 Third Street North  
St. Petersburg, Florida 33701-3818  
Telephone: (727) 822-3907  
Florida Bar Number 292532  
prw@swbwlaw.com  
stacey@swbwlaw.com  
November 22, 29, 2024 24-04931N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT  
IN AND FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 24-010781-ES  
IN RE: ESTATE OF  
VIVIAN G. KRAWITZ,  
DECEASED.

The administration of the estate of VIVIAN G. KRAWITZ, deceased, whose date of death was January 7, 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 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 November 22, 2024.

**Personal Representative:**

**Marsha K. Samuels**  
704 Squires Road  
Towson, Maryland 21286  
Attorney for Personal Representative:  
Bruce Marger, Esq.  
BATTAGLIA, ROSS,  
DICUS & McQUAID, P.A.  
5858 Central Ave.,  
St. Petersburg, FL 33707  
(727) 381-2300  
FBN: 50380  
Primary Email: bmarg@brdwlaw.com  
Secondary Email: bandr@brdwlaw.com  
November 22, 29, 2024 24-04921N

HOW TO PUBLISH YOUR

# LEGAL NOTICE

## IN THE BUSINESS OBSERVER

Business Observer

CALL 941-906-9386

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--- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-009593-ES  
IN RE: ESTATE OF  
DAVID ALLEN DUNLAP  
a/k/a DAVID DUNLAP  
Deceased.

The administration of the Estate of David Allen Dunlap a/k/a David Dunlap, deceased, whose date of death was September 17, 2024, 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.

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 11/22/24.

**Personal Representative:**

**Lisa Marie Sharon Muckley**

4030 Annie Street

Sarasota, Florida 34223

Attorney for Personal Representative:

Ashly Mae Guernaccini, Esq.

Florida Bar Number: 1022329

At Cause Law Office

314 S. Missouri Avenue,

Suite 201

Clearwater, Florida 33765

Telephone: (727) 477-2255

Fax: (727) 234-8024

E-Mail: ashly@ateauselaw.com

Secondary E-Mail:

ashley.cribbis@ateauselaw.com

November 22, 29, 2024 24-04967N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-010355  
Division ES  
IN RE: ESTATE OF  
EVELYN HAMILTON,  
Deceased.

The administration of the estate of Evelyn Hamilton, deceased, whose date of death was September 3, 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.

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 November 22, 2024.

**Personal Representative:**

**/s/ William Charles Hamilton**

**William Charles Hamilton**

(a/k/a William Charles Hamilton, II)

2471 Kentford Rd

Midlothian, Virginia 23113

Attorney for Personal Representative:

/s/ Kit Van Pelt

Kit Van Pelt Attorney

Florida Bar Number: 106754

Griffin & Van Pelt, P.A.

1455 Court Street

Clearwater, FL 33756

Telephone: (727) 449-9800

Fax: (727) 446-2748

E-Mail: kit@lawyergriffin.com

Secondary E-Mail:

jennie@lawyergriffin.com

November 22, 29, 2024 24-04956N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-007705  
Division: 3  
IN RE: ESTATE OF  
LINDA J. FLYNN,  
Deceased.

The administration of the estate of LINDA J. FLYNN, deceased, whose date of death was April 26, 2024, and whose Social Security Number is xxx-xx-2607, 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 Personal Representative or Curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statute ss. 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statute s. 732.2211.

The date of first publication of this notice is November 22, 2024.

**Personal Representative:**

**ENJOLI PESCHETA**

2124 Park Avenue, Apt. 41

San Jose, CA 95126

Attorney for Personal Representative:

LONDON L. BATES, ESQUIRE

Attorney for Personal Representative

Florida Bar No. 193356

BATES | WALLACH

P.O. Box 1213, Dunedin, FL 34697

1022 Main Street,

Suite K,

Dunedin, FL 34698

Telephone: (727) 734-8700

Facsimile: (727) 734-8722

Email: London@BatesWallach.com

November 22, 29, 2024 24-04974N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-009607-ES  
IN RE: ESTATE OF  
ANNE C. SCHAIBERGER  
Deceased.

The administration of the estate of Anne C. Schaitberger, deceased, whose date of death was July 9, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 November 22, 2024.

**Personal Representative:**

**Richard Malagiere**

250 Moonachie Road, Suite 300A

Moonachie, New Jersey 07074

Attorney for Personal Representative:

MICHAEL D. MILLER Attorney

Florida Bar Number: 396540

GUNSTER, YOAKLEY & STEWART

401 E. Jackson Street

Suite 1500, Tampa, Florida 33602

Telephone: (813) 228-9080

Fax: (813) 228-6739

E-Mail: mdmiller@gunster.com

Secondary E-Mail:

ndarcy@gunster.com

Secondary E-Mail:

eservice@gunster.com

November 22, 29, 2024 24-04948N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-010880-ES  
IN RE: ESTATE OF  
DESIREE MUNERA  
Deceased.

The administration of the estate of DESIREE MUNERA, deceased, whose date of death was December 13, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave North, Saint Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 22, 2024.

**Personal Representative:**

**VICTOR STEPHEN**

**CRICHTON**

4301 106TH Drive, North

Clearwater, Florida 33762

Attorney for Personal Representative:

/s/ Rod Martelo

Rod Martelo

Primary E-mail:

rod@starlawoffices.com

Secondary E-mail:

shelly@starlawoffices.com

Florida Bar No. 1044957

Starr Law Offices PA

8181 U.S. HIGHWAY 19 NORTH

PINELLAS PARK, FLORIDA 33781

Telephone: (727) 578-5030

November 22, 29, 2024 24-04998N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-009900-ES  
IN RE: ESTATE OF  
DIONNE TRACEY SWANN a/k/a  
DIONNE TRACEY SUTHERLAND  
Deceased.

The administration of the estate of Dionne Tracey Swann, deceased, whose date of death was July 18, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave North, Saint Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 22, 2024.

**Personal Representative:**

**Mavis Ariel Swann**

8531 Golden Cypress CT

Lake Worth, Florida 33467

Attorney for Personal Representative:

/s/ Rod Martelo

Rod Martelo

Primary E-mail:

rod@starlawoffices.com

Secondary E-mail:

shelly@starlawoffices.com

Florida Bar No. 1044957

Starr Law Offices PA

8181 U.S. HIGHWAY 19 NORTH

PINELLAS PARK, FLORIDA 33781

Telephone: (727) 578-5030

November 22, 29, 2024 24-04997N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-010629-ES  
IN RE: ESTATE OF  
MARY KATHRYN COLEMAN  
Deceased.

The administration of the estate of MARY KATHRYN COLEMAN, deceased, whose date of death was November 2, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave North, St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 22, 2024.

**Personal Representative:**

**JEAN ANITA DASHNAW**

3315 FINCH DR

HOLIDAY, FLORIDA 34690

Attorney for Personal Representative:

/s/ Rod Martelo

Rod Martelo

Primary E-mail:

rod@starlawoffices.com

Secondary E-mail:

shelly@starlawoffices.com

Florida Bar No. 1044957

Starr Law Offices PA

8181 U.S. HIGHWAY 19 NORTH

PINELLAS PARK, FLORIDA 33781

Telephone: (727) 578-5030

November 22, 29, 2024 24-04995N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-010560-ES  
IN RE: ESTATE OF  
DIANE J. NORTZ,  
a/k/a DIANE JEAN NORTZ  
Deceased.

The administration of the estate of DIANE J. NORTZ, a/k/a DIANE JEAN NORTZ, deceased, whose date of death was July 15, 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.

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



## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-006041-ES  
Division Probate  
IN RE: ESTATE OF  
PAULO JORGE BATISTA,  
Deceased.

The administration of the estate of Paulo Jorge Batista, deceased, whose date of death was December 13, 2023, 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.

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

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

The date of first publication of this notice is November 22, 2024.

**Personal Representative:**

**Jonathan Scott Chevrette Batista**  
86 Cobblestone Drive  
Russell K&R OB2  
Attorney for Personal Representative:  
M. Donald Reddish  
E-Mail Addresses:  
donald@reddishlawfirm.com  
Linda@reddishlawfirm.com  
Florida Bar No. 0165565  
Reddish Law Firm  
28050 U.S. Hwy. 19 North., Suite 208  
Clearwater, FL 33761  
Telephone: 727-723-0004  
November 22, 29, 2024 24-04942N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-007687-ES  
Division Probate  
IN RE: ESTATE OF  
WILLIAM J. WEAVER,  
Deceased.

The administration of the estate of WILLIAM J. WEAVER, deceased, whose date of death was April 27, 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.

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

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

The date of first publication of this notice is: November 22, 2024.

Signed on this 29 day of July, 2024.

**GREGORY WEAVER**

**Personal Representative**  
426 Harbor View Lane  
Largo, FL 33770  
TRAVIS D. FINCHUM  
Attorney for Personal Representative  
Florida Bar No. 75442  
Special Needs Lawyers, PA  
901 Chestnut Street, Suite C  
Clearwater, FL 33756  
Telephone: (727) 443-7898  
Email:  
Travis@specialneedslawyers.com  
Secondary Email:  
Liz@specialneedslawyers.com  
November 22, 29, 2024 24-04929N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
UCN: 522024CP010341XXESPR  
REF: 24-010341-ES  
IN RE: ESTATE OF  
DENNIS IDE,  
Deceased.

The administration of the estate of DENNIS IDE, deceased, whose date of death was 8/22/2024, 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: November 22, 2024

**Personal Representative:**

**TANIA E. JERICHOW**  
c/o Rooth and Rooth P.A.  
7600 Seminole Blvd., Suite 102  
Seminole, Florida 33772  
Attorney for Personal Representative:  
RYAN P. ROOTH, Attorney  
ROOTH & ROOTH P.A.  
7600 Seminole Blvd Suite 102  
Seminole, FL 33772  
Telephone: (727) 397-4768  
Florida Bar No. 0630251  
E-Mail: ryan@roothlaw.com  
E-Mail: marie@roothlaw.com  
November 22, 29, 2024 24-04953N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 24-009724-ES  
Division: 003  
IN RE: ESTATE OF  
ZOBIEDA FREDRICK,  
Deceased.

The administration of the estate of Zobieda Fredrick, deceased, whose date of death was September 15, 2024, 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 FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

**Personal Representative:**

**Mark Fredrick**  
64 Elm Street  
Dumont, NJ 07628  
Attorney for Personal Representative:  
Jeffrey P. Coleman, Esquire  
Florida Bar Number: 503614  
COLEMANLAW FIRM  
581 South Duncan Avenue  
Clearwater, FL 33756  
Tel.: (727) 461-7474;  
Fax: (727) 461-7476  
E-Mail: jeff@colemanlaw.com  
Secondary E-Mails:  
emily@colemanlaw.com;  
joanne@colemanlaw.com  
November 22, 29, 2024 24-04984N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-009667-ES  
Division 03  
IN RE: ESTATE OF  
NORMAN SHANE McMILLAN,  
Deceased.

The administration of the estate of NORMAN SHANE McMILLAN, deceased, whose date of death was May 3, 2024, 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 22, 2024.

**TARA ELIZABETH McMILLAN**

**Co-Personal Representative**  
**MELISSA ANNE NOEL SCHLECHT**  
**Co-Personal Representative**  
G. Andrew Gracy  
Attorney  
Florida Bar No. 570451  
Peebles & Gracy, P.A.  
826 Broadway  
Dunedin, Florida 34698  
Telephone: (727) 736-1411  
Fax: (727) 734-0701  
Email: Andrew@ppeblesandgracy.com  
November 22, 29, 2024 24-04965N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SIXTH  
JUDICIAL CIRCUIT,  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
REF: 24-010521-ES  
UCN: 522024CP010521XXESPR  
IN RE: ESTATE OF  
JULIUS F. WILKOS, JR.  
Deceased

The administration of the estate of JULIUS F. WILKOS, JR., deceased, whose date of death was October 16, 2024, 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

**Personal Representative:**

**MICHELLE DENISE CHACANIAS**  
19717 Gulf Blvd., Unit 3  
Indian Shores, Florida 33785  
Attorney for Personal Representative:  
MICHAEL W. PORTER, Esquire  
Law Firm of Michael W. Porter  
Attorney for Personal Representative  
Florida Bar Number: 607770  
535 49th Street North,  
St. Petersburg, FL 33710  
Telephone (727) 327-7600  
Primary Email:  
Mike@mwplawfirm.com  
November 22, 29, 2024 24-04945N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-010716-ES  
IN RE: ESTATE OF  
KENNETH LEE MILES,  
Deceased.

The administration of the estate of KENNETH LEE MILES, deceased, whose date of death was October 15, 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.

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

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

The date of first publication of this notice is: November 22, 2024.

**KAREN MILES**

**Personal Representative**  
4110 Poinsettia Rd.  
St. Pete Beach, FL 33706  
CHARLES F. REISCHMANN  
Attorney for Personal Representative  
FBN#043247 / SPN#00428701  
REISCHMANN & REISCHMANN, PA  
1101 Pasadena Avenue South, Suite 1  
South Pasadena, FL 33707  
Telephone: 727-345-0085  
Fax: 727-344-3660  
Email: Charles@Reischmannlaw.com  
Secondary Email:  
Dana@Reischmannlaw.com  
November 22, 29, 2024 24-04941N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-008601-ES  
Section: 003  
IN RE: ESTATE OF  
JESSE TODD CHILSON  
Deceased.

The administration of the estate of JESSE TODD CHILSON, deceased, whose date of death was August 18, 2023, 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 FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 22, 2024.

**Personal Representative:**

**JASON TAYLOR CHILSON**  
7522 Regents Garden Way  
Apollo Beach, Florida 33572  
Attorney for Personal Representative:  
NICHOLAS J. GRIMAUDDO  
Florida Bar Number: 71893  
JOHNSON, POPE, BOKOR,  
RUPPEL & BURNS, LLP  
311 Park Place Blvd, Ste. 300  
Clearwater, Florida 33759  
Telephone: (727) 461-1818  
Fax: (727) 462-0365  
E-Mail: nicholasg@jpfirm.com  
Secondary E-Mail:  
ssigner@jpfirm.com  
November 22, 29, 2024 24-04932N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-010613-ES  
Division Probate  
IN RE: ESTATE OF  
ANN GARO  
Deceased.

The administration of the estate of Ann Garo, deceased, whose date of death was August 19, 2024, 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 petitioner and the petitioner's attorney are set forth below.

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

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 November 22, 2024.

**Petitioner:**

**Joseph P. Weyers**  
2256 Manor Blvd N  
Clearwater, Florida 33756

Attorney for Petitioner:  
Rachel M. Wagoner Attorney  
Florida Bar Number: 7360666  
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  
November 22, 29, 2024 24-04943N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-009630-ES  
Division 003  
IN RE: ESTATE OF  
WILLIAM BROWN  
AKA  
WILLIAM R. BROWN  
AKA  
WILLIAM REID BROWN  
Deceased.

The administration of the estate of WILLIAM BROWN AKA WILLIAM R. BROWN AKA WILLIAM REID BROWN, deceased, whose date of death was August 13, 2024, 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.

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

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

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

The date of first publication of this notice is November 22, 2024.

**Personal Representative:**

**ROBERT GLENWOOD BROWN**  
2500 S. Saint Paul Street  
Denver, Colorado 80210

Attorney for Personal Representative:  
BARBARA A. EPSTEIN, ESQ.  
Attorney  
Florida Bar Number: 917265  
BARBARA A. EPSTEIN &  
ASSOCIATES, P.A.  
P.O. Box 847  
New Port Richey, Florida 34656-0847  
Telephone: (727) 845-8433  
Fax: (727) 475-9822  
E-Mail: barbeeps@msn.com  
Secondary E-Mail:  
maryellen\_BEpstein@outlook.com  
November 22, 29, 2024 24-04966N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
UCN: 522024CP010457XXESPR  
FILE NO: 24-010457-ES  
IN RE: ESTATE OF  
WANDA M. ELLIS-HIATT,  
also known as  
WANDA MAY HIATT,  
Deceased.

The administration of the estate of WANDA M. ELLIS-HIATT, also known as WANDA MAY HIATT, deceased, whose date of death was August 16, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 24-010457-ES, 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, who have claims or demands against decedent's estate, including unmaturing, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3)

MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE: November 22, 2024

**Personal Representatives:**

**LEISA RENAE ERICKSON**  
102 Second Avenue Northeast  
St. Petersburg, Florida 33701

Attorney for Personal Representative:  
DAVID W. FOSTER, of  
FOSTER AND FOSTER  
ATTORNEYS, P.A.  
2111 Dr. Martin Luther King Jr.  
Street North  
St. Petersburg, Florida 33704  
Telephone: (727) 822-2013  
November 22, 29, 2024 24-04983N



## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA**

**CASE NO.: 20-004191-CI**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GMACM MORTGAGE LOAN TRUST 2005-AR3, Plaintiff, vs.**

**WILLIAM D. POTTER JR. A/K/A WILLIAM DA POTTER; JASON BRUCE MCLEAN; MICHAEL BOGSTED; MGB CMBS PRIME A GANDY, LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 28, 2024 in Civil Case No. 20-004191-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GMACM MORTGAGE LOAN TRUST 2005-AR3 is the Plaintiff, and WILLIAM D. POTTER JR. A/K/A WILLIAM DA POTTER; JASON BRUCE MCLEAN; MICHAEL BOGSTED; MGB CMBS PRIME A GANDY, LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on January 8, 2025 at 10:00:00 AM EST the following described real prop-

erty as set forth in said Final Judgment, to wit:

NORTH 4 FEET OF LOT 40, ALL OF LOT 41, AND THE SOUTH 2 FEET OF LOT 42, BLOCK 7, ORANGE HILL HOMES - FIRST ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGES 59 AND 60, 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. IMPORTANT

**AMERICANS WITH DISABILITIES ACT:** If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 13th day of November, 2024.

ALDRIDGE PITE, LLP  
 Attorney for Plaintiff  
 5300 West Atlantic Avenue  
 Suite 303  
 Delray Beach, FL 33484  
 Telephone: 561-392-6391  
 Facsimile: 561-392-6965  
 By: John J. Cullaro  
 2024.11.13  
 15:06:44  
 -05'00"  
 FBN: 66699  
 Primary E-Mail:  
 ServiceMail@aldridgepite.com  
 1221-5888B  
 November 22, 29, 2024 24-04928N

## FIRST INSERTION

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

**Case No. 22-004644-CI**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF CSMC 2018-RPL12 TRUST, Plaintiff, vs.**

**LOUIS P. ARLET; and 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; MARIE J. ARLET; THE UNITED ASSOCIATIONS OF TOWN APARTMENTS NORTH, INC.; TOWN APARTMENTS, INC., NO 1, A CONDOMINIUM; CHARLES P. CLAUSS; UNKNOWN SPOUSE OF CHARLES P. CLAUSS; LILLIAN G. CLAUSS; UNKNOWN SPOUSE OF LILLIAN G. CLAUSS; BANK OF AMERICA, N.A.; TENANT I/ UNKNOWN TENANT; TENANT II/ UNKNOWN TENANT; TENANT III/ UNKNOWN TENANT and TENANT IV/ UNKNOWN TENANT, in possession of the subject real property Defendants.**

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Pinellas County, Florida will sell the following property situated in Pinellas County, Florida described as:

APARTMENT A-17, TOWN APARTMENTS, INC., NO. 1, A CONDOMINIUM, ACCORDING TO PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGES 5 AND 6, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2096, PAGE 613, AS AMENDED, PUBLIC RE-

CORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO

PROPERTY ADDRESS:  
 6100 21ST ST N APT 17A  
 SAINT PETERSBURG Florida  
 33714

at public sale, to the highest and best bidder for cash, in an online sale at: www.pinellas.realforeclose.com beginning at 10:00 a.m. on January 9, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 5:00 P.M. on the date of the sale by cash or cashier's check.

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."

LAW OFFICE OF GARY GASSEL, P.A.  
 2191 Ringling Boulevard  
 Sarasota, Florida 34237  
 (941) 952-9322  
 Attorney for Plaintiff  
 By GARY GASSEL, ESQUIRE  
 Florida Bar No. 500690  
 November 22, 29, 2024 24-04969N

## FIRST INSERTION

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

**CASE NO. 24-004511-CI**  
**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR RENAISSANCE HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3, Plaintiff, vs.**

**PETER E. KEHOE; NANCY L. KEHOE, ET AL. Defendants**  
 To the following Defendant(s):  
 NANCY L. KEHOE (CURRENT RESIDENCE UNKNOWN)  
 Last Known Address: 16323 REDINGTON DRIVE, SAINT PETERSBURG, FL 33708  
 PETER E. KEHOE (CURRENT RESIDENCE UNKNOWN)  
 Last Known Address: 16323 REDINGTON DRIVE, SAINT PETERSBURG, FL 33708

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 54, OF FIFTH ADDITION TO REDINGTON BEACH HOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 44, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ANY RIPARIAN RIGHTS APPERTAINING THERETO.  
 A/K/A 16323 REDINGTON DRIVE, SAINT PETERSBURG FL 33708

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose ad-

dress is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 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. This notice is provided to Administrative Order No. 2065.

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.

WITNESS my hand and the seal of this Court this 14 day of November, 2024.

Ken Burke  
 PINELLAS COUNTY  
 CLERK OF COURT  
 By /s/ Thomas Smith  
 As Deputy Clerk

J. Anthony Van Ness, Esq.  
 VAN NESS LAW FIRM, PLC,  
 Attorney for the Plaintiff,  
 1239 E. NEWPORT CENTER DRIVE,  
 SUITE #110,  
 DEERFIELD BEACH, FL 33442  
 PHH20058-24/cam  
 November 22, 29, 2024 24-04938N

## FIRST INSERTION

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

**Case No.: 24 001625 CI**  
**MICHAEL STEFFEN AS TRUSTEE FOR THE TSR 616 LOCUST ST LAND TRUST, DATED APRIL 9, 2023, Plaintiff, versus**

**PAUL STEVEN BUKOVEN and BECKY E. BUKOVEN, Defendants.**

Notice is hereby given, pursuant to the Final Judgment of Foreclosure, dated November 1, 2024, and entered in this Case No. 24-001625-CI of the Circuit Court of Pinellas County, Florida, that the Clerk of the Circuit Court will sell the property situated in said County, described as:

A PORTION OF THE SOUTH 260 FEET OF LOT 2, BLOCK 7, OFFICIAL MAP OF TARPON SPRINGS, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 4, PAGE 78, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID PORTION OF LOT 2 BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 2; THE SAME BEING 20.00 FEET NORTH OF THE CENTERLINE OF SPRUCE STREET, THE SAME BEING 5.0 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 1 OF M.E. DENNEY SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 19, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THEN RUN ALONG THE WEST BOUNDARY OF SAID LOT 2, NORTH 0 DEGREES 43'45" WEST, A DISTANCE OF 260.00 FEET; THENCE PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID LOT 2, EAST A DISTANCE OF 175.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID LOT 2, EAST A DISTANCE OF 165.23 FEET, TO THE EAST BOUNDARY LINE OF SAID LOT 2, THE SAME BEING THE WEST RIGHT-OF-WAY LINE OF GROVE STREET AS SHOWN ON PLAT OF RIVO ALTO SUBDIVISION RECORDED IN PLAT BOOK 17, PAGES 2 AND 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LOT 2, SOUTH 0 DEGREES 00'29" WEST, A DISTANCE OF 145.00 FEET; THENCE PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID LOT 2, WEST, A DISTANCE OF 163.36 FEET; THENCE PARALLEL WITH THE WEST BOUNDARY LINE OF SAID LOT 2, NORTH 0 DEGREES 43'45" WEST, A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING.

LESS A PORTION OF LOT 2,

BLOCK 7, OFFICIAL MAP OF TARPON SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 78, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID PORTION OF LOT 2 BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, M.E. DENNEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THENCE N.00 DEGREES 12'40"W ALONG THE EAST BOUNDARY OF SAID LOT 6, AND ITS NORTHERLY EXTENSION THEREOF, A DISTANCE OF 104.99 FEET TO THE POINT OF BEGINNING; THENCE S.89 DEGREES 56'13"W, A DISTANCE OF 48.02 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID LOT 6; THENCE N.00 DEGREES 14'40" W ALONG SAID NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID LOT 6, A DISTANCE OF 8.65 FEET; THENCE S 87 DEGREES 45'33" E, A DISTANCE OF 48.06 FEET TO A POINT ON A FORESAID NORTHERLY EXTENSION OF THE EASTERLY BOUNDARY OF LOT 6, A DISTANCE OF 6.71 FEET TO THE POINT OF BEGINNING.

AKA: 616 Locust St, Tarpon Springs, FL 34689 including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash at www.pinellas.realforeclose.com beginning at 10 a.m. on DECEMBER 18, 2024.

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."

/s/ Michael G. Kouskoutis  
 Michael G. Kouskoutis  
 Florida Bar No.: 1003881  
 KousLaw PLLC  
 623 E. Tarpon Ave  
 Tarpon Springs, FL 34689  
 Tel: (727) 421-1334  
 michael@kouslaw.com  
 Attorney for Plaintiff  
 November 22, 29, 2024 24-05002N

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES**

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

**CASE NO.: 24-001723-CI**  
**WEST COAST SERVICING, INC., Plaintiff, vs.**

**RUSSELL WYZINSKI A/K/A RUSSELL J. WYZINSKI; UNKNOWN SPOUSE OF RUSSELL WYZINSKI A/K/A RUSSELL J. WYZINSKI; JACKIE L. WYZINSKI; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS; SUNRUN**

**INSTALLATION SERVICES INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2, whose name is fictitious to account for parties in possession, Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure signed on November 12, 2024 nunc pro tunc to November 5, 2024, in Civil Case Number 24-001723-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida wherein WEST COAST SERVICING, INC. is the Plaintiff and RUSSELL WYZINSKI A/K/A RUSSELL J. WYZINSKI; JACKIE L. WYZINSKI; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS; SUNRUN INSTALLATION SERVICES INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; UNKNOWN PARTY IN POSSESSION #1 N/K/A LIONEL EUBANKS are the Defendants, the Clerk of the Circuit Court and Comptroller for Pinellas County, Florida, Ken Burke, CPA, will sell to the highest and best bidder for cash by electronic sale on January 14, 2025 beginning at 10:00 a.m. online at www.pinellas.realforeclose.com after having first given notice as required by section 45.031, Florida Statutes, the following described property in Pinellas County, Florida, as set forth in the Uniform

Final Judgment of Foreclosure, to wit: LOT 14, BLOCK "G", THE GRAND ARCADE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 49, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

PROPERTY: 6431 68TH AVENUE, PINELLAS PARK, FLORIDA 33781  
 A/K/A 6431 68TH AVENUE N, PINELLAS PARK, FLORIDA 33781

PARCEL IDENTIFICATION NUMBER: 32-30-16-32616-007-0140.

THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. 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 OF 1990 - ADA NOTICE**  
 "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."  
 /s/ Ashland R. Medley, Esquire  
 Ashland R. Medley, Esquire/  
 FBN: 89578,  
 ASHLAND MEDLEY LAW, PLLC,  
 3111 North University Drive, Suite 718,  
 Coral Springs, FL 33065,  
 Telephone: (954) 947-1524/  
 Fax: (954) 358-4837;  
 Designated E-Service Address:  
 FLEservice@AshlandMedleyLaw.com,  
 Attorney for the Plaintiff  
 November 22, 29, 2024 24-04926N

## 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. 23-007408-CI**  
**ESSA BANK AND TRUST f/k/a EAGLE NATIONAL BANK, Plaintiff, vs.**

**NIKKI M. KAVOUKLIS, UNKNOWN SPOUSE OF NIKKI M. KAVOUKLIS, UNITED STATES OF AMERICA, UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2, as UNKNOWN TENANTS IN POSSESSION, Defendants.**

NOTICE IS HEREBY GIVEN, that the Clerk of Circuit Court of Pinellas County, Florida, Ken Burke, CPA, will on the 17th day of December, 2024 at 10 a.m. at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions, offer and sell to the highest bidder for cash the following described property situated in Pinellas County, Florida:

SEE ATTACHED EXHIBIT "A" Exhibit A

ALL THAT CERTAIN DESCRIBED LAND, SITUATE, LYING AND BEING IN PINELLAS COUNTY, FLORIDA, TO WIT: EAST 1/2 OF LOT 2, ALL OF LOT 3, 16 AND 17, BLOCK 1, SUNSET HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LESS AND EXCEPT:

A PORTION OF LOT 16, BLOCK 1, SUNSET HILLS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 1, THENCE RUN NORTH 01 DEGREES 38 MINUTES 57 SECONDS WEST, 102.73 FEET THENCE EAST 12.00 FEET ALONG THE NORTH BOUNDARY LINE OF SAID LOT 16, THENCE SOUTH 05 DEGREES 02 MINUTES 00 SECONDS WEST 103.08 FEET ALONG THE EAST BOUNDARY LINE OF SAID LOT 16 TO THE POINT OF BEGINNING.

TOGETHER WITH A portion of Lot 18, Block 1, SUNSET HILLS, as shown on plat recorded in Plat Book 7, page 38, of the Public Records of Pinellas County, Florida, more particularly described as follows: Begin at the Southeast corner of said Lot 18, Block 1; thence run along the Northerly right-of-way line Hillcrest Avenue, as now established, 15.00 feet along the arc of a 740.0 foot curve concave to the

right, subtended by a chord distance of 15.0 feet, bearing North 70 degrees 37 minutes 56 seconds West; thence North 23 degrees 32 minutes 11 seconds East, 100.98 feet; thence South 74 degrees 13 minutes 00 seconds East, 5.34 feet along the Northerly boundary line of said Lot 18 to the Northeast corner of said Lot 18; thence South 18 degrees 03 minutes 00 seconds West, 101.08 feet along the Easterly boundary line of said Lot 18 to the POINT OF BEGINNING; TOGETHER WITH a parcel of submerged land located between a Northerly projection of the West boundary of the East 1/2 of Lot 2 and the Northerly projection of the East boundary of Lot 3, Block 1, SUNSET HILLS SUBDIVISION, recorded in Plat Book 7, page 38, of the Public Records of Pinellas County, Florida, being a portion of submerged land described in Deed recorded in Deed Book 1400, page 550, of the Public Records of Pinellas County, Florida. Parcel No. 11-27-15-87786-001-0030 a/k/a 530 Riverside Drive, Tarpon Springs, FL 34689

pursuant to that Uniform Final Judgment of Foreclosure entered in this case on November 19, 2024, pending in said Court, the style of which is indicated 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 with the Clerk of Court before the Clerk of the Court 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."  
 Dated in Palm Beach County, Florida this 20th day of November 2024.  
 FRANK WEINBERG & BLACK, P.L.  
 Attorneys for Plaintiff  
 1875 NW Corporate Boulevard,  
 Suite 100  
 Boca Raton, Florida 33431  
 Telephone: 561-989-0700  
 Facsimile: 954-474-9850  
 By: /s/ Brian M. Becher  
 BRIAN M. BECHER  
 Florida Bar No. 160393  
 bbecher@fbwblaw.net  
 November 22, 29, 2024 24-04991N



--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO. 23-007072-CI**  
**WELLS FARGO BANK, N.A. Plaintiff, v.**  
**JOAN R STECK F/K/A JOAN R. WEAVER F/K/A JOAN R. ST. CERE, ET AL. Defendants.**  
TO: JASON MICHAEL HATTON, Current residence unknown, but whose last known address was: 5311 5TH AVENUE N, ST. PETERSBURG, FL 33710

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

LOT 17 AND 18, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED 16 FOOT ALLEY ABUTTING SAID LOTS ON THE NORTH, BLOCK "D", BOULEVARD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 21, 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 14 day of November, 2024.

Ken Burke  
Clerk of the Circuit Court  
By: /s/ Thomas Smith  
Deputy Clerk

eXL Legal, PLLC  
Plaintiff's attorney,  
12425 28th Street North,  
Suite 200,  
St. Petersburg, FL 33716  
1000008808  
November 22, 29, 2024 24-04939N

FIRST INSERTION

**NOTICE OF ACTION**  
**PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY MEMBER**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**Case No.: 24-7502-FD**  
**JOEL M. PATTON, A Child, NICOLE M. PATTON, Petitioner, ANGELE T. PATTON, Respondent/Mother, FATHER, UNKNOWN Respondent/Father,**  
TO: ANGELE T. PATTON

YOU ARE NOTIFIED that a Petition For Temporary Custody By Extended Family Member has been filed against you and that you are required to serve a copy of your written defenses, if any, on James A. Obeso, Esquire, whose address is 535 Central Avenue, Suite 416, St. Petersburg, FL 33701 on or before 28 Days after 1st publication, and file the original with the Clerk of this Court at 501 1st Avenue North, St. Petersburg, FL 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.

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 a Notice of Current Address, Florida Supreme

Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

This notice shall be published once a week for four (4) consecutive weeks in the Florida Business Observer.

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 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: 11/13/2024

KEN BURKE  
Clerk of the Circuit Court  
and Comptroller  
315 Court Street Clearwater,  
Pinellas County, FL 33756-5165  
Clerk Of Circuit Court  
By: /s/ Thomas Smith  
Deputy Clerk

James A. Obeso, Esquire  
535 Central Avenue,  
Suite 416  
St. Petersburg, FL 33701  
Nov. 22, 29; Dec. 6, 13, 2024  
24-04962N

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 18-004243-CI**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST, Plaintiff, v.**  
**JON B. HARDEN A/K/A JON BRIAN HARDEN A/K/A JON BRIAN, et al., Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated January 23, 2023, and an Amended Final Judgment of Mortgage Foreclosure dated November 12, 2024, issued in and for Pinellas County, Florida, in Case No. 18-004243-CI, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST is the Plaintiff, and JON B. HARDEN A/K/A JON BRIAN HARDEN A/K/A JON BRIAN, CLEARWATER KEY ASSOCIATION-SOUTH BEACH-1480 GULF BLVD., INC. and FLORIDA HOUSING FINANCE CORPORATION are the Defendants.

The Clerk of the Court, KEN BURKE, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 07, 2025, at electronic sale beginning at 10:00 AM, at www.pinellas.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:  
UNIT NO. 905 OF SAND KEY CONDOMINIUM - SOUTH BEACH-1480 GULF BOULEVARD, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5427, PAGE 771, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 65, PAGE 18, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 1480 Gulf Boulevard, # 905, Clearwater, FL 33767

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

IMPORTANT

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.

Dated: This 15th day of November, 2024.  
Respectfully submitted,  
HOWARD LAW  
4755 Technology Way,  
Suite 104  
Boca Raton, FL 33431  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail:  
Pleadings@HowardLaw.com  
By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
November 22, 29, 2024 24-04949N

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No.: 24-4159-CI-15**  
**PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida, Plaintiff, v.**  
**JEFFREY L. GRAY; UNKNOWN SPOUSE OF JEFFREY L. GRAY; UNKNOWN PARTIES IN POSSESSION, Defendant(s).**  
TO: Jeffrey L. Gray  
1809 Georgia Ave.  
Palm Harbor, FL 34683

You are hereby notified that an action for Foreclosure has been filed against you in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida with case style of Pinellas County v. Jeffrey L. Gray, and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, David A. Barrera, Esq., Pinellas County Attorney's Office, 315 Court Street, 6th Floor, Clearwater, FL 33756, within thirty (30) days of the first date of publication, and file the original with the Clerk of the Court by the same date, otherwise a default will be entered against you for the relief demanded in the complaint or petition.

The real property at issue in this case is legally described as: The West 80.00 feet of the South 132.50 feet of the South half of Block 78, Town of Sutherland, according to the map or plat thereof as filed for record in the office of the Clerk of the Circuit Court in and for Hillsborough County, Florida, on March 29, 1888, of which Pinellas County, Florida was formerly a part. Address: 1809 Georgia Avenue, Palm Harbor, FL 34683  
Parcel ID: 01-28-15-88560-078-0006

"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: 11/13/2024

Ken Burke  
As Clerk of the Court  
By: /s/ Thomas Smith  
As Deputy Clerk

David A. Barrera, Esq.,  
Pinellas County Attorney's Office,  
315 Court Street, 6th Floor,  
Clearwater, FL 33756  
Nov. 22, 29; Dec. 6, 13, 2024  
24-04925N

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. 19-006333-CI**  
**Division 19**  
**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs.**  
**SUSIE FULTON; CLAUDIA JERRY; SAMUEL LEE FORD; ANDRE BLUNT; TERRY BLUNT; MITCHELL BLUNT; PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS, AND UNKNOWN TENANTS/OWNERS, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 28, 2023, 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 15, BLOCK A, RIDGECREST ACRES SUBDIVISION UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE(S) 83, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

and commonly known as: 13649 120TH ST, LARGO, FL 33778; 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 January 9, 2025 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 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 this November 15, 2024

By: /s/ David R. Byars  
David R. Byars  
Attorney for Plaintiff  
Invoice to:  
David R. Byars  
(813) 229-0900 x  
Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
ForeclosureService@kasslaw.com  
328202/2321248/CMP  
November 22, 29, 2024 24-04940N

FIRST INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO.: 18-002365-CI**  
**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2004-C, MORTGAGE-BACKED CERTIFICATES, SERIES 2004-C, Plaintiff, vs.**  
**DAVID JOSEPHS; UNKNOWN SPOUSE OF DAVID JOSEPHS; THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE HOME EQUITY MORTGAGE TRUST, HOME EQUITY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-6; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated January 30, 2020, and entered in Case No. 18-002365-CI of the Circuit Court of the 6TH Judicial Circuit in and for Pinellas County, Florida, wherein HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2004-C, Mortgage-Backed Certificates, Series 2004-C, is Plaintiff and David Josephs; Unknown Spouse of David Josephs; The Bank of New York Mellon FKA The Bank of New York, as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the Certificateholders of the Home Equity Mortgage Trust, Home Equity Mortgage Pass-Through Certificates, Series 2004-6; Unknown Tenant #1; Unknown Tenant #2, 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 15th day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 16 AND THE SOUTH 1/2 OF LOT 15 IN BLOCK 8 OF TAMPA SHORES BAY SECTION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
Property Address: 731 Shore Drive East, Oldsmar, Florida 34677  
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 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: 11/19/2024  
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: 13-429957  
November 22, 29, 2024 24-04988N

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA,  
IN AND FOR PINELLAS COUNTY  
GENERAL CIVIL DIVISION  
**Case No.: 24-000887-CI**  
**THE RACQUET CLUB NORTHEAST CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.**  
**STEPHEN M. STOLTZ, UNKNOWN SPOUSE AND UNKNOWN TENANT IN POSSESSION, Defendants.**  
TO: STEPHEN M. STOLTZ, UNKNOWN SPOUSE AND UNKNOWN TENANT IN POSSESSION

YOU ARE NOTIFIED that an action to foreclose a lien has been commenced on the following property in Pinellas County, Florida:  
Unit 307, Building B of THE RACQUET CLUB NORTHEAST, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4354, Page(s) 2039, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.  
A/K/A 4651 1ST ST NE # 307, St. Petersburg, FL 33703  
A lawsuit has been filed against you 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 Westernman Law, PLLC, Plaintiff's Attorney, whose address is 360 Central Ave., #800, St. Petersburg, FL 33701, 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 the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, 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 15 day of November, 2024.  
Ken Burke, as Clerk of Court  
By: /s/ Thomas Smith  
Clerk

WITNESS my hand and the seal of this Court on this 15 day of November, 2024.  
Ken Burke, as Clerk of Court  
By: /s/ Thomas Smith  
Clerk

Marielle Westerman, Esq.  
Westerman Law, PLLC  
360 Central Ave., Ste. 800  
St. Petersburg, FL 33701  
November 22, 29, 2024 24-04937N

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
**Case No.: 24-002866-CI**  
**FIRST CAPITAL TRUSTS LLC, a Florida limited liability company, Plaintiff, v.**  
**JEFFREY MCWILLIAMS, an individual; FLIP HOLDINGS, LLC, a Florida limited liability company; FH FACTOR, LLC, a Florida limited liability company; COOPER CARLISLE, an individual; JARED SAMON, an individual; and UNKNOWN TENANT IN POSSESSION, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated November 18, 2024, entered in Case No.: 24-002866-CI of the Circuit Court in and for Pinellas County, Florida, wherein JEFFREY MCWILLIAMS, an individual, FLIP HOLDINGS, LLC, a Florida limited liability company, FH FACTOR, LLC, a Florida limited liability company, COOPER CARLISLE, an individual, and JARED SAMON, an individual, are the Defendants, that Ken Burke, CPA, will sell to the highest and best bidder for cash, on December 18, 2024 at 10:00 AM, at the Clerk of the Circuit Court, online at www.pinellas.realforeclose.com, the following described real property as set forth in the Uniform Final Judgment of Foreclosure: Legal:

Lot 27, Block A, Stevenson's Heights, according to the Plat thereof, as recorded in Plat Book 34, Page 13, of the Public Records of Pinellas County, Florida.  
NOTICE 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.  
"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 this 18th day of November 2024.  
/s/Torrey C. Taylor  
Torrey C. Taylor  
Florida Bar No.: 100053  
November 22, 29, 2024 24-04963N

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. 24-004685-CI**  
**CARRINGTON MORTGAGE SERVICES 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 MARILYN K. SMITH, DECEASED, et al. Defendant(s).**  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANT- EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARILYN K. SMITH, 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, grant-ees, 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 19, BLOCK E, JUANITA PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 14, PAGE 13, 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 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.  
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
"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."  
WITNESS my hand and the seal of this Court at County, Florida, this 19 day of November, 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: /s/ Thomas Smith  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ,  
AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave.,  
Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-235784  
November 22, 29, 2024 24-04987N



--- ACTIONS / SALES ---

# 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

V20878\_V22

## 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.: 24-002241-CI  
**U.S. BANK NATIONAL ASSOCIATION,**  
**Plaintiff, vs.**  
**ROBERT W. RASMUSSEN AKA ROBERT WILLARD RASMUSSEN,**  
**et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 19, 2024, and entered in Case No. 24-002241-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which U.S. Bank National Association, is the Plaintiff and Robert W. Rasmussen aka Robert Willard Rasmussen, Florida Housing Finance Corporation, Wachovia Bank, National Association NKA Wells Fargo Bank, N.A., Discover Bank, Portfolio Recovery Associates, LLC, City of Tarpon Springs, 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, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 37, BLOCK 20, FAIRMOUNT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 71 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

A/K/A603 CYPRESS ST, TARPON SPRINGS, FL 34689

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 is 15 day of November, 2024.  
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/ Nathan Gryglewicz  
Florida Bar #762121  
Nathan Gryglewicz, Esq.  
IN - 24-007642  
November 22, 29, 2024 24-04964N

## 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. 22-005146-CI  
**REVERSE MORTGAGE FUNDING LLC**  
**Plaintiff, vs.**

**UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARGENE JENQUIN AKA MARGENE B. JENQUIN AKA MARGENE M. JENQUIN, DECEASED, et. al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-005146-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARGENE JENQUIN AKA MARGENE B. JENQUIN AKA MARGENE M. JENQUIN, DECEASED, et. al., are Defendants, Clerk of Circuit Court, Ken Burke will sell to the highest bidder for cash at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), on December 26, 2024 at 10:00 AM, the following described property:

LOTS 20, 21, 22, 23 AND 24,

BLOCK "F", ALSTON HEIGHTS NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32 PAGE 8 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

## IMPORTANT

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

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

Or 711 for the hearing impaired  
Contact should be initiated at least seven 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 13th day of November, 2024.

GREENSPOON MARDER, LLP  
100 W. Cypress Creek Road, Suite 700  
Fort Lauderdale, FL 33309  
Telephone: (954) 491-1120  
Hearing Line: (888) 491-1120  
Facsimile: (954) 343-6982  
Email: [gmlaw.com](mailto:gmlaw.com)  
Email:  
Karissa.Chin-Duncan@gmlaw.com  
By: Karissa Chin-Duncan, Esq.  
Florida Bar No. 98472  
22-000105-01 / 58341.1547 /  
Jean Schwartz  
BIDDER #10250  
November 22, 29, 2024 24-04927N

## 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. 24-004608-CI  
**IN RE: FORFEITURE OF 2016 NISSAN FRONTIER VIN: 1N6ADOER4GN791921 BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, Petitioner,**  
**vs.**  
**Stephen Spicuzza, Claimant.**

TO: STEPHEN SPICUZZA, and all others who may claim an interest in the above-described 2016 NISSAN FRONTIER, VIN: 1N6ADOER4GN791921 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, seized the Property on or about October 18, 2024, at or near the area of near 2681 Kavalier Drive, Palm Harbor, 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).

Shannon K. Lockheart,  
General Counsel, FBN: 0079030  
Pinellas County Sheriff's Office,  
10750 Ulmerton Road,  
Largo, FL 33778;  
Phone: (727) 582-6274  
[slockheart@psonet.com](mailto:slockheart@psonet.com);  
[jgordillo@psonet.com](mailto:jgordillo@psonet.com)  
Attorney for Petitioner  
November 22, 29, 2024 24-04918N

## 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. 24-004541-CI  
**IN RE: FORFEITURE OF 2022 MERCEDES BENZ C300 AMG VIN: W1KAF4GBXNR046025 BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, Petitioner,**  
**vs.**  
**Jack S. Rothman, Claimant.**

TO: JACK S. ROTHMAN, and all others who may claim an interest in the above-described 2022 MERCEDES BENZ C300 AMG, VIN: W1KAF4GBXNR046025 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, seized the Property on or about October 16, 2024, at or near the area of near 4th Avenue and 3rd Street, St. Petersburg, in 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).

Shannon K. Lockheart,  
General Counsel, FBN: 0079030  
Pinellas County Sheriff's Office,  
10750 Ulmerton Road,  
Largo, FL 33778;  
Phone: (727) 582-6274  
[slockheart@psonet.com](mailto:slockheart@psonet.com);  
[jgordillo@psonet.com](mailto:jgordillo@psonet.com)  
Attorney for Petitioner  
November 22, 29, 2024 24-04917N



SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

10700 US Highway 19 N, Pinellas Park, FL 33782 on 12/04/2024 @ 11am EST

Donna Nowak - Household items  
Samuel Stevenson - Household goods and furniture. Bedroom set, stereo.  
Alyssa Little - Household Goods/Furniture, Tools/Appliances  
CHANEL JUNIOUS - Household Goods/Furniture, Boxes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. November 15, 22, 2024 24-04819N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

4319 Duhme Rd. St Petersburg Fl. 33708  
Auction date is 12/04/2024 @ 10:30 AM

The Shack Pinellas LLC - business items  
Amber Dickson - Furniture  
Ray Schultz - Household goods  
Diane Woodward Ansteatt - Household Items  
Jackie Schiapo - beds, boxes, table

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility 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. November 15, 22, 2024 24-04901N

FLORIDA RESILIENCY AND ENERGY DISTRICT  
NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING  
NON-AD VALOREM ASSESSMENTS

The Florida Resiliency and Energy District (the "District" or "FRED") hereby provides notice, pursuant to Section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied by the District over a number of years to fund the cost of qualifying renewable energy improvements, energy efficiency and conservation improvements, wind resistance improvements and such other qualifying improvements as are defined in Section 163.08(4)(b), Florida Statutes (collectively, "Qualifying Improvements") for those property owners who wish to undertake such improvements within the boundaries of the General Services District (as defined in Section 2.01 of the Charter of the City of Jacksonville, Florida ("City Charter"), which is Duval County, Florida, including the Second Urban Services District (City of Jacksonville Beach), Third Urban Services District (City of Atlantic Beach), Fourth Urban Services District (City of Neptune Beach) and Fifth Urban Services District (Town of Baldwin) (as defined in Section 2.01 of the City Charter), as well as the unincorporated boundaries of Franklin County, Florida, Nassau County, Florida, and St. Lucie County, Florida and any participating incorporated municipality, town or village within the above designated counties; as authorized by Sections 163.08-163.087 and Section 197.3632, Florida Statutes, which will allow such assessments to be collected annually, commencing in November 2025, in the same manner as provided for ad valorem taxes.

The non-ad valorem special assessments to be levied by the District are voluntary and only imposed with the written consent of a property owner wishing to finance Qualifying Improvements. The governing board of the District will consider the adoption of a resolution electing to use the uniform method of collecting such assessments authorized by Sections 163.08-163.087 and Section 197.3632, Florida Statutes, at a public hearing to be held on December 12, 2024 at 10:00 a.m., or as soon thereafter as the matter may be heard, at Florida Development Finance Corporation, 156 Tuskawilla Road, Suite 2340, Winter Springs FL 32708.

INTERESTED PERSONS MAY ALSO ATTEND BY TELEPHONE  
CONFERENCE USING THE INSTRUCTIONS BELOW.  
TELEPHONE CONFERENCE INSTRUCTIONS:

Dial-In Number: 1-833-548-0276, then use Meeting ID: 876 2862 5910 and Passcode: 289631

Such resolution will state the need for the levy by the District and will contain a legal description of the jurisdictional boundaries of the District. Copies of the proposed form of resolution may be obtained in advance via email to the FRED Administrator at info@fdcbonds.com or by contacting the Manager of Programs at 407-712-6352. All interested persons are invited to attend.

In the event any person decides to appeal any decision by the governing board of the District with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Florida Resiliency and Energy District at 407-712-6352 at least two (2) days prior to the date of the hearing. Persons who are hearing or speech impaired can contact the Florida Dual Party Relay System at 1-800-955-8770 (Voice) and 1-800-955-8771 (TDD).  
November 15, 22, 29; December 6, 2024 24-04837N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 950 Pasadena Ave S, South Pasadena, FL 33707  
December 5, 2024 12:30 p.m.

Fen Chen- Tool box, shoes, shelving  
Christina Alame- Boat cushion, boxes, toolbox  
Tony Slater- Electronics, mattress, furniture, boxes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. November 15, 22, 2024 24-04871N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Life Storage 1159 94th Ave N. St. Petersburg FL, 33702 on December 4, 2024, at 12:30 PM

Shaun Bockholt Household, Bed  
Milike Thompsob Boxes, bins, lamp  
Annie Young Totes, shop vac  
Sabina Tahirovic Furniture  
Jacqueline Owens Totes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. November 15, 22, 2024 24-04825N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on December 6th, 2024 at 11AM

Micheal Keith Scott- Furniture, boxes, Mirror, toys, beer signs, totes, and mattresses  
Tisha Montalvo- Snowman decoration, totes, and boxes  
Jeffrey Stephen Sage- Truck dolly, totes, boat rope, anchor, life vests, boxes, suitcase and tools  
Steven Saengratsamee- smoker, tires, 2 mopeds, 2 e-bikes, bike frames and bags  
Erika Ernsberger- shelves, guitar, totes, furniture, and boxes  
Patrick Beavers- Coach bag, suitcases, bags, clothes, totes, and boxes  
Benita Treftz- Exercise equipment, appliance, sport equipment, and personal effects  
Cory Sarrels- boxes, sports and outdoor equipment, household items, and bags  
James Wallman- Boxes, electric board, and vacuum  
Detrian Lafaye- couches and table  
Bruce Brock- motor vehicle parts, tool box, cherry picker, and tools  
Jackie Fisher- Totes, boxes, cooler, and clothing/shoes

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. November 15, 22, 2024 24-04865N

NOTICE OF AUCTION FOR SURPLUS EQUIPMENT

TO: ALL INTERESTED PARTIES

AUCTION FOR SURPLUS EQUIPMENT  
FOR PINELLAS COUNTY, FLORIDA

Notice is hereby given that surplus equipment will be sold at Public Auction on **November 29, 2024 – December 9, 2024**, as approved by the Board of County Commissioners.

Miscellaneous surplus consisting of various types of computer equipment, office equipment and furniture will be sold via internet auction through GovDeals.com.

You may inspect items prior to placing a bid. Inspection days and hours are Monday through Friday 9:00 am to 4:00 pm by appointment only.

**NOTE:** For questions or to schedule an inspection, contact Jeremy Balthazar, Pinellas County Surplus at 727-464-7945 (surplus@pinellas.gov)

**"PERSONS WITH DISABILITIES REQUIRING REASONABLE ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING/EVENT SHOULD CALL (727) 464-4062 (VOICE/TDD) FAX (727) 464-4157, NOT LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING."**

If you have any further questions, please contact the Construction & Property Management Department via email at Surplus@pinellas.gov.

Kathleen Peters, Chair - Board of County Commissioners  
James McDermott - Surplus  
November 15, 22, 2024 24-04808N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

10833 Seminole Blvd. Seminole, FL 33778 12/05/24 at 12:30pm

Cruze Swenson Household goods, furniture, toys, bags  
Michael Hoag Furniture, toys, bags  
Douglas Sieg Old safe, Santa decoration

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. November 15, 22, 2024 24-04817N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

1675 Starkey Road, Largo, FL 33771 12.06.2024 at 1:00pm

Manuel Caride Dresser, Ladder, Hand Truck, Wicker Furniture  
Cedric Mccrea Headboard, Mattress, Bed Frame, Microwave, TV, Lamp, Tote

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. November 15, 22, 2024 24-04822N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Life Storage, 9999 Gandy Blvd. N. St. Petersburg FL 33702 on December 4, 2024, at 11:00am.

Justin Morgan Totes, Mattress, 2 child car seats, Boxes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. November 15, 22, 2024 24-04813N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Life Storage 4495 49th St N. St. Petersburg FL, 33709 on December 6, 2024 at 12:00 PM

Melissa Brown - hope chest, papasan chair, 50 boxes, bags  
Geraldine Grant - Household Goods/Furniture  
Chad Pearson - Boxes  
Kelley Ensor - household goods  
Kelley Ensor - Household Goods/Furniture, TV/Stereo Equipment, Office Furn  
Amber Davidson - Appliances, clothes  
Karen L. Noyes - Household Goods/Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. November 15, 22, 2024 24-04853N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2180 Drew St. Clearwater, FL 33765 12/6/2024 at 11 A.M.

| Tenant Name     | General Description of Property |
|-----------------|---------------------------------|
| Joshua Hicks    | Household Goods/Furniture       |
| Aaron Martinez  | Household Goods/Furniture       |
| Lewis Ellis     | Furniture                       |
| Tina Berrien    | Household Goods                 |
| Lori Haberstroh | Homegoods                       |
| Troy Smith      | Music Equipment                 |
| Justin Alves    | Clothes                         |
| Joanne Honnigan | Clothing and suitcase           |

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. November 15, 22, 2024 24-04826N



# SAVE TIME

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

LV10168



## --- PUBLIC SALES ---

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Park Street Antiques Center, Inc. gives notice and intent to sell, for nonpayment of storage fees per FL Statue 83.805-806 by Kathleen Mary Mc Crudden & Emily Hensley the following vehicle on 12/02/24 at 8:30AM at 4940 94th St N, Saint Petersburg, FL 33708. Said Company reserves the right to accept or reject any and all bids.

2011 FORD

VIN# 1ZVBP8AMXB5105345

November 15, 22, 2024 24-04810N

## NOTICE OF PUBLIC SALE

Pursuant to F.S.83.806, on December 2, 2024, at 08:00 am, Ideal Boat & RV Storage, LLC will sell the following vehicle(s) at a public sale to satisfy unpaid storage fees and charges at the following location: 655 Cardinal Ave. Palm Harbor, FL 34683 Joseph Anthony Pingatore/Quality Medical Transport - 1FTNS24L66HB07645 - 2006 Ford Econoline. All sales will be final and CASH only. Seller reserves the right to bid on the sale.

November 15, 22, 2024 24-04809N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 404 Seminole Blvd, Largo, FL 33770 12/06/2024 at 11:00AM

Eric wright Household goods  
Nathanael De La Cruz Household goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04873N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra space will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated; 1225 Missouri Ave N,Largo FL 33770 Store#4106  
Auction date: 12/05/2024 @1:00pm

Kelly Damon/Household goods, furniture, safe, bedding  
Clara Thurman/Household goods, Furniture, boxes  
Ana Morales-Colon/Household goods, clothes Auto items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with Cash only and paid at the above facility to complete the transaction. Life Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of personal property.  
November 15, 22, 2024 24-04823N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1660 Gulf to Bay Blvd , Clearwater ,FL. 33755  
12/04/24 at 11:30am

Erica Whitney Household Goods  
Whitney Peterson Household Goods  
Stan Rykowski Household Goods  
Maria Savona Bono Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property  
November 15, 22, 2024 24-04820N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 3201 32nd Ave S St. Petersburg FL, 33712  
December 6, 2024 at 10:30am

alexandira duvall - 10x15  
Faith Davis - General Household Goods  
Ahmari Riggins - 2 bd apt  
Zarah Foucault - personal misc  
Reggie Reed - Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04815N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 2950 Gandy Blvd, St. Petersburg, FL 33702, December 5th, 2024 @ 12:00 PM.

| Name               | Contents                                     |
|--------------------|--|
| Troy Lawrence      | Furniture, Boxes, Personal & Household Items |
| George Organista   | Boxes, Bikes, Household Items                |
| Rashonda Mitchell  | Furniture, Household Items                   |
| Charlenea Williams | Furniture, Boxes, Bags, Personal Items       |
| Sarah Lichford     | Boxes, Household Goods, Golf Clubs           |

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04816N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10501 S Belcher Rd Largo, FL 33777

Date and Time of Sale: 12/04/24 10:30AM  
Tenant Name: John Wilhelm  
General Description of Property: Household, shelving, holiday decorations  
Tenant Name: John Wilhelm  
General Description of Property: Office equipment and files, shelving, electronics  
Tenant Name: Casey Rider  
General Description of Property: Household, commercial, kayak, appliances  
Tenant Name: Casey Rider  
General Description of Property: Household, tools, containers  
Tenant Name: Michael McCabe  
General Description of Property: Household, ladder, antiques

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04821N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 18524 US Hwy 19 N Clearwater, FL 33764 on 12/06/2024 @11:30 AM EST

Jared Schwersky Tools, construction supply's

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04877N

## SECOND 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.storagetreasures.com to satisfy the owner's lien. **#E095 – William Osborne, #G305 – Audra Baldetti, #G310 – Lori Johnson, #H033 – Donald Barber, #H237 – Lane L Hunter, #I046 – Charlie Godwin, #I052 – Cory Henry.** The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Tuesday, Dec. 03rd, 2024 @ 10:00AM**. 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.  
November 15, 22, 2024 24-04891N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2925 Tyrone Blvd N, St. Petersburg, FL. 33710, on 12/06/2024@11:30AM  
Kyle Crain [furniture, sports equipment, and toys]  
Kerry Clark [household goods, appliances, and sports equipment]  
Jackie Henry [tools and household goods ]  
David Tinajero [Disney collectables, appliances, electronics, sports equipment, and tools]

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04824N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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

Extra space storage 10111 Gandy Blvd N St Petersburg fl,33702 on 12/05/24 @ 11:00 am

Jodie Johnson- Household items  
Jake Bishop- Personal Effects  
Angel Lisenby- Household items, tools

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04861N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5890 54th Ave. N, Kenneth City, FL 33709 on December 5, 2024 at 11:30 AM

Jorge Hodge - household items  
Jessica Farris - furniture, household items, bicycle  
Eileen Altamuro - household items, chair  
Donald Joseph Villa - furniture, household items, telescope  
Cynthia Nazario - couch  
Kevin Blanchero Gonzalez - household items, camping gear

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04854N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2150 25th Street N St Petersburg, FL 33713  
December 6, 2024 at 12:30pm

Bethene Guarnieri- Lawn mower, couch, mattress  
Nolveonna Williams- Furniture, boxes, clothes  
Karrah Wright- Clothes, chest, boxes  
Howard Lopez- Electronics, bags  
Cynthia Merager- Mattress, clothes, chair  
Dorothy Jones Yeakle- Radios, art, furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04858N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on December 04, 2024, at 10:00 AM.

John Kulaga - Electronics, Furniture, Lamps, Wall Art, Tools  
Jalen Edwards - Household items, electronics  
Hilary Neal - Boxes, Mattress, Personal Effects, Wall Art  
Brian C. Dowdy - Appliances, boxes, clothing, personal effects, mirrors  
Gregg Percy - Appliances, clothing, boxes, old stuff, personal effects, tools  
Mychelle James - Appliances, boxes, clothing, dishes, furniture, mattress  
Brittany M. Hill - Boxes, clothing, electronics, furniture, mattress, sports  
9colorsignitotive - Clothing, furniture, mattress  
Terry Groff - Clothing, boxes, electronics, dishes, mattress, furniture, wall art  
Lazaro Acosta-Plattnick - Boxes, cabinets, lamps, mattress, furniture, wall art  
Tiffany Morrell - Boxes, cabinets, clothing, electronics, mattress, sports

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04818N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 13880 Walsingham Road, Largo, FL 33774 12/05/2024 at 10:30am.

Brandi Hamilton "Dresser, small dresser, Q mattress, 6 tvs, washer dryer, bike."

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04862N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 9125 Ulmerton Rd Largo, FL 33771 12/4/2024 at 12:30pm

Donald Britch Household Goods, Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04874N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1426 McMullen Booth Rd N, Clearwater, FL 33759, Friday December 6th, 2024, at 10:30AM

|               |                                  |
|---------------|----------------------------------|
| Eric Vargas   | Household                        |
| Valerie Smith | Twin Bed-2, and Boxes-20-30      |
| Tyler Henry   | Boxes, Stuffed Animals, Clothing |

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with CASH only and paid at the above facility to complete the transaction. Extra Space may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04838N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1016 N Belcher Rd. Clearwater, Fl 33765, 12/6/24 and 1 P.M.

|                  |  |
|------------------|--|
| Latonja Williams | Household Goods/Furniture, TV/Stereo Equipment, Tools/Appliances |
| Piatra Johnson   | Household Goods/Furniture  |
| Sheria Wright    | Household Goods/Furniture  |
| Virginia Torres  | Household Goods/ Furniture                                       |

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04863N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, on 12/5/2024 @ 12:00pm.

|                  |   |
|------------------|---|
| Kimberle Lowden  | Household, Boxes/Totes, Personal Items          |
| Rebecca Pimental | Clothing, Household, Suitcase, Personal Items   |
| Robert Weddle    | Boxes, Houshold Electronics, Personal Items     |
| Robert Weddle    | 2003 Chev Silverado GREY/1GCHK29623E369075      |
| Robert Weddle    | 1989 UNK DIXIE TRAILER/1F8EN5801KPO21467/Y21U1L |

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04872N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the indicated: 111 North Myrtle Ave. Clearwater, FL 33755, December 6th, 2024 @12:00 p.m.

John Genrich - Bed, mattress, chair, TV, vacuum, boxes, clothes, totes, tool box, hammock, drum set up, microphones, bedding

Jessica La Barre -Boxes, totes, tool box, safe, paint, ladder, cooler, industrial blower, digital diamond cover meter

Steven Lavoie -Bogs, clothes, shoes, camping chair, bedding

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04892N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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

6901 Park Blvd N  
Pinellas Park, FL 33781  
December 4th, 2024 at 12:00pm

**William Matthew Carter:** Clothing, Fishing Tackle, Guitar  
**Clifton Reynolds:** Boxes, Smoker, Exercise Equipment, Hydraulic Jack, Gas Cans, Car Ramps, Truck Tool Box, Xbox 360, Air Compressor, Tires, Totes, Weights, Lawn Mower, Power Tools  
**Lashawna Roberson:** Chair, Cooler, Totes, Mattress  
**Joe Burge:** Boxes, Bike, Washer, Baby Bassinette  
**Gyna Domond:** Boxes, Furniture, Bags, Totes, TV, Dog Kennel, Ladder, Vacuum Cleaner

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
November 15, 22, 2024 24-04814N



--- TAX DEEDS ---

THIRD INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, 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: 08834  
Year of Issuance: 2022  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

MOREY BEACH BLK 8, LOT 14  
PARCEL: 19-32-16-58932-008-0140

Name in which assessed:  
ROBERT E RUHLMAN

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 18th day of December, 2024 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  
November 8, 15, 22, 29, 2024  
24-04717N

THIRD INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, 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: 07276  
Year of Issuance: 2022  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

INTER BAY BLK 13, LOT 16  
PARCEL: 22-31-16-43108-013-0160

Name in which assessed:  
TRACY L WOOLRICH

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 18th day of December, 2024 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  
November 8, 15, 22, 29, 2024  
24-04706N

THIRD INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that BANDIT CAPITAL LLC BANDIT CAPITAL LLC, 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: 05635  
Year of Issuance: 2022  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

AVON DALE BLK 26, LOT 41  
PARCEL: 29-30-16-01908-026-0410

Name in which assessed:  
CARMEN SANTIAGO

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 18th day of December, 2024 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  
November 8, 15, 22, 29, 2024  
24-04699N

THIRD INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, 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: 04811  
Year of Issuance: 2022  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

DOWNING SUB LOT 14  
PARCEL: 16-29-16-22410-000-0140

Name in which assessed:  
BESNIK SHALA

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 18th day of December, 2024 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  
November 8, 15, 22, 29, 2024  
24-04695N

THIRD INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2022, 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: 04339  
Year of Issuance: 2022  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

IMPERIAL PINES CONDO PHASE III BLDG D, UNIT 312  
PARCEL: 28-28-16-42016-003-0312

Name in which assessed:  
PERRY MCKEOWN

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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
November 8, 15, 22, 29, 2024  
24-04694N

THIRD INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2022, 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: 02494  
Year of Issuance: 2022  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

NEW ATLANTIS CLUB CONDO BLDG 8, UNIT 807  
PARCEL: 07-30-15-59750-008-8070

Name in which assessed:  
CHRIS NASH

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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
November 8, 15, 22, 29, 2024  
24-04685N

THIRD INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, 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: 08353  
Year of Issuance: 2022  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BAYVIEW TERRACE, ROY SCOTTS BLK 9, LOT 15  
PARCEL: 34-31-16-05526-009-0150

Name in which assessed:  
KEVIN WELLS

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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
November 8, 15, 22, 29, 2024  
24-04713N

THIRD INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, 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: 07800  
Year of Issuance: 2022  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

MINNESOTA COURT REV LOT 27  
PARCEL: 26-31-16-58140-000-0270

Name in which assessed:  
KEVIN WELLS

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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
November 8, 15, 22, 29, 2024  
24-04710N

THIRD INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that LVTL OPERATIONS, LLC WSFS, AS CUST. FOR LVTL OPS F/B/O FIRSTTRUST, 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: 07662  
Year of Issuance: 2022  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

PARKE SUB BLK A, LOT 23  
PARCEL: 25-31-16-66564-001-0230

Name in which assessed:  
DWAYNE MCNEAL

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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
November 8, 15, 22, 29, 2024  
24-04709N

THIRD INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, 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: 07463  
Year of Issuance: 2022  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

ALMA HEIGHTS REV E 44FT OF LOT 26  
PARCEL: 25-31-16-00648-000-0260

Name in which assessed:  
CHRISHONNA DANIELS

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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
November 8, 15, 22, 29, 2024  
24-04707N

THIRD INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that LVTL OPERATIONS, LLC WSFS, AS CUST. FOR LVTL OPS F/B/O FIRSTTRUST, 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: 07220  
Year of Issuance: 2022  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

MAPES REPLAT BLK 8, LOT 3  
PARCEL: 21-31-16-54972-008-0130

Name in which assessed:  
RICHARD A AYRES

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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
November 8, 15, 22, 29, 2024  
24-04705N

THIRD INSERTION  
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2022, 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: 05692  
Year of Issuance: 2022  
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

PINELLAS PARK 2ND ADD BLK 125, LOT 16 & 1/2 VAC ALLEY ON E  
PARCEL: 30-30-16-71100-125-0160

Name in which assessed:  
TAMY V REID

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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
November 8, 15, 22, 29, 2024  
24-04700N



# SAVE TIME EMAIL YOUR LEGAL NOTICES

Sarasota County • Manatee County • Hillsborough County • Charlotte County  
Pinellas County • Pasco County • Polk County • Lee County  
Collier County • Orange County

legal@businessobserverfl.com

Business  
Observer

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



## --- TAX DEEDS ---

## THIRD INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that LVTL OPERATIONS, LLC WSFS, AS CUST. FOR LVTL OPS F/B/O FIRSTRUST, 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: 03003  
Year of Issuance: 2022

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

LINKS, THE CONDO PHASE 2 CONGRESSIONAL BLD UNIT 101  
PARCEL: 26-30-15-52100-004-1010

Name in which assessed:

RICHARD FITZGERALD

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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court  
and Comptroller  
Pinellas County,  
Florida

November 8, 15, 22, 29, 2024  
24-04688N

## THIRD INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, 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: 02547  
Year of Issuance: 2022

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

S 85 FT OF N 903.08 FT OF W 333 FT OF SW 1/4 OF SE 1/4 LESS RD  
PARCEL: 09-30-15-00000-430-3500

Name in which assessed:

ELISEEVA MARGARITA  
ALEKSANDROVNA

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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court  
and Comptroller  
Pinellas County,  
Florida

November 8, 15, 22, 29, 2024  
24-04686N

## THIRD INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that BEAMIF A LLC, 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: 09837  
Year of Issuance: 2020

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

LUPTON'S COURT LOT 9

PARCEL: 25-31-16-53334-000-0090

Name in which assessed:

CHURCH OF GOD BY FAITH  
#2 C/O DELORES LOVETT

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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court  
and Comptroller  
Pinellas County,  
Florida

November 8, 15, 22, 29, 2024  
24-04680N

## THIRD INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, 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: 05550  
Year of Issuance: 2022

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

GANBRIDGE HUB BLK 9, PT OF LOT 1 DESC BEG SW COR OF LOT 1 TH N45DE 59FT(S) TH S45DE 6FT TH S 37.48FT TH W 45.9FT TO POB  
PARCEL: 27-30-16-30024-009-0011

Name in which assessed:

MICHAEL SMITH

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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court  
and Comptroller  
Pinellas County,  
Florida

November 8, 15, 22, 29, 2024  
24-04698N

## THIRD INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FNA DZ, LLC, 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: 02154  
Year of Issuance: 2021

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

BELLE MEADE LOT 20  
PARCEL: 33-29-15-07326-000-0200

Name in which assessed:

JME TRUST

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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court  
and Comptroller  
Pinellas County,  
Florida

November 8, 15, 22, 29, 2024  
24-04681N

## THIRD INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, 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: 08521  
Year of Issuance: 2022

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

PALLANZA PARK REPLAT BLK 6, PART OF LOT 4 DESC FROM NELY COR OF SD LOT 4 TH NWLY 12FT ALG NLY LOT LINE TH S'LY TO S'ELY COR OF LOT 4 TH NELY ALG ELY LOT LINE TO POB TOGETHER WITH LOT 5 LESS THAT PART DESC FROM SWLY COR OF SD LOT 5 TH ELY 12FT ALG S'LY LOT LINE TH NELY TO A POINT TH SWLY 54.54FT ALG WLY LOT LINE TO POB & W 1/2 OF LOT 6  
PARCEL: 36-31-16-65358-006-0040

Name in which assessed:

SALTY SNAPPER HOMES 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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court  
and Comptroller  
Pinellas County,  
Florida

November 8, 15, 22, 29, 2024  
24-04714N

## THIRD INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

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Certificate Number: 05742  
Year of Issuance: 2022

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

KEN-TRE LOT 36  
PARCEL: 31-30-16-46296-000-0360

Name in which assessed:

ZW PROPERTIES 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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court  
and Comptroller  
Pinellas County,  
Florida

November 8, 15, 22, 29, 2024  
24-04701N

## THIRD INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLGIFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGIFY, LLC, 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: 04088  
Year of Issuance: 2022

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

PT OF SE 1/4 DESC FROM SE COR OF EMERALD BAY SUB TH N1124.20FT TH S69DE ALG SLY R/W OF SR 584 250FT FOR POB TH CONT S69DE ALG R/W 70FT TH S21DW 131.47FT TH CUR RT RAD 92.5FT ARC 30.55FT CB S30DW 30.41FT TH CUR LT RAD 375FT ARC 180.63FT CB S07DW 178.89FT TH N69DW 55.54FT TH CUR RT RAD 425FT ARC 178.97FT CB N09DE 177.65FT TH CUR LT RAD 92.5FT ARC 30.55FT CB N12DE 30.41FT TH CUR RT RAD 92.5FT ARC 30.55FT CB N12DE 30.41FT TH N21DE 131.47FT TO POB  
PARCEL: 15-28-16-00000-440-0300

Name in which assessed:

DW HOMES 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 18th day of December, 2024 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).

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KEN BURKE  
Clerk of the Circuit Court  
and Comptroller  
Pinellas County,  
Florida

November 8, 15, 22, 29, 2024  
24-04693N

## THIRD INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC TLOA SERVICING LLC AS CUSTODIAN FOR SECURED PARTY, 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: 03398  
Year of Issuance: 2022

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

PALM OF MADEIRA RESORT CONDO PHASE 1, UNIT 6  
PARCEL: 09-31-15-65715-001-0060

Name in which assessed:

14715 LAND TRUST  
WORLDWIDE TRUSTEE  
SERVICES 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 18th day of December, 2024 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

November 8, 15, 22, 29, 2024  
24-04690N

## THIRD INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, 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: 07958  
Year of Issuance: 2022

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

LANE'S, PAT RESUB BLK 6, LOT 13 & E 1/2 OF LOT 14  
PARCEL: 27-31-16-49878-006-0130

Name in which assessed:

LISA ROBINSON  
TERESA ROBINSON-FRA-  
ZIER

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 18th day of December, 2024 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

November 8, 15, 22, 29, 2024  
24-04711N

## THIRD INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, 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: 03395  
Year of Issuance: 2022

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

PALM OF MADEIRA RESORT CONDO PHASE 1, UNIT 2  
PARCEL: 09-31-15-65715-001-0020

Name in which assessed:

14715 LAND TRUST  
WORLDWIDE TRUSTEE  
SERVICES 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 18th day of December, 2024 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

November 8, 15, 22, 29, 2024  
24-04689N

## THIRD INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that LVTL OPERATIONS, LLC WSFS, AS CUST. FOR LVTL OPS F/B/O FIRSTRUST, 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: 07618  
Year of Issuance: 2022

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

LENEVES SUB N 50FT OF LOT 7  
PARCEL: 25-31-16-51138-000-0070

Name in which assessed:

D & D CONSTRUCTION  
MANAGEMENT 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 18th day of December, 2024 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

November 8, 15, 22, 29, 2024  
24-04708N

## Q&amp;A

## Who benefits from legal notices?

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

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

## PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- 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

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



--- TAX DEEDS ---

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2022, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 08773
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BAY POINT PLAZA APTS CONDO BLDG C, APT 30 (AKA #207)

PARCEL: 12-32-16-04545-003-0300
Name in which assessed: 6100 12TH ST S NO 207 TRUST

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 18th day of December, 2024 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
November 8, 15, 22, 29, 2024
24-04716N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that LVTL OPERATIONS, LLC WSFS, AS CUST. FOR LVTL OPS F/B/O FIRSTRUST, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 08567
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

LAKEWOOD ESTATES SEC B BLK 77, LOT 23

PARCEL: 01-32-16-49428-077-0230
Name in which assessed: SALTY MAHI HOMES 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 18th day of December, 2024 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
November 8, 15, 22, 29, 2024
24-04715N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that LVTL OPERATIONS, LLC WSFS, AS CUST. FOR LVTL OPS F/B/O FIRSTRUST, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 08333
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

VETERAN CITY LOT 195 LESS W 10FT

PARCEL: 33-31-16-93942-000-1950
Name in which assessed: SAUNDRA L TRUAX

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 18th day of December, 2024 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
November 8, 15, 22, 29, 2024
24-04712N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC TLOA SERVICING LLC AS CUSTODIAN FOR SECURED PARTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 06370
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BAYNARD, LEE JR. NO. 2 BLK A, LOT 23

PARCEL: 06-31-16-03654-001-0230
Name in which assessed: ZW PROPERTIES 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 18th day of December, 2024 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
November 8, 15, 22, 29, 2024
24-04703N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 06230
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

WILSON'S REPLAT LOTS 8 AND 9

PARCEL: 03-31-16-98226-000-0080
Name in which assessed: SHAH ST PETERSBURG 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 18th day of December, 2024 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
November 8, 15, 22, 29, 2024
24-04702N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC TLOA SERVICING LLC AS CUSTODIAN FOR SECURED PARTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 01780
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

MILTON PARK RESUB BLK 19, LOT 10

PARCEL: 22-29-15-58086-019-0100
Name in which assessed: FLA ROOFING 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 18th day of December, 2024 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
November 8, 15, 22, 29, 2024
24-04684N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2022, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 03928
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

STRATFORD COMMONS LOT 41

PARCEL: 35-27-16-85559-000-0410
Name in which assessed: FRANK G FREEMAN ANNA T FREEMAN

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 18th day of December, 2024 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
November 8, 15, 22, 29, 2024
24-04692N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 05266
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

SANDALWOOD, THE CONDO PHASE 1 BLDG AZALEA, UNIT 205

PARCEL: 16-30-16-78623-001-2050
Name in which assessed: EILEEN C KETTELL 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 18th day of December, 2024 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
November 8, 15, 22, 29, 2024
24-04697N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 03576
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

PARADISE ISLAND 6TH ADD LOT 18

PARCEL: 25-31-15-66168-000-0180
Name in which assessed: JOHN WILSON MCLARTY, III

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 18th day of December, 2024 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
November 8, 15, 22, 29, 2024
24-04691N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 02838
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

TAMARAC BY THE GULF 2ND ADD BLK 14, LOT 21

PARCEL: 19-30-15-89100-014-0210
Name in which assessed: FLORIDA PROPERTY MGMT FUND 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 18th day of December, 2024 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
November 8, 15, 22, 29, 2024
24-04687N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 00676
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

ISLAND TOWERS, UNIT 1 CONDO UNIT 203

PARCEL: 15-28-15-43467-000-2030
Name in which assessed: DUNCAN H FARRELL MARY M FARRELL

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 18th day of December, 2024 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
November 8, 15, 22, 29, 2024
24-04682N

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC TLOA SERVICING LLC AS CUSTODIAN FOR SECURED PARTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon.

Certificate Number: 00903
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

DUNALTA BLK E, LOT 9

PARCEL: 34-28-15-22878-005-0090
Name in which assessed: ELLEN L BAUER JEFFREY J FULLER

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 18th day of December, 2024 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
November 8, 15, 22, 29, 2024
24-04683N

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
pinellasclerk.org

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com

Business Observer
FLORIDA'S NEWSPAPER FOR THE C-SUITE



## --- ACTIONS / SALES ---

## FOURTH INSERTION

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

Case No.: 24-003740-CI  
U-HAUL CO. OF FLORIDA, a  
Florida corporation; U-HAUL  
CO. OF ARIZONA, an Arizona  
corporation, and ARCOA RISK  
RETENTION GROUP, INC., a  
Nevada corporation,  
Petitioners, v.  
ISMAEL MENA, an individual;  
NIURKA PEREZ, an individual;  
NOEL ALVAREZ-RUIZ, an  
individual, and LUIS ALVAREZ, an  
individual  
Respondents,  
To the following Defendant(s):  
1) ISMAEL MENA

Last Known Address: 2608 62nd Ave  
N, St Petersburg, FL 33702  
2) NOEL ALVAREZ-RUIZ  
Last Known Address: 6741 77th Terr  
N, Pinellas Park, FL 33781  
3) NIURKA PEREZ  
Last Known Address: 6741 77th Terr  
N, Pinellas Park, FL 33781

YOU ARE NOTIFIED that an ac-  
tion for Declaratory Relief has been  
filed against you regarding a motor  
vehicle accident occurring on or about  
September 24, 2023, on 25th Street  
North approaching the intersection of  
18th Avenue North in Saint Petersburg,  
Florida, and you are required to serve  
a copy of your written defenses, if any,  
upon Kelley Kronenberg, Attorney for  
Petitioners, whose address is 1511 N.  
Westshore Blvd., Tampa, FL 33607 on  
or before, a date which is within thirty

(30) days after the first publication of  
this Notice in The Business Observer  
Newspaper and file the original with the  
Clerk of this Court either before service  
on Petitioners' attorney or immediately  
thereafter; otherwise a default will be  
entered against you for the relief dem-  
anded in the Petition.

In accordance with the 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.  
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 re-  
ceiving this notification if the time be-  
fore the scheduled appearance is less  
than seven days.

WITNESS my hand and the seal of  
this Court this 28th day of October,  
2024.

KEN BURKE  
Clerk of the Circuit Court  
and Comptroller  
315 Court Street Clearwater,  
Pinellas County, FL 33756-5165  
Clerk of the Court  
By /s/ Thomas Smith  
As Deputy Clerk

Kelley Kronenberg  
Attorney for Petitioners  
1511 N. Westshore Blvd.  
Tampa, FL 33607  
Nov. 1, 8, 15, 22, 2024 24-04654N

## SECOND INSERTION

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

Case No.: 21-8156-CO  
COUNTRYSIDE NORTH  
COMMUNITY ASSOCIATION,  
INC., a Florida not-for-profit  
corporation,  
Plaintiff, vs.  
CINDY LEE BADIA, IVAN  
WALLENS and ANY UNKNOWN  
OCCUPANTS IN POSSESSION,  
Defendants.

NOTICE IS HEREBY GIVEN that,  
pursuant to the Summary Final Judg-  
ment in this cause, in the County Court  
of Pinellas County, Florida, I will sell all  
the property situated in Pinellas Coun-  
ty, Florida described as:

Lot 22, TOWNHOMES OF  
COUNTRYSIDE, according to  
the map or plat thereof as re-  
corded in Plat Book 97, Pages  
39-40, of the Public Records of  
Pinellas County, Florida.  
Property Address: 2821 Thaxton  
Drive, #22, Palm Harbor, Flori-  
da, 34684

at public sale, to the highest and best  
bidder, for cash, at www.pinellas.  
realforeclose.com, at 10:00 A.M. on

December 12, 2024.

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 with-  
in 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, Clearwa-  
ter, FL 33756, (727) 464-4062 (V/TDD)  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711."

Dated this 6th day of November,  
2024.

NIKKI VALAREZ-SOWLES, ESQ.  
CLERK AND  
COMPTROLLER

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  
November 15, 22, 2024 24-04833N

## SECOND INSERTION

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

Case No.: 24-2672-CO  
PINEWOOD VILLAGE  
CONDOMINIUM ASSOCIATION,  
INC., a Florida not-for-profit  
corporation,  
Plaintiff, vs.  
DAVID BERRIOS MEDINA,  
ELIZABETH E. CAPPELLUCCI and  
ANY UNKNOWN OCCUPANTS IN  
POSSESSION,  
Defendants.

NOTICE IS HEREBY GIVEN that,  
pursuant to the Summary Final Judg-  
ment in this cause, in the County Court  
of Pinellas County, Florida, I will sell all  
the property situated in Pinellas Coun-  
ty, Florida described as:

Unit 1405, Building 14, of PINE-  
WOOD VILLAGE CONDO-  
MINIUM, a Condominium,  
according to the Declaration of  
Condominium thereof recorded in  
Official Records Book 4648,  
Page 294, and the Plat thereof  
recorded in Condominium Plat  
Book 27, Pages 5-8, inclusive, of the  
Public Records of Pinellas  
County, Florida, and any amend-  
ments thereto, together with its  
undivided share in the common  
elements. With the following  
street address: 601 N. Hercules  
Avenue, #1405, Clearwater, Flor-

ida, 33765.  
at public sale, to the highest and best  
bidder, for cash, at www.pinellas.  
realforeclose.com, at 10:00 A.M. on  
JANUARY 30, 2025.

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, Clearwa-  
ter, FL 33756, (727) 464-4062 (V/TDD)  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711."

Dated this 7th day of November,  
2024.

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  
November 15, 22, 2024 24-04836N

## SECOND 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. 22-004641-CI  
SPECIALIZED LOAN SERVICING  
LLC,  
Plaintiff, vs.  
THOMAS M. CARLIN, et al.,  
Defendant.

NOTICE IS HEREBY GIVEN  
pursuant to an Amended Uniform  
Final Judgment of Foreclosure entered  
September 4, 2024, nunc pro tunc  
August 22, 2024 in Civil Case No.  
22-004641-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 THOMAS M. CARLIN, 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 5th day of December,  
2024 at 10:00 AM on the following  
described property as set forth in said  
Summary Final Judgment, to-wit:

Lot 146, BOOT RANCH - EA-  
GLE WATCH - PHASE C RE-  
PLAT, according to map or plat  
thereof as recorded in Plat Book

109, Pages 64, 65, 66 and 67, 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.

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 pro-  
vision 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 ser-  
vice. Persons with disabilities needing  
transportation to court should contact  
their local public transportation provid-  
ers 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: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
23-08199FL  
November 15, 22, 2024 24-04841N

## SECOND 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. 22-004192-CI  
Division 07  
SPECIALIZED LOAN SERVICING  
LLC  
Plaintiff, vs.

UNKNOWN HEIRS,  
DEVEISEES, GRANTEES,  
ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES OF  
OUDAME C. VANGORDEN,  
DECEASED, BRUCE K.  
VANGORDEN, KNOWN HEIR  
OF OUDAME C. VANGORDEN,  
DECEASED, PHONXAY  
CHAMPASOUK,  
INDIVIDUALLY AND AS KNOWN  
HEIR OF OUDAME C.  
VANGORDEN, DECEASED,  
LUXAY CHAMPASOUK,  
INDIVIDUALLY AND AS  
KNOWN HEIR OF OUDAME C.  
VANGORDEN, DECEASED,  
OULAY CHAMPASOUK,  
INDIVIDUALLY AND AS  
KNOWN HEIR OF OUDAME  
C. VANGORDEN, DECEASED,  
UNKNOWN SPOUSE OF BRUCE  
K. VANGORDEN, UNKNOWN  
SPOUSE OF PHONXAY  
CHAMPASOUK, UNKNOWN  
SPOUSE OF LUXAY  
CHAMPASOUK, UNKNOWN  
SPOUSE OF OULAY  
CHAMPASOUK, AND UNKNOWN  
TENANTS/OWNERS,  
Defendants.

Notice is hereby given, pursuant to  
Final Judgment of Foreclosure for  
Plaintiff entered in this cause on  
June 26, 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:

THE WEST 15 FEET OF LOT 11,  
AND ALL OF LOT 12, BLOCK  
3, LYNNDALE SUBN., AC-  
CORDING TO MAP OR PLAT  
THEREOF AS RECORDED IN  
PLAT BOOK 6, PAGE 94, OF  
THE PUBLIC RECORDS OF PI-  
NELLAS COUNTY, FLORIDA.

and commonly known as: 2482 39TH  
AVE N, SAINT PETERSBURG,  
FL 33714; 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 March 5,  
2025 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 disabili-  
ty who needs any accommodation in  
order to participate in this proceed-  
ing, you are entitled, at no cost to  
you, to the provision of certain as-  
sistance. 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 ap-  
pearance, or immediately upon re-  
ceiving this notification if the time be-  
fore the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711."

Dated: November 7, 2024  
By: /s/ Ryan P. Sutton  
Ryan P. Sutton  
Attorney for Plaintiff  
Invoice to:  
Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
ForeclosureService@kasslaw.com  
298100/2218920/wll  
November 15, 22, 2024 24-04832N

## SECOND INSERTION

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

Case No.: 24-001811-CI  
ROCKET MORTGAGE, LLC F/K/A  
QUICKEN LOANS, LLC F/K/A  
QUICKEN LOANS INC.,  
Plaintiff, v.  
MICHAEL FRALEY; UNKNOWN  
SPOUSE OF MICHAEL FRALEY;  
SHARON FRALEY; FLORIDA  
PREMIER ROOFING LLC;  
UNKNOWN SPOUSE OF CAMILLE  
DITOCOCO; 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(s).

NOTICE IS HEREBY GIVEN pursuant  
to an Order dated October 29, 2024 en-  
tered in Civil Case No. 24-001811-CI in  
the Circuit Court of the 6th Judicial Cir-  
cuit in and for Pinellas County, Florida,  
wherein ROCKET MORTGAGE, LLC  
F/K/A QUICKEN LOANS, LLC F/K/A  
QUICKEN LOANS INC., Plaintiff and  
MICHAEL FRALEY; SHARON FRALEY;  
FLORIDA PREMIER ROOFING  
LLC are defendants, Ken Burke, Clerk  
of Court, will sell the property at public  
sale at www.pinellas.realforeclose.com  
beginning at 10:00 AM on December  
31, 2024 the following described prop-  
erty as set forth in said Final Judgment,  
to-wit:

LOT 10, BLOCK 11, REVISED  
MAP OF DAVISTA, ACCORD-

ING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 4,  
PAGE 24, PUBLIC RECORDS OF  
PINELLAS COUNTY, FLORIDA.  
Property Address: 7501 4th Ave N,  
Saint Petesburg, FL 33710

ANY PERSON CLAIMING AN IN-  
TEREST 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 PUB-  
LISHED 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, Clearwa-  
ter, FL 33756, (727) 464-4062 (V/TDD)  
at least 7 days before your scheduled  
court appearance, or immediately upon  
receiving this notification if the time  
before the scheduled appearance is less  
than 7 days; if you are hearing or voice  
impaired, call 711."

Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Shealy  
Jordan Shealy, Esq.  
FBN: 1039538  
File No: 5299.000013  
November 15, 22, 2024 24-04876N

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

Case No. 24-000196-CI  
UNITED WHOLESAL  
MORTGAGE, LLC,  
Plaintiff, vs.  
RYAN K. MARTINEZ, et al.  
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure  
dated August 19, 2024, and entered  
in 24-000196-CI of the Circuit Court  
of the SIXTH Judicial Circuit in and  
for Pinellas County, Florida, wherein  
UNITED WHOLESAL MORTGAGE,  
LLC is the Plaintiff and RYAN K.  
MARTINEZ; UNKNOWN SPOUSE  
OF RYAN K. MARTINEZ are the  
Defendant(s). Ken Burke as the Clerk  
of the Circuit Court will sell to the  
highest and best bidder for cash at  
www.pinellas.realforeclose.com, at  
10:00 AM, on December 04, 2024,  
the following described property as set  
forth in said Final Judgment, to wit:

UNIT 117 OF SPRINGWOOD  
VILLAS NO. 3, A CONDO-  
MINIUM ACCORDING TO  
THE DECLARATION OF  
CONDOMINIUM THEREOF,  
RECORDED IN OFFICIAL RE-  
CORDS BOOK 3021, PAGE(S)  
608, OF THE PUBLIC RE-  
CORDS OF PINELLAS COUN-  
TY, FLORIDA, AND ANY  
AMENDMENTS THERETO,  
TOGETHER WITH ITS UNDI-  
VIDED SHARE IN THE COM-  
MON ELEMENTS.  
Property Address: 9850 LILLY ST  
N UNIT 117, PINELLAS PARK,  
FL 33782

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 accor-  
dance with Florida Statutes, Section  
45.031.

IMPORTANT  
AMERICANS WITH DISABILITIES  
ACT: If you are a person with a disabili-  
ty 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 Clearwa-  
ter, 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 appear-  
ance, or immediately upon receiving  
this notification if the time before the  
scheduled appearance is less than seven  
days. The court does not provide trans-  
portation 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 12 day of November, 2024.  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE &  
PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
23-116503 - MiM  
November 15, 22, 2024 24-04893N

## THIRD INSERTION

**NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE  
(NO CHILD OR  
FINANCIAL SUPPORT)**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PINELLAS COUNTY,  
FLORIDA

Case No.: 24-7259 FD  
GLENN J WHITE,  
Petitioner, and  
COURTNEY A WHITE,  
Respondent,  
TO: {name of Respondent}  
COURTNEY A WHITE  
{Respondent's last known address}  
533 DORIC COURT,  
TARPON SPRINGS, FL 34689

YOU ARE NOTIFIED that an ac-  
tion for dissolution of marriage has  
been filed against you and that you are  
required to serve a copy of your writ-  
ten defenses, if any, to it on {name of  
Petitioner} GLENN J WHITE, whose  
address is 533 DORIC COURT, TAR-  
PON SPRINGS, FL 34689 on or be-  
fore {date} 28 Days after 1st publica-  
tion, and file the original with the clerk  
of this Court at {clerk's address} 29582  
U.S. 19 N., Room 101, Clearwater, FL  
33761 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 pe-  
tition.

The action is asking the court  
to decide how the following real or  
personal property should be divided:  
{insert "none" or, if applicable, the  
legal description of real property, a  
specific description of personal prop-  
erty, and the name of the county  
in Florida where the property is lo-  
cated} NONE

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 Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Designation  
of Current Mailing and E-Mail Address,  
Florida Supreme Court Approved Fam-  
ily Law Form 12.915.) Future papers in  
this lawsuit will be mailed or e-mailed  
to the address(es) on record at the  
clerk's office.

WARNING: Rule 12.285, Florida  
Family Law Rules of Procedure, re-  
quires certain automatic disclosure of  
documents and information. Failure  
to comply can result in sanctions, in-  
cluding dismissal or striking of plead-  
ings.

"If you are a person with a disabili-  
ty 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 Of-  
fice, 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 noti-  
fication if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711."

Dated: 11/1/2024

KEN BURKE  
Clerk of the Circuit Court  
and Comptroller  
315 Court Street, Clearwater,  
Pinellas County, FL 33756-5165  
CLERK OF THE  
CIRCUIT COURT  
By: /s/ Thomas Smith  
Deputy Clerk

November 8, 15, 22, 29, 2024  
24-04784N

# SAVE TIME

Email your Legal Notice [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com) • Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO  
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FLORIDA'S NEWSPAPER FOR THE C-SHIRE  
**Business  
Observer**  
NOV2024, 32P



--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 24-009326 Division ES**  
**IN RE: ESTATE OF BONITA HOLT-SAMUELSON, 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 Bonita Holt-Samuelson, deceased, File Number , by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, Florida 33756; that the decedent's date of death was April 15, 2024; that the total value of the non-exempt assets of the estate after the payment of legal fees and costs is \$0.00.

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 FLORIDA STATUTES SECTION 733.702. 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 November 15, 2024.

**Person Giving Notice:**

**David Holt**  
 1225 Stonehaven Drive  
 Westfield, IN 46074  
 Attorney for Person Giving Notice  
 /s/ Kit Van Pelt  
 Kit Van Pelt Attorney  
 Florida Bar Number: 106754  
 Griffin & Van Pelt, P.A.  
 1455 Court Street  
 Clearwater, FL 33756  
 Telephone: (727) 449-9800  
 Fax: (727) 446-2748  
 E-Mail: kit@lawyergriffin.com  
 Secondary E-Mail:  
 jennie@lawyergriffin.com  
 November 15, 22, 2024 24-04829N

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 24-9512-ES**  
**IN RE: ESTATE OF WILBUR KINDRED POWELL, JR, Deceased.**

The administration of the estate of WILBUR KINDRED POWELL, JR., deceased, whose date of death was May 8, 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 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: November 15, 2024.

**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  
 November 15, 22, 2024 24-04910N

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION**  
**UCN: 522024CP010094XXESPR**  
**REF #: 24-010094-ES**  
**IN RE: ESTATE OF THOMAS H. PARLIMENT, Deceased.**

The administration of the estate of THOMAS H. PARLIMENT, deceased, whose date of death was July 8, 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: November 15, 2024

**Personal Representative:**

**CYNTHIA FRANZ AKA CYNTHIA PARLIMENT FRANZ c/o Rooth and Rooth P.A.**  
 7600 Seminole Blvd., Suite 102  
 Seminole, Florida 33772  
 Attorney for Personal Representative:  
 RYAN P. ROTH, Attorney  
 ROTH & ROTH P.A.  
 7600 Seminole Blvd  
 Suite 102  
 Seminole, FL 33772  
 Telephone: (727) 397-4768  
 Florida Bar No. 0630251  
 E-Mail: ryan@roothlaw.com  
 E-Mail: marie@roothlaw.com  
 November 15, 22, 2024 24-04907N

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION**  
**CASE NO. 24-009331-ES**  
**IN RE ESTATE OF MICHAEL DAVID PARKER, Deceased.**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the Estate of MICHAEL DAVID PARKER, deceased, whose date of death was JULY 15, 2024, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 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 WITHIN THE LATER OF THREE 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 persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this Notice is November 15, 2024.

**Personal Representative**

**Michelle Blake**  
 200 Melissa Way  
 Forest Hill, MD 21050

DIANA MANGSEN, ESQUIRE  
 Attorney for Personal Representative  
 Florida Bar No. 22444  
 1695 E. Bay Dr.  
 Largo, FL 33771  
 Phone: (727) 888-6282  
 Fax: (208) 723-9717  
 Primary e-mail:  
 diana@mangsenlaw.com  
 November 15, 22, 2024 24-04912N

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 24-009866-ES**  
**IN RE: ESTATE OF BRENDA M. KETCHEM, Deceased.**

The administration of the estate of BRENDA M. KETCHEM, deceased, whose date of death was August 13, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 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. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: November 15, 2024.

Dated this 13th day of November, 2024.

**CATHERINE BRONDER**

**Personal Representative**  
 912 Mercer Road  
 Butler, PA 16001  
 Sarah E. Williams, Esquire  
 Attorney for Personal Representative  
 Florida Bar No. 0056014  
 Sarah E. Williams, P.A.  
 840 Beach Drive N.E.  
 St. Petersburg, Florida 33701  
 Telephone: (727) 898-6525  
 Email:  
 swilliams@sarahewilliams.com  
 Secondary Email:  
 legalassistant@sarahewilliams.com  
 November 15, 22, 2024 24-04911N

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 24-008478-ES**  
**Division Probate**  
**IN RE: ESTATE OF TAM SPAULDING MITCHELL Deceased.**

The administration of the estate of Tam Spaulding Mitchell, deceased, whose date of death was October 4, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. 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.

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.

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 November 15, 2024.

**Personal Representatives:**

**Ryan T. Mitchell**  
 4 Louisburg Square #3  
 Nashua, NH 03060  
**Diane M. Mitchell**  
 4 Louisburg Square #3  
 Nashua, NH 03060  
 Attorney for Personal Representatives:  
 Anthony J. Cetrangelo  
 Florida Bar Number: 0118134  
 Henderson, Franklin,  
 Starnes & Holt, P.A.  
 1715 Monroe Street  
 P.O. Box 280  
 Fort Myers, Florida 33902  
 Telephone: (239) 344-1100  
 Fax: (239) 344-1200  
 E-Mail:  
 anthony.cetrangelo@henlaw.com  
 Secondary E-Mail:  
 sabrina.guerin@henlaw.com  
 Secondary E-Mail:  
 jorge.maldonado@henlaw.com  
 November 15, 22, 2024 24-04895N

SECOND INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION**  
**File No. 24-008519-ES**  
**IN RE: ESTATE OF DALE J. METTLER Deceased.**

The administration of the estate of Dale J. Mettler, deceased, whose date of death was July 7, 2024, 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.

All other creditors of the decedent

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

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

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

The date of first publication of this notice is November 15, 2024.

**Personal Representative:**

**Mallory Mettler**  
 1409 South Duncan Avenue  
 Clearwater, Florida 33756  
 Attorney for Personal Representative:  
 Lauren C. Rubenstein  
 Florida Bar Number: 109417  
 E-Mail:  
 Lauren.Rubenstein@hwlaw.com  
 Secondary E-Mail:  
 probate.efile@hwlaw.com  
 Tara Rao Bild  
 Florida Bar Number: 28293  
 Email: Tara.Bild@hwlaw.com  
 Secondary E-Mail:  
 probate.efile@hwlaw.com  
 Hill Ward Henderson  
 101 E. Kennedy Boulevard,  
 Suite 3700  
 Tampa, Florida 33602  
 Telephone: (813) 221-3900  
 Fax: (813) 221-2900  
 Attorneys for Personal Representative  
 November 15, 22, 2024 24-04884N



**Who benefits from legal notices?**

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

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

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

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.

**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 fulfills all of those standards.

**How much do legal notices cost?**

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

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

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

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

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.

To publish your legal notice Email:  
 legal@businessobserverfl.com



--- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-9215-ES  
IN RE: ESTATE OF  
LINDA TESTA  
Deceased.

The administration of the estate of Linda Testa, deceased, whose date of death was February 26, 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.

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.

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 Nov. 15, 2024.

**Personal Representative:**  
**Thomas H. Testa**  
2001 Kansas Ave. NE  
St. Petersburg, Florida 33703  
Attorney for Personal Representative:  
Lynne Walder, Attorney  
Florida Bar Number: 3069  
425 22nd Avenue N., Suite D  
SAINT PETERSBURG, FL 33704  
Telephone: (727) 800-6996  
E-Mail: lw@walderlegal.com  
November 15, 22, 2024 24-04905N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-010090-ES  
IN RE: ESTATE OF  
MELISSA JOY PETERSON,  
Deceased.

The administration of the estate of Melissa Joy Peterson, deceased, whose date of death was July 7, 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, 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 November 15, 2024.

**Personal Representative:**  
**Sean Thomas McKeever**  
611 2nd Street, Apt. A  
Indian Rocks Beach, FL 33785  
Attorney for Personal Representative:  
David A. Peek  
david@theseminolelegalcenter.com  
info@theseminolelegalcenter.com  
Florida Bar No. 0044660  
The Legal Center  
10700 Johnson Blvd.,  
Suite 1  
Seminole, Florida 33772  
Telephone: (727) 393-8822  
November 15, 22, 2024 24-04904N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-010639-ES  
IN RE: ESTATE OF  
LILLIAN ELEANOR WRIGHT,  
Deceased.

The administration of the estate of Lillian Eleanor Wright, deceased, whose date of death was July 11, 2024, is currently pending in the Probate Division of the Circuit Court of Pinellas County, Florida, File Number 24-010639-ES; the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 the 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 THIS NOTICE WAS FIRST PUBLISHED IS NOVEMBER 15, 2024.

**Personal Representative for the Decedent's Estate:**  
**Robert Lysander Wright, Jr.**  
331 Clearwater Drive  
Ponte Vedra Beach, Florida 32082  
Attorney for Personal Representative:  
Lane Johnson Florida Bar # 0078984  
111 North Calhoun Street  
Tallahassee, Florida 32301  
Phone #: (850) 294-9740  
Email:  
lanejohnsonlaw2020@gmail.com  
November 15, 22, 2024 24-04868N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-010207-ES  
IN RE: ESTATE OF  
EDWARD M. HOOKS,  
Deceased.

The administration of the estate of Edward M. Hooks, deceased, whose date of death was June 30, 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 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 15, 2024.

**Personal Representative:**  
**Jon J. Lopez**  
103 Shore Drive East  
Oldsmar, FL 34677  
Attorney for Personal Representative:  
Nicholas J. Roefarolo,  
FL Bar No. 089217  
nick@roefarolaw.com  
cherrie@roefarolaw.com  
ROEFAROLO LAW  
1700 N. McMullen Booth Rd., Ste. A-6  
Clearwater, FL 33759  
Telephone: 727-796-9191  
November 15, 22, 2024 24-04890N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-009390-ES  
IN RE: ESTATE OF  
JOHN D. NEWELL  
Deceased.

The administration of the Estate of John D. Newell, deceased, whose date of death was October 13, 2020 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 FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 15, 2024.

**Personal Representative:**  
**Guadalupe Newell**  
1714 Hunter Lane  
Tarpon Springs, FL 34689  
Attorney for Personal Representative:  
John M. Sakellarides  
Attorney for Personal Representative  
Florida Bar No. 935107  
John M. Sakellarides, P.A.  
29605 U.S. Hwy 19 North, Suite 110  
Clearwater, FL 33761  
Telephone: (727) 785-1228  
E-mail: john@jsaklaw.com  
November 15, 22, 2024 24-04906N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-010534-ES  
Division 3  
IN RE: ESTATE OF  
MICHAEL OWEN KINTER  
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 MICHAEL OWEN KINTER, deceased, File Number 24-010534-ES, by the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 5535 9th Ave N., St. Pete, FL 33710; that the decedent's date of death was August 13, 2024; that the total value of the estate is \$ 0 and that the names and addresses of those to whom it has been assigned by such order are:

Name JULIENE BOYER  
Address 1118 Freemont St. S  
Gulfport, FL 33707  
STEVEN KINTER  
1118 Freemont St. S  
Gulfport, FL 33707

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 FLORIDA STATUTES SECTION 733.702. 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 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 date of first publication of this Notice is November 15, 2024

**Person Giving Notice:**  
**Juilene Boyer**  
**Personal Representative**  
Attorney for Person Giving Notice  
Carol A. Lawson, Esq.  
Florida Bar Number: 132675  
P.O. Box 2381  
Dunedin, FL 34697  
Telephone: (727) 410-2705  
E-Mail: calh@gate.net  
November 15, 22, 2024 24-04830N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
REF: 24-010088-ES  
IN RE: ESTATE OF  
GRACE M. DOWNEY,  
Deceased.

The administration of the estate of GRACE M. DOWNEY, deceased, whose date of death was August 9, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File No. 24-010088-ES, 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.

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 section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

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

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

The date of first publication of this notice is November 15, 2024.

**Personal Representative:**  
**William K. Downey**  
592 Lake Cypress Circle  
Oldsmar, FL 34677  
Attorney for Personal Representative:  
Stacy Strohauser, Esquire  
STROHAUSER MANNION SON  
1150 Cleveland Street, Suite 300  
Clearwater, FL 33755  
stacy@smslaw.net  
Tel: 727-461-6100  
Fax: 727-447-6899  
FBN: 640891  
November 15, 22, 2024 24-04848N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-010296-ES  
IN RE: ESTATE OF  
LOUISA MCCRUM  
Deceased.

The administration of the estate of Louisa McCrum, 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, Room 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is November 15, 2024.

**Kathryn G. Marma**  
**Personal Representative**  
2451 Woodlawn Circle E  
St. Petersburg, Florida 33704  
Sarah E. Williams, Esquire  
Attorney for Personal Representative  
Florida Bar No. 0056014  
Sarah E. Williams, P.A.  
840 Beach Drive N.E.  
St. Petersburg, Florida 33701  
Telephone: (727) 898-6525  
Email:  
swilliams@sarahewilliams.com  
Secondary Email:  
legalassistant@sarahewilliams.com  
November 15, 22, 2024 24-04883N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-8569-ES  
IN RE: ESTATE OF  
THOMAS JAMES LANGFELD,  
Deceased.

The administration of the estate of THOMAS JAMES LANGFELD, deceased, whose date of death was March 1, 2023, 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. 732.221.

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: November 15, 2024.

**Robert D. Hines**  
**Curator**  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Robert D. Hines, Esq.  
Attorney for Curator  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jriviera@hnh-law.com  
November 15, 22, 2024 24-04852N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
Pinellas County, Florida  
PROBATE DIVISION  
File No. 24-009625-ES4  
IN RE: ESTATE OF  
Betty C. Jackel  
Deceased.

The administration of the estate of Betty C. Jackel, deceased, whose date of death was August 7th, 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. 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 November 15th, 2024

**Personal Representative:**  
**Glenn Jackel**  
985 Powder Horn Ln  
Fairfield, CT 06824  
Russell R. Winer  
Attorney at Law  
Attorneys for Personal Representative  
1017 9th Ave N  
St Petersburg, FL 33705  
Telephone: (727) 821-4000  
Florida Bar No. 517070/523201  
Email Addresses:  
rw@inherit-florida.com  
November 15, 22, 2024 24-04887N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File Number 24-007958-ES  
UCN: 522024CP007958XXESPR  
IN RE: ESTATE OF  
SCOTT T. SMITH  
A/K/A  
SCOTT THOMAS SMITH,  
Deceased.

The administration of the estate of Scott T. Smith, a/k/a Scott Thomas Smith, deceased, whose date of death was July 13, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 15, 2024.

**AUSTIN J. SMITH**  
820 Date Palm Lane,  
St. Petersburg, FL 33707  
**ZACHARY T. SMITH**  
5765 75th Terrace N.,  
Pinellas Park, FL 33781  
**TRAVIS A. SMITH**  
PSC 564 Box 406,  
FPO, AP 96387  
LAW OFFICE OF COX & SANCHEZ  
Thomas F. Cox  
Thomas F. Cox, Esq.  
P.O. Box 21351  
St. Petersburg, Florida 33742  
Florida Bar No: 397873  
Telephone (727) 896-2691  
Attorney for Personal Representatives  
Thom@CoxSanchez.com  
Electronic Service:  
pleadings@CoxSanchez.com  
November 15, 22, 2024 24-04882N

**SAVE TIME**  
E-mail your Legal Notice

legal@businessobserverfl.com

**Business Observer**

LV4680



-- ESTATE --

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
Ref # 24-8340-ES  
In re: Estate of  
DENNIS W. HICKS  
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 December 19, 2023.

The date of first publication of this notice is November 15, 2024.

**Personal Representative:**  
**MICHAEL J. HICKS**  
301 Belcher Rd N, Apt 2801  
Largo, FL 33771

Attorney for Personal Representative:  
NICOLAS S. ROBINSON, ESQ.  
NICOLAS S. ROBINSON, P.A.

6677 - 13th Ave N,  
Ste 3A

St. Petersburg, FL 33710

Email: nick@nickrobinsonlaw.com

T: (727) 490-8611

F: (855) 448-9843

Fla. Bar # 88797

November 15, 22, 2024 24-04857N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
UCN: 522024CP009807XXESPR  
REF #: 24-009807-ES  
IN RE: ESTATE OF  
GERY J. MEYER,  
Deceased.

The administration of the estate of GERY J. MEYER, deceased, whose date of death was August 29, 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: November 15, 2024

**Personal Representative:**  
**MICHAEL F. MEYER**  
c/o Rooth and Root 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

November 15, 22, 2024 24-04847N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-007268-ES  
IN RE: ESTATE OF  
RICHARD A. COLLETT,  
Deceased.

The administration of the estate of RICHARD A. COLLETT, deceased, whose date of death was December 12, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: November 15, 2024.

**JUDITH A. COLLETT**  
**Personal Representative**  
3471 Tarpon Woods Boulevard  
Palm Harbor, FL 34685

Mark D. McWilliams, Esq.  
Attorney for Personal Representative  
Florida Bar No. 174424

Kaleel & Associates  
54 NE Fourth Avenue  
Delray Beach, FL 33483

Telephone: (561) 279-4201

Facsimile: (561) 278-9462

Email: mmcwilliams@kmpka.com

Secondary Email:

Courtfling@kmpka.com

November 15, 22, 2024 24-04899N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO.: 24-007827-ES  
IN RE: ESTATE OF  
RICHARD G. LAABS  
a/k/a/ RICHARD GENE LAABS  
Deceased.

The administration of the Estate of RICHARD GENE LAABS, deceased, whose date of death was August 28, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 15, 2024.

**Thrivent Trust Company**  
**Petitioner**

Melissa Wheaton, Esquire  
Florida Bar No. 641324

Killgore, Pearlman, P.A.

Post Office Box 1913

Orlando, Florida 32802-1913

Telephone: 407-425-1020

Email: mwheaton@kpsds.com

Secondary Email:

aborrero@kpsds.com

Attorney for the  
Personal Representative

November 15, 22, 2024 24-04851N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
24-007191-ES  
In Re: Estate of  
Olivia Christine Condon,  
Deceased.

The administration of the Estate of Olivia Christine Condon, deceased, whose date of death was May 25, 2024, is pending in the Circuit Court for Pinellas, Florida, Probate Division, the address of which is Circuit Court for Pinellas County, 545 1st Avenue N., Attn: Probate Division, 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.

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

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

The date of first publication of this notice is November 15, 2024.

**/s/ Patrick O'Brien**  
**PATRICK O'BRIEN**  
**Personal Representative**

7901 Seminole Blvd. #1202

Seminole, FL 33772

/s/ Robert D. King

Robert D. King, Esq.

Attorney for Personal Representative

email: bobby@kingfirm.com

Florida Bar No. 89104

The King Firm, PA

4430 Park Blvd.

Pinellas Park, Florida 33781

Telephone: (727) 800-3040  
November 15, 22, 2024 24-04849N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
UCN: 522024CP010024XXESXX  
REF#: 24-10024-ES4  
IN RE ESTATE OF  
ESTHER M. HUEG, aka  
ESTHER MERRIAM HUEG,  
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 ESTHER M. HUEG, aka ESTHER MERRIAM HUEG, deceased, File Number 24-10024-ES4, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756, that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are: Rhonda Winkle and Regina Poucher, Co-Trustees of the Esther M. Hueg Living Trust, as amended and restated, dated August 27, 2010, as amended, 12450 Rose Street #27, Seminole, FL 33772.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is November 15, 2024.

Attorney for Personal Representative:  
DOREEN DOE, P.A.

P.O. Box 55037

St. Petersburg, FL 33732

727-520-0991; FL BAR #0471781

Email: ddoelaw@aol.com

November 15, 22, 2024 24-04881N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
Case No: 24-008732-ES  
In re: the Estate of  
**STEPHEN SIMONE**  
Deceased.

The administration of the estate of STEPHEN SIMONE, deceased, whose date of death was July 12, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division; File Number 24-008732-ES; the address of which is 545 1st Avenue North, St. Petersburg, FL 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 who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: November 15, 2024

**Personal Representative:**  
**JOAN SIMONE**

Attorney for Personal Representative:  
WILLIAM D. SLICKER, Esq.

5505 38th Avenue North

St. Petersburg, FL 33710

Telephone: (727) 322-2795

Stpetelaw@hotmail.com

Slickerlaw@hotmail.com

FBN:0224871

November 15, 22, 2024 24-04828N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO. 24-009902-ES  
IN RE: ESTATE OF  
JANET MARIE BROWN,  
DECEASED.

The administration of the estate of JANET MARIE BROWN, deceased, whose date of death was September 18, 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.

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

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

The date of first publication of this notice is November 15, 2024.

**Personal Representative:**  
**ELIZABETH ANN KAPPELER**  
c/o BATTAGLIA, ROSS,  
DICUS & McQUAID, PA  
5858 Central Avenue  
Saint Petersburg, FL 33707

Attorney for Personal Representative:  
Bruce Marger

Attorney for Petitioner

Florida Bar Number: 50380

BATTAGLIA, ROSS,

DICUS & McQUAID, PA

5858 Central Avenue

Saint Petersburg, FL 33707

Telephone: (727) 381-2300

Fax: (727) 343-4059

E-Mail: bmarg@brdwlaw.com

Secondary E-Mail:  
probatecasemanager@brdwlaw.com

November 15, 22, 2024 24-04827N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NO.: 23-007527ES  
DIV. 3  
IN RE ESTATE OF  
EVERLEAN PRICE STRINGER  
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 EVERLEAN PRICE STRINGER, deceased, File Number 23-007527-ES by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756; that the decedent's date of death was 3/14/2024; that the total value of the estate is \$0 and

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 FLORIDA STATUTES SECTION 733.702. 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 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 date of first publication of this notice is November 15, 2024.

**Person[s] Giving Notice:**

**Angela Orlean Stringer, Petitioner**

Attorney for Person[s] Giving Notice

/s/Carol A. Lawson

Carol A. Lawson

Attorney for Petitioner

FBN. 132675

P.O. Box 2381

Dunedin, FL 34697

(727) 410-2705

calh@gate.net

November 15, 22, 2024 24-04850N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-9502-ES  
IN RE: ESTATE OF  
FRED LENORD SMITH, JR.,  
aka FRED LENORD SMITH  
Deceased.

The administration of the estate of FRED LENORD SMITH, JR., also known as FRED LENORD SMITH, deceased, whose date of death was February 1, 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.

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

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

The date of first publication of this notice is: November 15, 2024.

**TRACI DOREEN CRAWFORD**  
**F/K/A TRACI SMITH**  
**Personal Representative**  
19503 Hartz Pond Court  
Poolesville, MD 20837

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue,

Suite B

Tampa, FL 33612

Telephone: 813-265-0100



## --- ACTIONS / SALES ---

## THIRD INSERTION

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

Case No.: 24-CA-1697  
**STEPHEN P. CORRADO**  
 6669 96th Avenue  
 Pinellas Park, FL 33782  
 Plaintiff, v.  
**LEONARD WAHL**  
 7571 20th Street N.  
 St. Petersburg, FL 33702  
 And

**STATE OF FLORIDA,**  
**DEPARTMENT OF HIGHWAY**  
**SAFETY AND MOTOR VEHICLES,**  
**Respondents.**

TO: LEONARD WAHL; and any  
 unknown heirs, devisees, grantees,  
 creditors, successors in interest, and  
 other unknown persons and unknown  
 spouses claiming by, through or under  
 Defendants

YOU ARE NOTIFIED that an action  
 for declaratory judgment declaring title  
 to the following property in Plaintiff has  
 been filed in Pinellas County, Florida:

1966 Sunbeam Alpine Series 5  
 VIN Number SAL606465  
 has been filed against you and you are  
 required to serve a copy of your written  
 defenses, if any, to it on Attorney Fran-  
 cis M. King, PLLC, the plaintiff's attor-  
 ney, whose address is 2944 10th Ave.

N. St. Petersburg, Florida 33713 on or  
 before 30 DAYS AFTER 1ST PUBLI-  
 CATION and file the original with the  
 clerk of this court either before service  
 on the plaintiff's attorney or immedi-  
 ately thereafter; otherwise a default  
 will be entered against you for the relief  
 demanded in the complaint or petition.

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

DATED: 11/01/2024 11:52:09 AM  
**KEN BURKE, CPA**  
 As Clerk of the Court  
 By: /s/ Thomas Smith  
 As Deputy Clerk

Attorney Francis M. King, PLLC,  
 2944 10th Avenue N.,  
 St Petersburg, FL 33701  
 Nov. 8, 15, 22, 29, 2024 24-04752N

## SECOND INSERTION

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

CASE NO: 24-3155-CO  
**WILLOW WOOD VILLAGE**  
**HOMEOWNERS ASSOCIATION,**  
**INC., a Florida not-for-profit**  
**corporation,**  
**Plaintiff, vs.**  
**JAMES DONALD WILEY and ANY**  
**UNKNOWN OCCUPANTS IN**  
**POSSESSION,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that,  
 pursuant to the Summary Final Judg-  
 ment in this cause, in the County Court  
 of Pinellas County, Florida, I will sell all  
 the property situated in Pinellas Coun-  
 ty, Florida described as:

Lot 77, WILLOW WOOD VIL-  
 LAGE, according to the map or  
 plat thereof as recorded in Plat  
 Book 83, Page 9, of the Public  
 Records of Pinellas County, Flori-  
 da. With the following street  
 address: 1150 Somerset Circle S.,  
 Dunedin, Florida, 34698.

at public sale, to the highest and best  
 bidder, for cash, at www.pinellas.  
 realforeclose.com, at 10:00 A.M. on

December 5, 2024.

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, Clearwa-  
 ter, FL 33756, (727) 464-4062 (V/TDD)  
 at least 7 days before your scheduled  
 court appearance, or immediately upon  
 receiving this notification if the time  
 before the scheduled appearance is less  
 than 7 days; if you are hearing or voice  
 impaired, call 711."

Dated this 1st day of October, 2024.

**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  
 November 15, 22, 2024 24-04844N

## SECOND INSERTION

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

Case Number: 2024-CA-002263  
**IN RE: FORFEITURE OF:**  
**One (1) 2006 Kawasaki Ninja ZX-6R**  
**(VIN: JKBZXC166A047135)**  
 TO: Joseph Lee Strain, pro se  
 Last Known Address: 5213 Madison  
 Lake Cir., Tampa, FL 33619

YOU ARE HEREBY NOTIFIED that  
 a forfeiture action has been filed against  
 the above-described vehicle by the De-  
 partment of Highway Safety and Motor  
 Vehicles. You are required to file an an-  
 swer and any written defenses with the  
 Clerk of the Court and to serve a copy  
 of the answer and defenses on or before  
 the day of 30 Days after 1st publica-  
 tion 2024, on Rebecca Pettit, Deputy  
 Chief General Counsel, Department of  
 Highway Safety and Motor Vehicles,  
 7322 Normandy Blvd., Jacksonville, FL  
 32205. Failure to file your answer and

defenses will result in a default being  
 entered against you.

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

WITNESSED by hand and the Seal  
 of the Court on this 12 day of Novem-  
 ber 2024.

The Honorable Ken Burke, CPA  
 Clerk of Court  
 /s/ Thomas Smith  
 Deputy Clerk  
 Nov. 15, 22, 29; Dec. 6, 2024  
 24-04897N

## SECOND INSERTION

**NOTICE OF ACTION OF**  
**FORECLOSURE**

**PROCEEDINGS-PROPERTY**  
**IN THE COUNTY COURT FOR THE**  
**6TH JUDICIAL CIRCUIT IN AND**  
**FOR PINELLAS COUNTY, FLORIDA**  
**CASE: 24-007888-CO**

**IMPERIAL POINT**  
**CONDOMINIUM V ASSOCIATION,**  
**INC a not-for-profit Florida**  
**corporation,**  
**Plaintiff, vs.**  
**RANDALL CHAKO; DEBRA**  
**L CHAKO; AND UNKNOWN**  
**TENANT(S),**  
**Defendant.**  
 TO: RANDALL CHAKO and DEBRA  
 L CHAKO

YOU ARE HEREBY NOTIFIED that  
 an action has been commenced to fore-  
 close a Claim of Lien on the following  
 real property, lying and being and situ-  
 ated in Pinellas County, Florida, more  
 particularly described as follows:

Condominium Parcel: Unit No.  
 21, of IMPERIAL POINT CON-  
 DOMINIUM V, a Condominium  
 according to the plat thereof  
 recorded in Condominium Plat  
 Book 13, Pages 91 through 98,  
 inclusive and being further de-  
 scribed in that certain Declara-  
 tion of Condominium recorded  
 in OR Book 4023, Pages 522  
 through 594, inclusive together  
 with such additions and amend-  
 ments to said Declaration of  
 Condominium Plat as from time  
 to time may be made and togeth-  
 er with an undivided interest or  
 share in the common elements  
 appurtenant thereto. All as re-  
 corded in the Public Records of

Pinellas County, Florida.  
 A/K/A 10215 Regal Drive, Apt.  
 21, Largo, FL 33774

This action has been filed against you  
 and you are required to serve a copy  
 of your written defense, if any, upon  
 MANKIN LAW GROUP, Attorneys for  
 Plaintiff, whose address is 2535 Land-  
 mark Drive, Suite 212, Clearwater, FL  
 33761, within thirty (30) days after the  
 first publication of this notice and file  
 the original with the clerk of this Court  
 either before service on Plaintiff's attor-  
 ney 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, Clearwa-  
 ter, FL 33756, (727) 464-4062 (V/TDD)  
 at least 7 days before your scheduled  
 court appearance, or immediately upon  
 receiving this notification if the time  
 before the scheduled appearance is less  
 than 7 days; if you are hearing or voice  
 impaired, call 711."

WITNESS my hand and seal of this  
 Court on the 8 day of November 2024

**KEN BURKE**  
 Circuit and County Courts  
 By: /s/ Thomas Smith  
 Deputy Clerk

**MANKIN LAW GROUP**  
 Attorneys for Plaintiff  
 2535 Landmark Drive,  
 Suite 212,  
 Clearwater, FL 33761  
 November 15, 22, 2024 24-04885N

## SECOND INSERTION

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

FLORIDA  
**CIVIL ACTION**  
**CASE NO.: 22024CA002563**  
**CYMBIDIUM RESTORATION**  
**TRUST,**  
**Plaintiff, vs.**  
**THE UNKNOWN SPOUSE, HEIRS,**  
**DEVISEES, BENEFICIARIES,**  
**GRANTEES, ASSIGNEES,**  
**LIENORS, CREDITORS,**  
**TRUSTEES AND ALL OTHER**  
**PARTIES CLAIMING AN**  
**INTEREST BY, THROUGH,**  
**UNDER OR AGAINST THE**  
**ESTATE OF BETTY SUNDBLOM,**  
**DECEASED, et al.,**  
**Defendant(s).**

TO: THE UNKNOWN SPOUSE,  
 HEIRS, DEVISEES, BENEFICIA-  
 RIES, GRANTEEES, ASSIGNEES,  
 LIENORS, CREDITORS, TRUSTEES  
 AND ALL OTHER PARTIES CLAIM-  
 ING AN INTEREST BY, THROUGH,  
 UNDER OR AGAINST THE ESTATE  
 OF BETTY SUNDBLOM, DECEASED  
 Whose last known residence(s) is/are  
 9714 53rd Ave N., Seminole, FL 33708-  
 3702  
 AND  
 TO: DAVID C. SUNDBLOM  
 Whose last known residence(s) is/are  
 5969 Osage Beach Pkwy., Apt. B, Osage  
 Beach, MO 65065-3360.  
 AND

TO: ANY AND ALL UNKNOWN PARTIES  
 CLAIMING BY, THROUGH,  
 UNDER, AND AGAINST THE  
 HEREIN NAMED INDIVIDUAL  
 DEFENDANT(S) WHO ARE NOT  
 KNOWN TO BE DEAD OR ALIVE,  
 WHETHER SAID UNKNOWN PARTIES  
 MAY CLAIM AN INTEREST  
 AS SPOUSES, HEIRS, DEVISEES,  
 GRANTEEES, BENEFICIARIES OR  
 OTHER CLAIMANTS  
 Whose last known residence(s) is/are  
 Unknown.

YOU ARE HEREBY required to file  
 your answer or written defenses, if any,  
 in the above proceeding with the Clerk  
 of this Court, and to serve a copy there-  
 of upon Plaintiff's attorney, Damian G.  
 Waldman, Esq., Law Offices of Damian  
 G. Waldman, P.A., PO Box 5162, Largo,  
 FL 33779, telephone (727) 538-4160,  
 facsimile (727) 240-4972, or email to  
 service@dwardmanlaw.com, within  
 thirty (30) days of the first publication

of this Notice or by , the nature of this  
 proceeding being a suit for foreclosure  
 of mortgage against the following de-  
 scribed property, to wit:

LOT 11, BAY PINES ESTATES  
 UNIT NINE, ACCORDING TO  
 THE MAP OR PLAT THERE-  
 OF, AS RECORDED IN PLAT  
 BOOK 54, PAGE 9, OF THE  
 PUBLIC RECORDS OF PINEL-  
 LAS COUNTY, FLORIDA  
 A/K/A 9714 53RD AVE N,  
 SAINT PETERSBURG, FL  
 33708

If you fail to file your response or an-  
 swer, if any, in the above proceeding  
 with the Clerk of this Court, and to  
 serve a copy thereof upon the Plaintiff's  
 attorney, Damian G. Waldman, Esq.,  
 Law Offices of Damian G. Waldman,  
 P.A., PO Box 5162, Largo, FL 33779,  
 telephone (727) 538-4160, facsimile  
 (727) 240-4972, or email to service@  
 dwardmanlaw.com, within thirty (30)  
 days of the first publication of this No-  
 tice, a default will be entered against  
 you for the relief demanded in the Com-  
 plaint 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: 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. Con-  
 tact should be initiated at least seven  
 days before the scheduled court appear-  
 ance, or immediately upon receiving  
 this notification if the time before the  
 scheduled appearance is less than seven  
 days.

DATED at Pinellas County this 7 day  
 of November, 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 /s/ Thomas Smith  
 Deputy Clerk

Damian G. Waldman, Esq.  
 Law Offices of  
 Damian G. Waldman, P.A.,  
 PO Box 5162,  
 Largo, FL 33779,  
 telephone (727) 538-4160,  
 facsimile (727) 240-4972,  
 service@dwardmanlaw.com  
 November 15, 22, 2024 24-04840N

## SECOND 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.: 22-005361-CI**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, AS TRUSTEE OF**  
**CABANA SERIES V TRUST,**  
**Plaintiff, v.**  
**FAYE HASENSTAUB AND**  
**THEODORE F. HASENSTAUB,**  
**et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that  
 pursuant to a Final Judgment in  
 Foreclosure entered on November  
 1, 2024 and entered in Case No. 22-  
 005361-CI in the Circuit Court of  
 the 6th Judicial Circuit in and for  
 Pinellas County, Florida, wherein FAYE  
 HASENSTAUB AND THEODORE F.  
 HASENSTAUB, are the Defendants.  
 The Clerk of the Court, Ken Burke,  
 will sell to the highest bidder for cash  
 at https://pinellas.realforeclose.com,  
 on December 18, 2024 at 10:00 a.m.,  
 the following described real property as set  
 forth in said Final Judgment, to wit:

LOT 31, BLOCK G, SEMINOLE  
 LAKE VILLAGE 2ND ADDI-  
 TION, ACCORDING TO THE  
 MAP OR PLAT THEREOF  
 AS RECORDED IN PLAT  
 BOOK 53, PAGE 4 OF THE  
 PUBLIC RECORDS OF PI-  
 NELLAS COUNTY, FLORI-  
 DA.  
 and commonly known as: 9728  
 GROVELAND ST., SEMINOLE,  
 FL 33772 (the "Property").

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

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

Human Rights Office  
 400 S. Ft. Harrison Ave.,  
 Ste. 500  
 Clearwater, FL 33756  
 Phone: 727.464.4062 V/TDD  
 Or 711 for the hearing  
 Impaired

Contact should be initiated at least seven  
 days before the scheduled court ap-  
 pearance, or immediately upon receiv-  
 ing this notification if the time before  
 the scheduled appearance is less than  
 seven days.

WITNESS my hand and the seal of  
 the court on November 7, 2024.

**GHIDOTTI | BERGER LLP**  
 Attorneys for Plaintiff  
 10800 Biscayne Blvd.,  
 Suite 201  
 Miami, FL 33161  
 Telephone: (305) 501-2808  
 Facsimile: (954) 780-5578  
 By: /s/ Tara Rosenfeld  
 Tara Rosenfeld, Esq.  
 Florida Bar No. 59454  
 fcpleadings@ghidottiberger.com  
 November 15, 22, 2024 24-04831N

## SECOND INSERTION

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

CIVIL DIVISION  
**Case No. 24-000471-CI**  
**Federal Home Loan Mortgage**  
**Corporation, as Trustee for the**  
**benefit of the Freddie Mac Seasoned**  
**Credit Risk Transfer Trust, Series**  
**2021-1**  
**Plaintiff vs.**  
**PATRICIA A. NELSON and 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; UNKNOWN SPOUSE**  
**OF PATRICIA A. NELSON; MARK**  
**E. NELSON; UNKNOWN SPOUSE**  
**OF MARK E. NELSON; CAPITAL**  
**ONE BANK (USA), N.A.; CREDIT**  
**CORP SOLUTIONS, INC.; TENANT**  
**I/UNKNOWN TENANT; TENANT**  
**II/UNKNOWN TENANT; TENANT**  
**III/UNKNOWN TENANT AND**  
**TENANT IV/UNKNOWN TENANT,**  
**in possession of the subject real**  
**property,**  
**Defendants**

Notice is hereby given pursuant to the  
 final judgment/order entered in the  
 above noted case, that the Clerk of  
 Court of Pinellas County, Florida will  
 sell the following property situated in  
 Pinellas County, Florida described as:

THE LAND REFERRED TO  
 HEREIN BELOW IS SITU-  
 ATED IN THE COUNTY OF PI-  
 NELLAS, STATE OF FLORIDA,  
 AND IS DESCRIBED AS FOL-  
 LOWS: LOT 95, COUNTRY-  
 SIDE - TRACT 58, ACCORD-  
 ING TO THE MAP OR PLAT  
 THEREOF AS RECORDED

IN PLAT BOOK 80, PAGES 30  
 AND 31, PUBLIC RECORDS  
 OF PINELLAS COUNTY,  
 FLORIDA.

at public sale, to the highest and best  
 bidder for cash, in an online sale  
 at: www.pinellas.realforeclose.com  
 beginning at 10:00 a.m. on January  
 7, 2025. The highest bidder shall  
 immediately post with the Clerk, a  
 deposit equal to five percent (5%)  
 of the final bid. The deposit must be cash  
 or cashier's check payable to the Clerk  
 of the Court. Final payment must be  
 made on or before 5:00 P.M. on the date  
 of the sale by cash or cashier's check.

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 pub-  
 lished 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, Clearwa-  
 ter, FL 33756, (727) 464-4062 (V/TDD)  
 at least 7 days before your scheduled  
 court appearance, or immediately upon  
 receiving this notification if the time  
 before the scheduled appearance is less  
 than 7 days; if you are hearing or voice  
 impaired, call 711."

LAW OFFICE OF GARY GASSELL, P.A.  
 2191 Ringling Boulevard  
 Sarasota, Florida 34237  
 (941) 952-9322  
 Attorney for Plaintiff  
 By WILLIAM NUSSBAUM III,  
 ESQUIRE  
 Florida Bar No. 66479  
 November 15, 22, 2024 24-04886N

## SECOND INSERTION

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

CASE NO.: 23-007801-CI  
**THE BANK OF NEW YORK**  
**MELLON FKA THE BANK OF NEW**  
**YORK, AS TRUSTEE FOR THE**  
**CERTIFICATEHOLDERS CWALT,**  
**INC., ALTERNATIVE LOAN**  
**TRUST 2006-6CB, MORTGAGE**  
**PASS-THROUGH CERTIFICATES,**  
**SERIES 2006-6CB,**  
**Plaintiff, v.**  
**THE UNKNOWN HEIRS,**  
**DEVISEES, GRANTEEES,**  
**ASSIGNEES, CREDITORS,**  
**LIENORS AND TRUSTEES OF**  
**REUBEN R TYLER, JR.,**  
**DECEASED, ET AL.,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pur-  
 suant to an Order dated October 27,  
 2024 entered in Civil Case No. 23-  
 007801-CI in the Circuit Court of the  
 6th Judicial Circuit in and for Pinellas  
 County, Florida, wherein THE BANK  
 OF NEW YORK MELLON FKA THE  
 BANK OF NEW YORK, AS TRUSTEE  
 FOR THE CERTIFICATEHOLDERS  
 CWALT, INC., ALTERNATIVE LOAN  
 TRUST 2006-6CB, MORTGAGE  
 PASS-THROUGH CERTIFICATES,  
 SERIES 2006-6CB, Plaintiff and THE  
 UNKNOWN HEIRS, DEVISEES,  
 GRANTEEES, ASSIGNEES, CREDI-  
 TORS, LIENORS AND TRUSTEES OF  
 REUBEN R TYLER, JR., DECEASED;  
 THOMAS CALHOUN; UNKNOWN  
 SPOUSE OF THOMAS CALHOUN;  
 TERESA TYLER; REUBEN TYLER  
 III; THE BANK OF NEW YORK  
 MELLON FKA THE BANK OF NEW  
 YORK, INDENTURE TRUSTEE ON  
 BEHALF OF THE NOTEHOLDERS  
 OF THE CWHEQ INC., CWHEQ RE-  
 VOLVING HOME EQUITY LOAN  
 TRUST, SERIES 2007-C; TABDAF,  
 LLC, are defendants, Ken Burke, Clerk  
 of Court, will sell the property at public  
 sale at www.pinellas.realforeclose.com

beginning at 10:00 AM on December  
 17, 2024 the following described prop-  
 erty as set forth in said Final Judgment,  
 to-wit:.

LOT 3, LESS THE SOUTH 12.2  
 FEET, LINNWOOD PARK, AC-  
 CORDING TO PLAT THEREOF  
 AS RECORDED IN PLAT BOOK  
 1, PAGE 20, PUBLIC RECORDS  
 OF PINELLAS COUNTY, FLOR-  
 IDA.

Property Address: 3867 18th Av-  
 enue S., St. Petersburg, FL 33711  
 ANY PERSON CLAIMING AN IN-  
 TREST 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 PUB-  
 LISHED 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, Clearwa-  
 ter, FL 33756, (727) 464-4062 (V/TDD)  
 at least 7 days before your scheduled  
 court appearance, or immediately upon  
 receiving this notification if the time  
 before the scheduled appearance is less  
 than 7 days; if you are hearing or voice  
 impaired, call 711."

Kelley Kronenberg  
 10360 West State Road 84  
 Fort Lauderdale, FL 33324  
 Phone: (954) 370-9970  
 Fax: (954) 252-4571  
 Service E-mail:  
 ftrealprop@kelleykronenberg.com  
 /s/ Jordan Shealy  
 Jordan Shealy, Esq.  
 FBN: 1039538  
 File No: M23258-JMV  
 November 15, 22, 2024 24-04875N

**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](mailto:legal@businessobserverfl.com)



--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF SALE**  
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.**

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:

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, Florida. Property Address: 1188 Mon-

trose Place, Dunedin, Florida, 34698

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on December 12, 2024

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."

Dated this 8th day of November, 2024.

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  
November 15, 22, 2024 24-04845N

SECOND INSERTION

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

**CASE NO.: 2024-CA-000644**  
**DUSHYANT GULATI,**  
**Plaintiff, vs.**  
**WHISPER ACQUISITIONS, LLC,**  
**JASON M. PHILLIPS, individually,**  
**Defendants.**

NOTICE IS HEREBY GIVEN that pursuant to an Amended Agreed Order to Set Property for Sale at Public Auction, dated December 5, 2024, and entered in case # 2024-CA-000644 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein DUSHYANT GULATI is the Plaintiff, and WHISPER ACQUISITIONS, LLC, and JASON M. PHILLIPS, are the Defendants. The Pinellas County Clerk of the Circuit Court will sell the subject property at public sale with a minimum first auction bid of at least Fifty Thousand Dollars (\$50,000.00) to the highest bidder for cash on December 5, 2024, at 10:00 A.M., after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted online with the Pinellas County Courthouse at www.pinellas.realforeclose.com.

The subject property is described as set forth in the said Order, to wit:

Lot 77, Harbordale, according to the map or plat thereof as recorded in Plat Book 8 on Page 29, of the Public Records of Pinellas County, Florida.  
Parcel ID: 31-31-17-36684-000-0770  
Physical Address: 2550 6th

Street South, Saint Petersburg, FL 33705

IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

IMPORTANT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: 727.464.4062 V/TDD. Or 711 for the hearing impaired. Contact should be initiated at least seven 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 6th day of November 2024.  
By: Stephen K. Hachey,  
FLORIDA BAR NO.: 15322  
Law Offices of Stephen K. Hachey, P.A.  
Attorney for Plaintiff  
10521 Bloomingdale Ridge  
Riverview Florida 33578  
November 15, 22, 2024 24-04835N

SECOND INSERTION

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

**DIVISION**  
**Case No. 18-008078-CI**  
**Freedom Mortgage Corporation,**  
**Plaintiff, vs.**  
**MARCUS L. LITTLE A/K/A**  
**MARCUS LEBRON LITTLE A/K/A**  
**MARCUS LITTLE, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 18-008078-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MARCUS L. LITTLE A/K/A MARCUS LEBRON LITTLE A/K/A MARCUS LITTLE; ROOSEVELT BOULEVARD TOWNHOMES PROPERTY OWNERS ASSOCIATION, INC.; TIFFANY L. MCGILL; SASHA WARRIOR; Tamburdzhiyski, Bozhidar; State of Florida Department of Revenue; Unknown Tenant whose name is fictitious to account for parties in possession are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 4th day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 2, ROOSEVELT BOULEVARD TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGES 63 AND 64, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
TAX ID: 18-30-17-76527-000-0020  
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. 500 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 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 this 6th day of November, 2024.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By: /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 321106  
File # 20-F01412  
November 15, 22, 2024 24-04834N

SECOND INSERTION

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

**CIVIL DIVISION**  
**Case #: 22-004512-CI**  
**DIVISION: 19**

**Rocket Mortgage, LLC f/k/a Quicken**  
**Loans, LLC**  
**Plaintiff, -vs.-**

**Cathryn T. McDaniel f/k/a Cathryn**  
**Tracey O'Neal; Unknown Heirs,**  
**Devises, Grantees, Assignees,**  
**Creditors, Lienors, and Trustees**  
**of Prince Osceola O'Neal, III a/k/a**  
**Prince O. O'Neal, III a/k/a Prince**  
**Osceola O'Neal a/k/a Prince O.**  
**O'Neal a/k/a Prince O'Neal, De-**  
**ceased and All Other Persons**  
**Claiming by and Through, under,**  
**Against The Named Defendant(s);**  
**Unknown Spouse of Cathryn T.**  
**McDaniel f/k/a Cathryn Tracey**  
**O'Neal; Greda Retcher; PFI-CON,**  
**LLC d/b/a Parking Lot Services;**  
**Patriot Square Condominium**  
**Association of St. Petersburg,**  
**Florida, Inc.; 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. 22-004512-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Cathryn T. McDaniel f/k/a Cathryn Tracey O'Neal 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 9, 2025, the following described property as set forth in said Final Judgment, to-wit:

UNIT NUMBER 224, PATRIOT SQUARE CONDOMINIUM APARTMENTS, SECTION 2, AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4043, PAGE 936, ACCORDING TO THE

MAP OR PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 14, PAGE(S) 46 THROUGH 48, TOGETHER WITH ANY AMENDMENTS THERETO, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 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 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.  
FL Bar # 72876  
22-327021 FC01 RFT  
November 15, 22, 2024 24-04869N

SECOND INSERTION

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

**DIVISION**  
**CASE NO. 22-002528-CI**  
**NATIONSTAR MORTGAGE LLC**  
**D/B/A MR. COOPER,**  
**Plaintiff, vs.**  
**LINDA WILBOURNE, AS**  
**PERSONAL REPRESENTATIVE**  
**OF THE ESTATE OF ALBERT E.**  
**FOXALL, JR, DECEASED, et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 02, 2024, and entered in 22-002528-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and LINDA WILBOURNE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ALBERT E. FOXALL, JR, DECEASED; M. G. A. MINOR, BY AND THROUGH HER NATURAL GUARDIAN, THOMAS GULIK; PARKWAY MAINTENANCE AND MANAGEMENT, LLC, AS AGENT AND MANAGEMENT COMPANY FOR TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.; ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on December 04, 2024, the following described property as set forth in said Final Judgment, to wit:

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF APARTMENT NO. 63, WING "A" NORTHWEST, BUILDING B-24, 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 OF ON TOP OF THE WORLD

CONDOMINIUM UNIT 22, AS RECORDED IN O.R. BOOK 3828, PAGES 558 THROUGH 582, AND ANY AMENDMENTS THERETO AND THE PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 11, PAGE 21, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 2429 ECUADORIAN WAY APT 63, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT  
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 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 12 day of November, 2024.  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE &  
PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
22-031011 - EuE  
November 15, 22, 2024 24-04894N

SECOND INSERTION

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

**Case #: 20-000533-CI**  
**DIVISION: 19**

**THE BANK OF NEW YORK**  
**MELLON FKA THE BANK OF**  
**NEW YORK, AS TRUSTEE FOR**  
**THE CERTIFICATEHOLDERS OF**  
**CWABS INC., ASSET-BACKED**  
**CERTIFICATES, SERIES 2007-3**  
**Plaintiff, -vs.-**

**Lynn Deacon a/k/a Lynn S. Jennings;**  
**Unknown Spouse of Lynn Deacon**  
**a/k/a Lynn S. Jennings; Florida**  
**Housing Finance Corporation; City**  
**of Clearwater, Florida; Unknown**  
**Parties in Possession #1, if living,**  
**and all Unknown Parties claiming**  
**by, through, under and against the**  
**above named Defendant(s) who**  
**are not known to be dead or alive,**  
**whether said Unknown Parties may**  
**claim an interest as Spouse, Heirs,**  
**Devises, Grantees, or Other**  
**Claimants; Unknown Parties in**  
**Possession #2, if living, and all**  
**Unknown Parties claiming by,**  
**through, under and against the above**  
**named Defendant(s) who are not**  
**known to be dead or alive, whether**  
**said Unknown Parties may claim an**  
**interest as Spouse, Heirs, Devises,**  
**Grantees, or Other Claimants**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 20-000533-CI of the Circuit Court of the 6th Judicial Circuit 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 CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-3, Plaintiff and Lynn Deacon a/k/a Lynn S. Jennings 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 9, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 18 AND THE EAST 5 1/2

63 AND 64, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TAX ID: 18-30-17-76527-000-0020  
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. 500 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 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 this 6th day of November, 2024.

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By: /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 321106  
File # 20-F01412  
November 15, 22, 2024 24-04834N

FEET OF LOT 17, BLOCK 15, MILTON PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 69, 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\*

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Or 711 for the hearing impaired

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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  
19-322133 FC01 ALW  
November 15, 22, 2024 24-04846N

**SAVE TIME**  
**EMAIL YOUR LEGAL NOTICES**

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Pinellas County • Pasco County • Polk County • Lee County  
Collier County • Orange County

legal@businessobserverfl.com

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

Business Observer





**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.

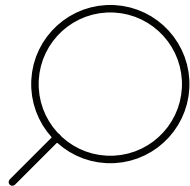


**Citizens continue to learn about vital civic matters from newspaper notices.**

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

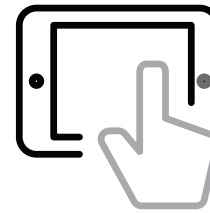
**Verifying publication is difficult-to-impossible on the web.**

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**

**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)