Public Notices



Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com

JANUARY 24 - JANUARY 30, 2025

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST 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:

7220 4th St N St. Petersburg FL 33702 February 14, 2025 at 1:00PM

Anthony Barlow - house hold goods William Pinnick- household items Jennifer Jolicoeur- household items Pongpayom Patlada- household items.

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. January 24, 31, 2025

FIRST 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 February 12, 2025, at

Ronald Lane Clothes, boxes, E Bike Harvtra Williams Tripods, Christmas tree king bed, book shelfs dresser Speakers, tools, outdoor etc. Jason Hardy James Strother Albrina Frasier Totes, luggage, dog kennel Hand Cart, dog crate, barstools Barstools boxes speaker Margaret Collins Claudel St Germain Lanjaniece Patrick Clothes, baskets, totes Totes, table. Dog ramp William Wells Paul Hadnot couch, totes, chairs Jeff Seitz Cooler, 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.

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

January 24, 2025

Florida Housing Finance Corporation 227 North Bronough St., Suite 5000 Tallahassee, FL 32301-1329 (850) 488-4197

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Florida Housing Finance Corporation.

REQUEST FOR RELEASE OF FUNDS

On or about February 11, 2025 the Florida Housing Finance Corporation (FHFC) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of a State Apartment Incentive (SAIL) and Home Investment Partnership Program American Rescue Plan (HOME-ARP) loan for the financing for Smaller Developments for Persons with Special Needs, under 24 CFR Part 92 under Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA), in accordance with Section 288 (42 U.S.C. 12838), as amended, to undertake a project known as The Point located at 3901 46th Avenue North, Unincorporated Pinellas County, Florida. The proposed development is for the construction of three residential buildings consisting of 17 one-bedroom/one-bathroom units. Construction costs are estimated at \$6,323,409.00 to be partially funded with SAIL financing in an amount of up to \$4,065,411.00 and HOME-ARP financing in an amount of up to \$2,067,000.00. As stipulated by HUD, an Environmental Review is required of the subject property according to 24 CFR Part 58.

FINDING OF NO SIGNIFICANT IMPACT

The Florida Housing Finance Corporation has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329, and may be examined or copied week days 9:00 AM to 4:00 PM.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329, Attention: Ms. Angeliki Sellers or via e-mail at ERRComments@ floridahousing.org. All comments received by February 10, 2025, will be considered by the Florida Housing Finance Corporation prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The Florida Housing Finance Corporation certifies to the U.S. Department of Housing and Urban Development (HUD) that Ms. Angeliki Sellers, in her capacity as Chief Fi nancial Officer of the FHFC, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorizes and allows FHFC to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the Florida Housing Finance Corporation's certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Florida Housing Finance Corporation; (b) the Florida Housing Finance Corporation has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grand recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Ms. Tonya R. Madison, Sr. CPD Representative/Program Environmental Specialist, U.S. Department of Housing & Urban Development, Community Planning & Development Division, Jacksonville Field Office, 400 W. Bay Street, Suite 1015, Jacksonville, FL 32202. Potential objectors should contact the HUD Jacksonville Field Office via email to $Tonya.R.Madison@hud.gov \ to \ verify \ the \ actual \ last \ day \ of \ the \ objection \ period.$

Ms. Angeliki Sellers, Chief Financial Officer, Florida Housing Finance Corporation January 24, 31, 2025

FICTITIOUS NAME NOTICE

Notice is hereby given that REACT, LLC, OWNER, desiring to engage in business under the fictitious name of 7.TV, LLC located at 10360 72ND ST. N. #814, LARGO, FLORIDA 33777 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09

January 24, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE

TROPICANA STORAGE, 29712 US Hwy 19 N, Clearwater, FL 33761 gives notice that the following units will be advertised and sold by competitive bidding on www. storagetreasures.com to satisfy the owner's lien.

0638 Jordan Clark, # 0806 Kevin Weburg, # 2503 Darrell Pete, #U026 Linda Cooke

The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on FEB 11, 2025 @ 11:00am. Purchases must be made with cash only and paid at Tropicana Storage in order to complete the transaction. Tropicana Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 24, 31, 2025 25-00334N

FIRST 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 February 14, 2025 at 12:30pm

Colby Mcguirk- Car parts, furniture, boxes, tools Nicholas E Owens- Fake plants, boxes Barbara Brown- Bed, car seat Travis Richardson- Clothes, shoes, hats, boxes Lasasha Barnes-Clothes, boxes Rodrick Corley- Clothes, fishing poles, bins

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. January 24, 31, 2025 25-00333N

INVITATION TO BID

ALL INTERESTED BIDDERS

The following construction projects will be solicited within the next 30 days:

24-0658-ITB-C Indian Rocks Road Phase 2B - From Kent Drive to 8th Avenue SW - Sidewalk & Drainage Improvements (PID 002232A)

Plans, specifications, bid forms and information will be available at https://procurement.opengov.com/signup

Information, also may be obtained by visiting the Pinellas County Purchasing & Risk Management web site, **www.pinellascounty.org/purchase**. Any bids received after the specified time and date posted in OpenGov will not be considered.

Merry Celeste, CPPO, CPPB, NIGP-CPP, CPM **Purchasing Director**

January 24, 2025

25-00368N

INVITATION TO BID

WWTP Deep Bed Denitrification Filter Replacement Financial Project #: 522403 Bid #: 25-2509

CITY OF DUNEDIN FLORIDA

The work generally consists of the following:

This project is located at the City of Dunedin's Advanced Wastewater Treatment Plant (WWTP), located at 1140 Martin Luther King Jr. Avenue, Dunedin, FL 34698, and consists of replacement of the existing filtration system underdrains, filter media, air laterals and control valves. It also includes the installation of a blower unloading valve, air blow-off piping, magnetic flow meter, sample port tap, concrete repair and new windows, along with SCADA system integration.

The Engineer's Estimate for the project is \$2,350,000.00

The time allotted for this project is 365 days for substantial completion.

A Non-Mandatory Pre-Bid meeting will be held on, Wednesday, February 12, 2025, at 3:00 p.m., at Dunedin City Hall, located at 737 Louden Avenue, Dunedin, FL 34698, in the Caladesi Room (Room #113).

All contractor Requests for Information (RFI) must be submitted ten (10) days before the bid opening. The request should be sent in writing via email to purchasing@ dunedinfl.net. The City will not respond to RFIs submitted after that date. An addendum posted to https://www.demandstar.com will communicate questions and answers to all respondents. The last addendum will be posted to https://www. demandstar.com five (5) days before the bid due stated below. The City reserves the right to modify this schedule at any time.

Sealed proposals will be accepted via DemandStar.com, until

2:30 P.M., Local Time Thursday, March 6, 2025

All work performed shall be in accordance with the Contract Documents. Plans and specifications can be obtained by going to DemandStar at www.demandstar.com

It is the bidder's responsibility to check www.demandstar.com for final documents and addendum prior to bid submittal.

Submittals shall be clearly marked:

 $WWTP\ Deep\ Bed\ Denitrification\ Filter\ Replacement$ Financial Project #: 522403 Bid #: 25-2509

In addition, the proposals must be marked with the bidder's name and address. Proposals must be accompanied by a bid bond in an amount not less than five percent (5%) of the total bid as a guarantee that the BIDDER will not withdraw from the competition after the opening of the bids and, if written notice is given of such award, enter into a written Contract with the City of Dunedin, Florida, in accordance with the written Proposal. Should the successful BIDDER fail to enter into a Contract, the bid bond shall be forfeited as liquidated damages.

No proposal may be withdrawn after the scheduled closing time for the receipt of bids for a period of sixty (60) days without the consent of the City.

FIRST INSERTION

Notice of Public Sale

Notice is hereby given that on February 10, 2025 at 1:00pm, the following personal property will be sold at public auction pursuant to F.S. 715.109. 1975 MERC 036105531. Last Tenants: Linda Erickson, Robert Strathmann, and all unknown parties, beneficiaries, and heirs. Sale to be at 1610 W. Bay Drive Largo Florida 33770 (727)-586-2440.

January 24, 31, 2025

FIRST 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 4495 49th St N. St. Petersburg FL,33709 on February 13, 2025 at 10:00 AM

Anthony Sciriha - Household Goods/Furniture Jason Malina - Car parts

Rebecca Dawes - tv, couch, bedding Dorris Wright - Personal items Joshua Szydlik - Household Goods/Furniture ${\bf Jovita\ Rich-Household\ Goods/Furniture}$

Stephen Cowdery - Household Goods/Furniture Romona Bouyer - 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.

FIRST INSERTION

NOTICE OF PUBLIC SALE

Space Center, LLC, on behalf of itself will hold a public auction to sell personal property described below belonging to those individuals listed below located at 1680 North Hercules Avenue, Unit D, Clearwater, Florida 33765 on February 14, 2025 at

Name Contents

Vintage various lamps, chairs-various styles, sewing table, right handed school desk, glass top table, three drawer desk, various mirrors, head and foot boards, glass tables, antique rocking baby bed, tricycle-toddler, various pillows-throws, suitcases/cases with locks, various china, desk with chair, various lamp shades and lamps, hose, hose holder, various paintings/art pieces, various desks, metal cabinets/drawers, two seater leather couch, large screen deep TV, various hutches, antique bicycles, various display cabinets and cases, sewing desk, Taylor ice cream maker, outside light fixtures, side tables, antique luggage, boot shine booth, antique golf clubs, antique elliptical, sitting chairs, various pictures, deep freezer, couches, wooden tables, folding tables, rugs and carpets, Coca Cola vending machine, vintage hazel glass trays and cups, crystal glassware and china, antique photo album, sanitary scale, physical scale, smocks, camera equipment, sewing equipment, gas masks, display tables, light fixtures-hanging, various china sets, various wooden furniture, gambling machines, art work, antique mirrors, fire places, mannequins, coin gumball machine, pool set, spinning globe, bookshelves, various knickknacks, organ/pianos, grandfather clocks, skis, air mattress with collapsible frame, projector, video equipment, cat crate, barn doors

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Space Center, LLC may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Sale is subject to cancellation in the event of settlement between owner and obligated party. 25-00361N

January 24, 31, 2025

INVITATION TO BID

Wastewater Treatment Plant Window Replacement Financial Project #: 522401 Bid #: 25-2508

CITY OF DUNEDIN FLORIDA

The work generally consists of the following:

This project is located at the City of Dunedin's Wastewater Treatment Plant (WWTP), located at 1140 Martin Luther King Jr. Avenue, Dunedin, FL 34698. The project consists of the removal of various windows and doors at the WWTP Adminstration Building, WWTP Facility #7, and WWTP Facility #16 and replacement with hurricane impact windows and doors.

The Engineer's Estimate for the project is \$240,000.00

The time allotted for this project is 90 days for substantial completion.

A Non-Mandatory Pre-Bid meeting will be held on, Monday, February 3, 2025, at 10:00 am, at Dunedin City Hall, located at 737 Louden Avenue, Dunedin, FL 34698,

All contractor Requests for Information (RFI) must be submitted ten (10) days before the bid opening. The request should be sent in writing via email to purchasing@ dunedinfi.net. The City will not respond to RFIs submitted after that date. An addendum posted to https://www.demandstar.com will communicate questions and answers to all respondents. The last addendum will be posted to https://www. demandstar.com five (5) days before the bid due stated below. The City reserves the right to modify this schedule at any time.

Sealed proposals will be accepted via DemandStar.com, until

2:30 P.M., Local Time Thursday, February 20, 2025

All work performed shall be in accordance with the Contract Documents. Plans and specifications can be obtained by going to DemandStar at $\underline{www.demandstar.com}$.

It is the bidder's responsibility to check $\underline{www.demandstar.com}$ for final documents and addendum prior to bid submittal.

Submittals shall be clearly marked:

Wastewater Treatment Plant Window Replacement Financial Project #: 522401 Bid #: 25-2508

In addition, the proposals must be marked with the bidder's name and address. Proposals must be accompanied by a bid bond in an amount not less than five percent (5%) of the total bid as a guarantee that the BIDDER will not withdraw from the competition after the opening of the bids and, if written notice is given of such award, enter into a written Contract with the City of Dunedin, Florida, in accordance with the written Proposal. Should the successful BIDDER fail to enter into a Contract, the bid bond shall be forfeited as liquidated damages.

--- PUBLIC SALES ---

PINELLAS COUNTY

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 930 Pasadena Ave S. South Pasadena FL 33707 on February 12, 2025 at 1:00 PM

Lisa Liegl - 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

January 24, 31, 2025

25-00302N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/07/2025 at 10:30 a.m., the following property will be sold at public

auction pursuant to F.S. 715.109: A

1979 TROP mobile home bearing the Vehicle Identification Numbers 2681A

and 2681B and all personal items lo-

cated inside the mobile home. Last Tenant: Robert Curtis Askey Jr. Sale to be

held at: Ranchero Village MHC, 7100

Ulmerton Road, Largo, Florida 33771,

January 24, 31, 2025 25-00369N

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on

02/18/2025 at 08:00 AM the follow-

ing vehicles(s) may be sold at public sale at 1104 35TH ST S UNIT C, ST

PETERSBURG, FL 33711 pursuant to

Florida Statute 713.585. 1GNSKPK-

DXMR385135 2021 CHEV 24742.48

1V2WE2CA1RC216400 2024 VOLK

22162.44 Lienor Name: COAST TO

COAST AUTO LLC Lienor Tele-

phone #: 813-697-1791 MV License #:

MV111933 Location of Vehicles: 1104

35TH ST S UNIT C, ST PETERS-

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 Natures Table Epicenter located

at 13805 58th St N in the City of

Clearwater, Pinellas County, FL 33760

intends to register the said name with

the Division of Corporations of the

Department of State, Tallahassee,

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 Survivor's Flight Out 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,

Dated this 20th day of January, 2025.

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN That

Pursuant to an Execution issued in

the County Court of Pinellas County,

Florida, on the 19th day of December

ERIN CAPITAL MANAGEMENT, L.L.C. ASSIGNEE OF PROVIDIAN

NATIONAL BANK, was plaintiff(s),

and ANGELA INNIS, was defendant(s),

being Case No. 07-006669-SC in the

said Court, I, Bob Gualtieri as Sheriff

of Pinellas County, Florida have levied

upon all right, title and interest of the

above named defendant, ANGELA

INNIS in and to the following described

RED 2017 FORD EXPLORER

VIN# 1FM5K8GT9HGD35867

and on the 26th day of February A.D., $\,$

2025 at 1955 Carroll Street, in the city

of Clearwater, Pinellas County, Florida,

at the hour of 10:00 a.m., or as soon

thereafter as possible, I will offer for sale "AS IS" "WHERE IS" all of the said

defendant's right, title and interest in

the aforesaid property at public outcry

and will sell the same subject to all prior

liens, encumbrances and judgments, if

any, as provided by law, to the highest

and best bidder or bidders for CASH.

the proceeds to be applied as far as may

be to the payment of costs and the satis-

By Marvin Mitchell Jr, Sergeant D.S.

BOB GUALTIERI, Sheriff

Pinellas County, Florida

Court Processing

25-00357N

faction of the described Execution.

Shafritz and Associates Hugh Shafritz Esq

Delray Beach, FL 33445

601 N Congress Ave, Suite 424

Jan. 24, 31; Feb. 7, 14, 2025

in the cause

Dated this 21st day of January, 2025.

BESTA ENDEAVOR LLC

25-00331N

25-00365N

25-00364N

BURG, FL 33711

January 24, 2025

Florida.

Florida.

Gayneshia Redding

January 24, 2025

property to wit:

Greta Berboti

January 24, 2025

(727) 536 - 5573.

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/07/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 CORO mobile home bearing the Vehicle Identification Numbers 2C7342A and 2C7342B and all personal items located inside the mobile home. Last Tenant: Thomas William Tucker. Sale to be held at: Ranchero Village MHC, 7100 Ulmerton Road, Largo, Florida 33771, (727) 536-5573.

January 24, 31, 2025 25-00370N

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 BLIVE GELATO & COFFEE located at 10500 ULMERTON RD STE 390 in the City of LARGO, Pinellas County, FL $33771\,\mathrm{intends}$ to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of January, 2025. SWEET VIVA LLC

25-00343N

January 24, 2025

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 Full Spectrum Aquaculture, located at 8780 126th Ave STE B, in the City of Largo, County of Pinellas, State of FL, 33773, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 16 of January, 2025. Kristine Fairman, Dan Farkas 8780 126th Ave STE B Largo, FL 33773

January 24, 2025

25-00323N

NOTICE OF PUBLIC SALE:

TRI-J COMPANY gives notice that on 02/07/2025 at 10:00 AM the following vehicles(s) may be sold by public sale at TRI J 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.

H0DTAFG51PX019018

January 24, 2025 25-00305N

NOTICE OF AUCTION

TO: ALL INTERESTED PARTIES NOTICE IS hereby given that the Pinellas County Sheriff will sell at auction approximately nine (9) vehicles. The auction will be held at the Tampa Machinery Auction, Highway 301, five miles North of Interstate 4, Tampa, Florida on Saturday, February 8th, 025 heginning at 9:00 A M have any questions, please contact the Purchasing Manager at (727) 582-6866.

PINELLAS COUNTY SHERIFF'S OFFICE Eric Vincent, Purchasing Manager

January 24, 2025 25-00356N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Robert Raymond Dumas and Dawn Muzzio at 29141 U.S. Hwy 19 North Lot 147, Clearwater FL 33761 will, on February 11, 2025 at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at the Riviera Estate office of 29141 U.S. Hwy 19 North Clearwater FL. 33761

YEAR/MODEL VIN# Title#

0005482084 Additional personal unknown property

1972/BUDD

BF3728F

PREPARED BY MARK C. PAYNE, Esq. Agent for Riviera Estates Limited Partnership P.O. Box 1061 Tampa, Florida 33601-1061 Telephone: 813-223-6882 January 24, 31, 2025 25-00346N

NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER

NOTICE UNDER FICTITIOUS

865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Teacher Pay Project located at 7901 4th St N #25461 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 21st day of January, 2025. Sara Johnson

January 24, 2025 25-00355N

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 DriveJoy Rentals 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 15th day of January, 2025. DriveJoy LLC

January 24, 2025 25-00306N

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 Scape Relaxation located at 2561 Countryside Blvd Suite 3 in the City of Clearwater, Pinellas County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of January, 2025. Coconut Business Partners LLC

January 24, 2025 25-00344N

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 TheLoansRangers.com 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 15th day of January, 2025. Kokomo Beach LLC

January 24, 2025 25-00307N

25-00379N

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 Sea Sub Systems, located at 10880 75 St. N., in the City of Largo, County of Pinellas, State of FL, 33777, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee,

Dated this 22 of January, 2025. SEA SUB SYSTEMS OFFSHORE SERVICES, INC. 10880 75 St. N.

Largo, FL 33777 January 24, 2025

FIRST 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:

589054th Ave. N
, Kenneth City, FL33709on February 13, 2025 at 11:30 AM

Roytesha Kong - furniture, household items

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. January 24, 31, 2025

FIRST 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 February 14, 2025 at 10:30am

Jessica Garvin - Bedroom set living room and boxes of household items

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. January 24, 31, 2025 25-00301N

FIRST INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Ex-

press, 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 02/12/2025 @ 10:30 AM

Timothy Brill - misc. and boat stuff

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. January 24, 31, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Ex-

press, 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 2/14/2025@11:30AM

Kelly Mills [fishing poles and household goods]

Wendy Monroe[household goods, furniture, exercise equipment, tool boxes, electric

Linnell Baker[household goods and furniture] Marquetta Reid[electronics, salon chair, shelving]

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

January 24, 31, 2025

25-00347N

FIRST 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: 1650 7th Ave N St Petersburg FL 33713 February 13th 2025, at 11:15am

Willie Albert- Household items Allen Ruth - Household items Zabrina Suarez -Household items Courtney Murray- Household items

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. January 24, 31, 2025

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of On Target Marketing located at 411 Cleveland St., Suite #138 in the City of Clearwater, Pinellas County, FL 33755 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of January, 2025. Barry Coziahr

January 24, 2025 25-00342N

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 Jotami Fine Jewelry, with a mailing address of 7901 N 4th St, Ste 300, St Petersburg, Fl, 33702, and a principal office located in Pinellas County, intends to register the said name with the FL Dept. of State, Div. of Corps., Tallahassee, FL. Owner: Shark Business Solutions LLC

January 24, 2025 25-00354N

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 38th Street Professional Center located at 13246 38th Street North in the City of Clearwater, Pinellas County, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of January, 2025. FS&T Enterprises, LLC

25-00327N January 24, 2025

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Aspire Jiu Jitsu located at 7901 4TH ST N STE 300 in the City of ST. PETERS-BURG, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida Dated this 20th day of January, 2025. Inferno Grappling LLC

January 24, 2025 25-00345N

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 John Coker, located at 8675 29th Way n, in the City of Pinellas Park, County of Pinellas, State of FL, 33782, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 22 of January, 2025. John Douglas Coker 8675 29th Way n Pinellas Park, FL 33782 January 24, 2025

25-00378N

FIRST INSERTION

NOTICE OF PUBLIC SALE

TROPICANA MINI STORAGE - LARGO, located at 220 Belcher Rd., Largo, FL 33771, gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien.

#D057 - David F Abbott, #D211 - Eugene Bell, #E077 - Laura Fagan, #E088 - Kiersten Taylor, #H237 - Hunter L Lane, #H248 - Jeffrey Thiesing, #I047 - Tammy Wright

The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on Monday, Feb. 10th, 2025 @ 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. January 24, 31, 2025

FIRST 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 February 13, 2025, at 10:30 AM.

9 color signition tive - Boxes, Documents, Electronics, Furniture Arrol Bethune - Boxes, Clothing, Documents, Electronics, Toys

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.

January 24, 31, 2025 25-00300N

FIRST 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 February 13, 2025 12:30 p.m.

Daniel Patrick ONeill- Collectibles, seasonal items, 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 January 24, 31, 2025

FIRST 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:

Pinellas Park, FL 33781 February 12th, 2025 at 12:15pm

Michelle Young: Rocking Chair ,Totes, Holiday Decorations, Bags, Fish Tank ,

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. January 24, 31, 2025

FIRST 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, February 13th, 2025 @ 12:15PM.

Name Contents

Furniture, Household Items, Personal Items Marcus McTeer

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. January 24, 31, 2025

--- ESTATE ---

FIRST INSERTION NOTICE TO CREDITORS

The administration of the estate of Paul Everett Anderson, deceased, File Num-

ber file #24-005123-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Ken Burke, Clerk of Court, Probate Division, 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, 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-TER 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, including unmatured, 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 AND OBJECTIONS NOT SO FILED WILL BE FOREVER

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 PUBLI-CATION OF THIS NOTICE IS JANU-ARY 24, 2025

Personal Representative: Daniel Anderson 14805 Oakline Rd. Poway, CA 92064

Attorney for Personal Representative: Digitally signed by trust
Date: 2024.12.18 11:20:52 - 05'00' Robert T. Smallwood II 2100 Constitution Blvd Sarasota, FL 34231 Telephone: (941) 349-6066 25-00329N January 24, 31, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-000432-ES IN RE: ESTATE OF ROBERT GERARD HARTLING,

aka ROBERT G. HARTLING

Deceased. The administration of the estate of ROBERT GERARD HARTLING, also known as ROBERT G. HARTLING, deceased, whose date of death was November 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.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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

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: January 24, 2025 JAMES E. HARTLING Personal Representative

604 South Washington Square, #1307 Philadelphia, PA 19106 CHASE L. WILSEY Attorney for Personal Representative Florida Bar No. 1035227 Fisher & Wilsey, P.A. 1000 16th Street North St. Petersburg, Florida 33705 Telephone: 727-898-1181 Email: cwilsey@fisher-wilsey-law.com

25-00341N

eoldja@fisher-wilsey-law.com

January 24, 31, 2025

FIRST INSERTION

NOTICE TO HEIRS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION FILE NO: 25-000193-ES In Re The Estate of RITA DOEHRING BRANDL

Deceased. The administration of the Estate of RITA DOEHRING BRANDL, deceased, who died on AUGUST 3, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is the Honorable Cynthia Joan Newton, 1545 1st Avenue North, #402, St. Petersburg, Florida, 33701. The name and address of the petitioner is set forth below.

There is an action pending in the Circuit Court for Pinellas County, Florida, Probate Division, related to the estate of the decedent. The Court was petitioned to open an estate on behalf a party injured by the decedent in an auto accident. After diligent search, the petitioner, Aaron J. Bedy, Esq., is not aware of any living relatives of the decedent and has requested the Court appoint him as personal representa-

Pursuant to Florida Statutes $49.011,\, this$ notice will be published for four consecutive weeks and any heirs of the decedent who have priority in preference in appointment as personal representative shall contact either the petitioner or the court and request to be appointed as personal representa-tive or consent to the relief requested in the Petition for Formal Administration filed on January 8, 2025.

If any relatives of the decedent fail to contact the court or the petitioner, an order will be entered by the Court appointing the petitioner as personal representative and authorizing the administration of the estate.

The date of first publication of this notice is January 24, 2025. By: /s/ Aaron J. Bedy Petitioner Bedy Law, PLLC 13043 West Linebaugh Avenue Tampa, Florida 33626 727-308-0529 Florida Bar No.: 99293 aaron@bedylaw.com Jan. 24, 31; Feb. 7, 14, 2025

25-00359N

FIRST INSERTION

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

FILE NO. 24-011723-ES IN RE: ESTATE OF BRUCE ROBINSON, DECEASED.

The administration of the estate of BRUCE ROBINSON, deceased, whose date of death was September 22, 2024, is pending in the Circuit Court for PI-NELLAS County, Florida, Probate Division, the address of which is 315 Court St, 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 WITH-IN 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

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 January 24, 2025.

Personal Representative: CARMEN BOYD

5858 Central Ave St. Petersburg, FL 33707 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 January 24, 31, 2025 25-00310N

FIRST INSERTION

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

PROBATE FILE NO. 21-008664-ES IN RE: ESTATE OF PETER CERUZZI, Deceased.

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

The administration of the estate of PETER CERUZZI, deceased, File Number 21-008664-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 attor-

ney are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or de-mands 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.2121 OF THE FLORI-DA PROBATE CODE WILL BE FOR-EVER BARRED.

The date of the first publication of this Notice is January 24, 2025.

PERSONAL REPRESENTATIVE:

MARK HIGLEY

406 ANTOINETTE DRIVE WILMINGTON, NC 28412 ATTORNEYS FOR PERSONAL REPRESENTATIVE: DAVID J. SOCKOL, ESQ. 325 5TH STREET SOUTH ST. PETERSBURG, FLORIDA 33701 SOCKOLPA@SOCKOL.COM

January 24, 31, 2025 25-00311N

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-011491-ES-003 IN RE: ESTATE OF MARY E. CHAVANNE Deceased.

The administration of the estate of Mary E. Chavanne, deceased, whose date of death was August 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.

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 WITH-IN 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 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 January 24, 2025.

Personal Representative: Herbert H. Chavanne

15 Kelleys Trail Oldsmar, Florida 34677 Attorney for Personal Representative: Richard A. Venditti Florida Bar Number: 280550 500 East Tarpon Avenue Tarpon Springs, FL 34689 Telephone: (727) 937-3111 Fax: (727) 938-9575 E-Mail: richard@tarponlaw.com Secondary E-Mail: celeste@tarponlaw.com January 24, 31, 2025 25-00319N

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION CASE NO. 24-011571-ES IN RE: ESTATE OF

EARL F. HACKETT, Deceased. The administration of the Estate of Earl F. Hackett, deceased, whose date of death was October 10, 2024, Case Number 24-011571-ES, is pending in the Probate Court, Pinellas County, Florida, the address of which is: Pinellas County Courthouse - Clearwater, 315 Court

Street, Room 106, Clearwater, Florida

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 the decedent's estate on whom a copy of this notice has been served must file their claims with this court, WITHIN THE LATER OF THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS (30) AFTER THE DATE OF SERVICE

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 WITH-IN THREE MONTHS (3) AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

OF A COPY OF THIS NOTICE ON

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

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

The date of the first publication of this notice is January 24, 2025.

Karen Hueston-Hackett Petitioner

26 Middletown Avenue Atlantic Highlands, NJ 07716 Attorney for Petitioner Rvan Shirley, Esq. Florida Bar No.: 99157 rshirley@ryanslaw.net Ryan Shirley Law, P.A. 901 Northpoint Parkway, Ste. 310 West Palm Beach, FL 33407 Tel.: (561) 660-8613 January 24, 31, 2025 25-00315N

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-011990-ES IN RE: ESTATE OF MARCEL ROBERT RUTIHAUSER,

Deceased. The administration of the estate of Marcel Robert Rutishauser, deceased, whose date of death was November 3, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Avenue N, St. Petersburg, Florida 33701. The names and addresses of

the personal representative and the

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

THE DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM. 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 WITH-IN 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

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 January 24, 2025.

Personal Representative: AGNIESZKA GNICH NASSO

743 Ponce De Leon Dr. St. Petersburg, Florida 33715 Attorney for Personal Representative: JAMES R. (RUSTY) SPOOR Florida Bar Number: 27058 SPOOR LAW, P.A. 877 Executive Center Dr. W., Suite 100 St. Petersburg, FL 33702 Telephone: (727) 822-4355 January 24, 31, 2025 25-00352N

FIRST INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA

CASE NO.: 24-011876-ES **Division: Probate** IN RE: ESTATE OF DIANE E. TAGUE, Deceased.

The administration of the Estate of DIANE E. TAGUE, deceased, Case No.: 24-011876-ES, is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of first publication of this notice is January 24, 2025.

TRACEY CRONKITE

Personal Representative Sean W. Scott, Esq. Scott Law Offices, WLAW, P.A. Attorney for Petitioner 3233 East Bay Dr., Ste. 104 Largo, FL 33771-1900 Telephone: (727) 539-0181 Florida Bar No. 870900 Primary Email: swscott@virtuallawoffice.com Secondary Email: wlawprobate2@gmail.com 25-00367N January 24, 31, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File Number: 2024-005981-ES IN RE: ESTATE OF Janet Matey Alexander, Deceased.

The administration of the estate of Janet Matey Alexander, deceased, whose date of death was April 30, 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 oth-

er 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 WITH-IN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 1/24/2025.

Personal Representative: Cynthia Williams 2461 West State Road 426, Suite 1001

Oviedo, FL 32765 Attorney for Personal Representative: Nancy S. Freeman Florida Bar No. 968293 Primary email: nfreeman@nfreemanlaw.com Secondary email: mschaffer@nfreemanlaw.com Nancy S. Freeman, P.A. 2461 West State Road 426, Suite 1001 Oviedo, FL 32765 Telephone: (407) 542-0963 Fax: (407) 366-8149 January 24, 31, 2025 25-00336N

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY,

FLORIDA PROBATE DIVISION FILE NO. 24-011549-ES IN RE: ESTATE OF KEVIN M. DONACHY, Deceased.

This administration of the estate of KEVIN M. DONACHY, deceased, whose date of death was September 30, 2024, File Number 24-011549-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

IN ADDITION TO THE TIME LIM-ITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is: January 24, 2025

PATRICIA D. TRAVERS Personal Representative 1060 South Drive Waterford, PA 16441

/s/ Chelsea Scott Chelsea Scott, Esq. Attorney for Personal Representative Florida Bar No. 119394 Fresh Legal Perspective, PL 6930 W. Linebaugh Avenue Tampa, Florida 33625 813-448-1042 Service@FLPLawFirm.com CScott@FLPLawFirm.com 25-00339N January 24, 31, 2025

FIRST INSERTION

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

File No.: 2024-CP-011247-ES IN RE ESTATE OF JEFFREY P. McKENNA

Deceased. The administration of the Estate of JEFFREY P. McKENNA, deceased, whose date of death was June 5, 2023 is pending in the Circuit Court for Pinellas County Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756, under File No.: 2024-CP-011247-ES. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on January 24, 2025.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this Notice is required to be served must file their claims with this Court, WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR WITHIN 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, must file their claims with this Court WITHIN THREE (3) MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION 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.

Dated: January 17, 2025 Elena Lamb,

Personal Representative c/o Paul J. Bupivi, Esq 330 S. Pineapple Avenue, Suite 110 Sarasota, Florida 34236

Tel.: (941) 404-6360 Paul J. Bupivi /s/ Paul J. Bupivi, Esq. (FL Bar #94635) Attorney for the Personal Representative 330 S. Pineapple Avenue, Suite 110 Sarasota, Florida 34236 Tel.: (941) 404-6360

Email: paul@bupivilaw.com January 24, 31, 2025 25-00337N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-011279-ES IN RE: ESTATE OF LEON HIGHSMITH JR,

LEON HIGHSMITH Deceased.

The administration of the estate of LEON HIGHSMITH JR, also known as $\,$ LEON HIGHSMITH, deceased, whose date of death was July 23, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 SEC-TION 733.702 WILL BE FOREVER

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: January 24, 2025.

EDNA WILSON Personal Representative 4500 52nd Avenue South St. Petersburg, FL 33711

Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 413550 Ryne E. Hartt, Esq. Florida Bar No. 1011330 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: rhartt@hnh-law.com January 24, 31, 2025

FIRST INSERTION

PINELLAS COUNTY

NOTICE TO CREDITORS (Intestate) IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY,

FLORIDA PROBATE DIVISION

CASE NO: 24-011697-ES-04 IN RE: ESTATE OF PER-OLOF WERNER OLOFSSON,

The administration of the Estate of Per-Olof Werner Olofsson, Deceased, whose date of death was November 6, 2024; Case Number 24-011697-ES-04, is pending in the Circuit Court for Pinellas County, Florida, Probate Division. the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the Personal Representative are Lee R. Car, II, 200 Central Avenue, Suite 400, St Petersburg, FL 33701, and the name and address of the Personal Representative's attorney are

set forth below.

Decedent.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is 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 SER-VICE 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, including unmatured, 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, DEMANDS AND OBJECTIONS 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 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. Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The date of the first publication of

this Notice is January 24, 2025. CARR LAW GROUP, P.A. Lee R. Carr, II, Esquire 200 Central Avenue, Suite 400 St. Petersburg, FL 33701 Voice: 727-894-7000; Fax: 727-821-4042 Primary email address: lcarr@carrlawgroup.com Secondary email address: pcardinal@carrlawgroup.com

25-00312N January 24, 31, 2025

FIRST INSERTION

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

Case No. 24-010683-ES IN RE: ESTATE OF ELEANOR M. CLARK. Deceased.

The administration of the estate of ELEANOR M. CLARK, deceased, whose date of death was September 2, 2021 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 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 decedent's estate must file their claims with this court WITH-IN 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 SEC-

TION 733.702 WILL BE FOREVER 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, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act set forth in Florida Statutes Section 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida

Statutes Section 732,2211. 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 January 24, 2025.

Personal Representative: TERESSA L. HUDSON CONTRERAS 1244 Byron Avenue

Clearwater, FL 33756 Attorney for Personal Representative: JEFFREY A. EISEL, ESQUIRE FBN 92365 14020 Roosevelt Blvd., Suite 808 Clearwater, FL 33762 Telephone: (727) 572-4545

Facsimile: (727) 572-4646 Primary Email: jeisel@baskineisel.com Secondary Email: brittany@baskineisel.com Secondary Email:

eservice@baskineisel.com Attorneys for Personal Representative January 24, 31, 2025

FIRST INSERTION

NOTICE TO CREDITORS $({\color{red} summary \ administration})$ IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 24-012099-ES IN RE: ESTATE OF SHIRLEY GIOE, a/k/a SHIRLEY ANN GIOE, a/k/a SHIRLEY A. GIOE

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 SHIR-LEY GIOE, also known as SHIRLEY ANN GIOE, and SHIRLEY A. GIOE, deceased, File Number 24-012099-ES, by the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, Florida 33701; that the decedent's date of death was August 30, 2024; that the total value of the estate is \$27,055,70 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address STEVEN P. GIOE 1437 Kings Highway Clearwater, FL 33755 LAUREN D. GIOE 4531- 44th Street South St. Petersburg, FL 33711 J. GERARD CORREA, Trustee of THE SHIRLEY GIOE TRUST, UDT 6-8-2005 as restated on 1-17-2022 275-96th Avenue N., #6 St. Petersburg, FL 33702

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733,702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 January 24, 2025.

STEVEN P. GIOE P.O. Address: 1437 Kings Highway Clearwater, FL 33755 LAUREN D. GIOE

P.O. Address: 4531- 44th Street South St. Petersburg, FL 33711 **J. GERARD CORREA, Trustee, UDT 6-8-2005**

P.O. Address:275-96th Avenue N., #6 St. Petersburg, FL 33702 Attorneys for Person Giving Notice Email Addresses: jcorrealaw@tampabay.rr.com Florida Bar No. 330061 SPN 002142 Correa Legal Services, PLLC $275\,96$ TH AVENUE NORTH

ST. PETERSBURG, FL 33702 Telephone: (727) 577-9876 January 24, 31, 2025 25-00360N FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-009986-ES IN RE: ESTATE OF Philip Anthony Corbin, Deceased.

The administration of the estate of Philip Anthony Corbin, deceased, whose date of death was January 9, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL, 33756. 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 WITH-IN 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 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 SEC-TION 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 January 24, 2025.

> P.O. Address: 74 Valerie Court, Windsor Junction. Nova Scotia B2T 1Y7 Canada Derek Scott Corbin P.O. Address: 15 McGee Street. Springhill, Nova Scotia BOM 1X0 Canada Personal Representative Natasha Lyn Corbin

P.O. Address: 88 Wessex Hill,

Beaver Bank.

Nova Scotia B4E 3P4 Canada Hodgson Russ LLP Attorneys for Personal Representative 440 Royal Palm Way Suite 202 Palm Beach, FL 33480 Telephone: (561) 656-8013 By: Paul A. Baldovin, Jr. Esq. Florida Bar No. 376787 Email Addresses: pbaldovin@hodgsonruss.com

Six months after the posting or the

first publication of this notice, the Clerk

of Court will deposit these funds with the Department of Financial Services

25-00314N

Dwain Anthony Corbin

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.

FIRST INSERTION

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

File No. 24-011427 ES IN RE: ESTATE OF ROSEMARY E. PIAZZA Deceased.

The administration of the estate of Rosemary E. Piazza, deceased, whose date of death was October 10, 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 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.

The personal representative has no

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 January 24, 2025.

Personal Representatives: Steven A. Piazza 14210 Carol Manor Drive Largo, Florida 33774 Sally A. Burks 9598 131st Street North Seminole, Florida 33776

Attorney for Personal Representatives: LESLIE J. BARNETT Attorney Florida Bar Number: 133310 GUNSTER, YOAKLEY & STEWART 401 E. Jackson Street, Suite 1500 Tampa, Florida 33602 Telephone: (813) 228-9080 Fax: (813) 228-6739 E-Mail: lbarnett@gunster.com Secondary E-Mail: jdurant@gunster.com Secondary E-Mail: eservice@gunster.com January 24, 31, 2025 25-00309N

Notice Of Unclaimed **Probate Funds Deposited**

In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

FIRST INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

UCN: 522020GA001759XXGDXX REF #: 20-001759-GD - Section 003 IN RE: TERRY WEAVER

In accordance with section 744.534, Florida Statutes, notice is hereby given that VALARIE GRIM, as Guardian for TERRY WEAVER, Ward, has deposited with the Clerk of the Circuit Court in and for the Sixth Judicial Circuit for the State of Florida, the sum of \$ 4,737.01. representing the unclaimed funds belonging to the ward where the ward is either deceased and no estate proceeding has been filed or the guardian is unable to locate the ward through diligent

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the

Dated this 22nd day of January, 2025.

KEN BURKE Clerk of the Circuit Court 315 Court St. Rm. 106 Clearwater, FL 33756 By: /s/ Jill Whitcomb Jan. 24; Feb. 21, 2025 25-00377N

UCN: 522023CP004728XXESXX REF #: 23-004728-ES -Section 004 IN RE: LICIA NOLAN

Deceased Notice is pursuant to section

given that, pursuant 733.816, Florida Stat-

FIRST INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION UCN: 522016GA006786XXGDXX REF #: 16-006786-GD - Section 003 IN RE: GLORIA E MACPHAIL

In accordance with section 744.534, Florida Statutes, notice is hereby given that TERI LEE ST HILAIRE, Guardian for GLORIA E MACPHAIL Ward, has deposited with the Clerk of the Circuit Court in and for the Sixth Judicial Circuit for the State of Florida, the sum of \$ 1,302.30, representing the unclaimed funds belonging to the ward where the ward is either deceased and no estate proceeding has been filed or the guardian is unable to locate the ward through diligent search.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the

Dated this 22nd day of January,

KEN BURKE Clerk of the Circuit Court 315 Court St. Rm. 106 Clearwater, FL 33756 By: /s/ Jill Whitcomb Jan. 24; Feb. 21, 2025 25-00376N

utes, unclaimed probate funds of \$ 1,134,620.31 are being held for PA-TRICIA VANNUCCI in the registry of court, deposited per order of September 20, 2024, in IN RE: THE ES-TATE OF LICIA NOLAN, deceased: case number 23-004728-ES

FIRST INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION UCN: 522016GA006786XXGDXX REF #: 16-006786-GD - Section 003 IN RE: GLORIA E MACPHAIL

In accordance with section 744.534, Florida Statutes, notice is hereby given that TERI LEE ST HILAIRE, Guardian for GLORIA E MACPHAIL, Ward, has deposited with the Clerk of the Circuit Court in and for the Sixth Judicial Circuit for the State of Florida, the sum of \$ 1,302.30, representing the unclaimed funds belonging to the ward where the ward is either deceased and no estate proceeding has been filed or the guardian is unable to locate the ward through diligent search.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 744.534, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 22nd day of January, 2025.

KEN BURKE Clerk of the Circuit Court 315 Court St. Rm. 106 Clearwater, FL 33756 By: /s/ Jill Whitcomb Jan. 24; Feb. 21, 2025 25-00375N after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by FIRST INSERTION

January 24, 31, 2025

FIRST INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry IN THE CIRCUIT COURT OF THE FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION UCN: 522023CP004166XXESXX REF #: 23-004166-ES -Section 003 IN RE: PENN HARVEY HOLSAPPLE, III

Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 24,826.86 are being held for NATALIE HOLSAPPLE in the registry of court, deposited per order of December 31, 2024, in IN RE: THE ESTATE OF PENN HARVEY HOL-SAPPLE, III, deceased; case number 23-004166-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the

Dated this 22nd day of January, 2025.

KEN BURKE Clerk of the Circuit Court 315 Court St. Rm. 106 Clearwater, FL 33756 By: /s/ Jill Whitcomb Jan. 24; Feb. 21, 2025 25-00372N

compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the

state. Dated this 22nd day of January,

Notice Of Unclaimed Probate Funds **Deposited In Court Registry** IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

FIRST INSERTION

PROBATE DIVISION UCN: 522017CP005778XXESXX REF #: 17-005778-ES Section 003

IN RE: JOHN DONALD EVANS Deceased Notice is given that, pursuant to section

733.816. Florida Statutes, unclaimed probate funds of \$ 103,164.15 are being held for CHAI WAH TEOH EVANS in the registry of court, deposited per order of November 13, 2024, in IN RE: THE ESTATE OF JOHN DONALD EVANS, deceased; case number 17-005778-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 22nd day of January, 2025.

KEN BURKE Clerk of the Circuit Court 315 Court St. Rm. 106 Clearwater, FL 33756By: /s/ Jill Whitcomb Jan. 24; Feb. 21, 2025 25-00373N

2025. KEN BURKE Clerk of the Circuit Court 315 Court St. Rm. 106 Clearwater, FL 33756 By: /s/ Jill Whitcomb Jan. 24; Feb. 21, 2025 25-00374N

FIRST INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION UCN: 522017CP010761XXESXX REF #: 17-010761-ES Section 004 IN RE: LINDER WILLIAMS

Deceased Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 1,135.99 are being held for BYRON BANKS in the registry of court, deposited per order of August 9, 2024, in IN RE: THE ESTATE OF LINDER WILLIAMS, deceased; case number 17-010761-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 22nd day of January, 2025.

> KEN BURKE Clerk of the Circuit Court 315 Court St. Rm. 106 Clearwater, FL 33756 By: /s/ Jill Whitcomb

Jan. 24; Feb. 21, 2025 25-00371N

21

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 24-001509-CI
HHI-NFHB, LLC,
Plaintiff, -vsTHE HELEN J, MORRISON
TRUST; SHARON LEE
MORRISON, AS TRUSTEE OF THE
HELEN J. MORRISON TRUST;
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
UNKNOWN TENANT 1,

Defendant,
Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Pinellas County, Florida, KEN BURKE, the Clerk of the Circuit Court will sell the property situate in Pinellas County, Florida, described as:

TOTAL STATE OF THE CONDOMINIUM PLAT OF FIVE TOWNS OF ST. PETERSBURG NO. 305, A CONDOMINIUM ACCORDING TO THE CONDOMINIUM PLAT BOOK 18, PAGES 76, 77, AND 78, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED JUNE 14, 1974 IF OFFICIAL RECORDS BOOK 4183, AS CLERK'S INSTRUMENT NO. 74-082534, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED 1.38% SHARE IN COMMON ELEMENTS APPURTENANT THERETO.

Property Address: 5303 80TH ST. N., ST. PETERSBURGH, FL 33709

at public sale, to the highest and best bidder, for cash, online at www.pinellas. realforeclose.com, at 10:00 a.m. on March 4, 2025.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45 031(Y(a) FLORIDA STATUTES

45.031(1)(a), FLORIDA STATUTES.
NOTE: THIS COMMUNICATION,
FROM A DEBT COLLECTOR, IS AN
ATTEMPT TO COLLECT A DEBT
AND ANY INFORMATION OBTAINED WILL 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."

DATED this 15th day of January, 2025

Jeffrey C. Hakanson, Esquire
For the Court
/s/ Jeffrey C. Hakanson
JEFFREY C. HAKANSON, ESQUIRE
Florida Bar No. 0061328
Primary E-mail:
Jeff@mcintyrefirm.com
Secondary E-mail:
JCHservice@mcintyrefirm.com
McIntyre Thanasides Bringgold Elliott
Grimaldi Guito & Matthews, P.A.
1228 E. 7th Ave., Suite 100

Tampa, Florida 33605 813-223-0000 Tel.; 813-899-6069 Fax Attorneys for Plaintiff

January 24, 31, 2025 25-00363N

FIRST INSERTION

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

Case No.: 24-001554-CI HHI-NFHB, LLC, Plaintiff, -vs-THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST FAYES. ST. JOHN, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST HORACE E. ST. JOHN, DECEASED; SCOTT ST. JOHN; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1,

Defendant,
Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Pinellas County, Florida, KEN BURKE, the Clerk of the Circuit Court will sell the property situate in Pinellas

County, Florida, described as:
LOT 14, BLOCK "K",
GULFVIEW RIDGE, ACCORDING TO THE MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 71, PAGES 31, 32,
& 33, PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA.

Property Address: 911 TODD-SMILL TRCE, TARPON SPRINGS, FL 34689

at public sale, to the highest and best bidder, for cash, online at www.pinellas. realforeclose.com, at 10:00 a.m. on March 4, 2025. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION

45.031(1)(a), FLORIDA STATUTES.
NOTE: THIS COMMUNICATION,
FROM A DEBT COLLECTOR, IS AN
ATTEMPT TO COLLECT A DEBT
AND ANY INFORMATION OBTAINED WILL 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."

DATED this 15th day of January, 2025 Jeffrey C. Hakanson, Esquire For the Court /s/ Jeffrey C. Hakanson JEFFREY C. HAKANSON, ESQUIRE Florida Bar No. 0061328 Primary E-mail: Jeff@mcintyrefirm.com Secondary E-mail: JCHservice@mcintyrefirm.com McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A. 1228 E. 7th Ave., Suite 100 Tampa, Florida 33605 813-223-0000 Tel.; 813-899-6069 Fax Attorneys for Plaintiff January 24, 31, 2025 25-00362N

FIRST 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. 23-008223-CI
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.
ELIZABETH A. ROGERS, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 30, 2024, and entered in 23-008223-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ELIZABETH A. ROGERS; HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY; TYRONE VILLAS, INC. NO. 4 A CONDOMINIUM 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 February 13, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT 7844-T, TYRONE VILLAS NO. 4, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGE(S) 2, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3098, PAGE(S) 238 THROUGH 295, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, AND ANY AMEND-MENTS THERETO.

Property Address: 7844 40TH AVE N, ST PETERSBURG, FL 33709

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

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 20 day of January, 2025. 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 23-140173 - MiM January 24, 31, 2025 25-00350N

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



FIRST INSERTION

--- ACTIONS / SALES ---

PINELLAS COUNTY

FIRST INSERTION

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

CASE NO.: 23-003638-CO GULF CREST HOME OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v.

THE ESTATE OF DOROTHY MAYR, deceased; ET AL., Defendants.

NOTICE is hereby given that, pursuant to the Summary Final Judgment in Foreclosure entered December 10th, 2024, in this cause, in the County Court for Pinellas County, Florida, the Clerk will sell the property situated in Pinellas

County, Florida, described as: Unit 56, of GULF CREST MO-BILE HOME PARK, a Cooperative, according to Exhibit "A" (plot plan) and the Master Occupancy Agreement recorded in Official Records Book 8237, at Page 564 and as amended in O.R. Book 13178, Page 165, Pinellas County, Florida, commonly known as Lot 56 GULF CREST MOBILE HOME PARK, 6985 Seminole Blvd, Seminole, Florida 33772, Parcel ID 34-30-15-34134-000-0560, which has the address of 6985 Seminole Blvd., Lot 56, Seminole, Florida

33772. TOGETHER WITH the mobile home situated thereon and all other appurtenances hereto. at public sale, to the

PARKWOOD ESTATES R.O.C.,

TO:Unknown Heirs, Devisees, Grant-

ees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming

an interest by, through, under or against

the Estate of Florence L. Renton a/k/a

Florence Renton a/k/a Florence E.

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following

described property in Pinellas County,

LOT 7, BLOCK C, PARKWOOD,

ACCORDING TO THE MAP

OR PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 46

PAGE 38 OF THE PUBLIC RE-

INC.; KATHLEEN HAGER,

Defendant(s).

Renton, deceased

Kathleen Hager

912 Pineview Avenue

Clearwater, Florida 33756

highest bidder, for cash, in an online sale at www.pinellas.realforeclose.com beginning at 10:00 a.m., on February

IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS.

"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 20th day of January, 2025. PETER D. GRAHAM, ESQUIRE ZACUR & GRAHAM, P.A. 5200 Central Avenue St. Petersburg, FL 33707 (727) 328-1000;

Fax: (727) 323-7519 Email: pdgatty@gmail.com Attorneys for Plaintiff SPN: 170512; FBN: 192394 25-00340N January 24, 31, 2025

FIRST INSERTION

NOTICE OF SALE UNDER FLA. Property Address: 821 14th **STAT. CHAPTER 45** Street N, St. Petersburg, FL IN THE CIRCUIT COURT OF THE 33705. SIXTH JUDICIAL CIRCUIT IN AND

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

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

Dated: December 30, 2024. BITMAN O'BRIEN, PLLC /s/ Meghan Keane, Esquire Meghan Keane, Esquire Florida Bar No.: 103343 mkeane@bitman-law.com kimy@bitman-law.com 610 Crescent Executive Ct., Suite 112 Lake Mary, Florida 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-3116

Attorneys for Plaintiff January 24, 31, 2025 25-00338N

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 20-003681-CI

FOR PINELLAS COUNTY,

FLORIDA

CASE NO: 16-005029-CI

WELLS FARGO BANK, N.A.,

AS TRUSTEE, ON BEHALF

OF THE HOLDERS OF THE

HARBORVIEW MORTGAGE

AIDA L. HAYES, ET AL.,, Defendant(s),

SERIES 2006-12,

Plaintiff v.

LOAN TRUST MORTGAGE LOAN

PASS-THROUGH CERTIFICATES.

NOTICE IS GIVEN that, in accordance

with the Uniform Final Judgment of Foreclosure dated July 1, 2022 and the

Agreed Order on Plaintiff's Motion to

Cancel and Reschedule foreclosure

Sale Set for December 4, 2024 dated

November 18, 2024, in the above-

styled cause, the Clerk of Circuit Court

Ken Burke, CPA, shall sell the subject

property at public sale on the 13th day

of February, 2025, at 10:00 am to the

highest and best bidder for cash, at

www.pinellas.realforeclose.com on the

LOT 44, BON AIR, ACCORD-

ING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN

PLAT BOOK 1, PAGE 4, OF THE

PUBLIC RECORDS OF PINEL-

LAS COUNTY, FLORIDA.

following described property:

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2020-3TT.

Plaintiff, vs. DAMON JAMES DRYSDALE, A MINOR CHILD UNDER THE CARE OF HIS NATURAL AND LEGAL GUARDIAN KATHERINE DRYSDALE AND KADENCE MONROE DRYSDALE, A MINOR CHILD UNDER THE CARE OF HIS NATURAL AND LEGAL GUARDIAN KATHERINE

DRYSDALE, Defendants. NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure In Rem entered on December 19, 2024, in the above-styled cause, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on February 12, 2025 at 10:00 A.M., at www.pinellas. following realforeclose.com, the

described property:

LOT 15, BLOCK B, NEW
ATHENS CITY, ACCORD-ING TO THE PLAT THERE-OF RECORDED IN PLAT BOOK 55, PAGE 57, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETH-ER WITH THAT CERTAIN 2003 PALH DOUBLE WIDE MOBILE HOME HAVING VIN# PH0913697BFL WITH TITLE #0087086402 AND

VIN#PH0913697AFL

TITLE #0087086305 Property Address: 330 Archime-

des Street, Dunedin, FL 34698 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

AMERICANS WITH DISABILITIES ACT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
Dated: January 15, 2025

/s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: kchurch@qpwblaw.com Attorney for Plaintiff Matter No.: 142067 January 24, 31, 2025 25-00318N

FLORIDA

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

CASE NO. 23-006260-CI WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1, Plaintiff, vs. CHERYL RICE;

Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 8, 2025, and entered in Case No. 23-006260-CI, of the Circuit Court of the Sixth Judicial Circuit in and for PINELLAS County, Florida. WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED SERIES 2006-CERTIFICATES, OPT1, is Plaintiff and CHERYL RICE, are defendants. Ken Burke, Clerk of Circuit Court for PINELLAS, County Florida will sell to the highest and best bidder for cash Via the Internet at www. pinellas.realforeclose.com, at 10:00 a.m., on the 26TH day of FEBRUARY, 2025, the following described property as set forth in said Final Judgment, to

LOT 15, BLOCK B, ROYAL PALM HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 50 $\,$ OF THE PUBLIC RECORDS 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 provision of certain assistance. Please

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL

CIRCUIT IN AND FOR PINELLAS

COUNTY, FLORIDA

CASE NO.: 24-003005-CI

ESTATE OF MARTHA DURECKO A/K/A MARTHA A. DURECKO,

HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS,

NEWREZ LLC D/B/A

Plaintiff, vs.

SHELLPOINT MORTGAGE SERVICING,

DECEASED; UNKNOWN

LIENORS, TRUSTEES OF

MARTHA DURECKO A/K/A MARTHA A. DURECKO,

DECEASED; PAUL FANTONE;

ESTATE OF JOHN CARVELLI, DECEASED; UNKNOWN

HEIRS, DEVISEES, GRANTEES,

ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF JOHN

CARVELLI, DECEASED; DANA

SUZANNE CARVELLI; PINE RIDGE AT LAKE TARPON

VILLAGE II CONDOMINIUM

#1 and #2, and ALL OTHER

UNKNOWN PARTIES, et.al.

Defendant(s).

ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION

FIRST INSERTION

contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, telephone number (727) 464-4062 V/TDD least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756; teléfono número number (727) 464-4062 V/TDD, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Human Rights Office kòòdonatè pwogram Lwa pou ameriken ki Enfim yo nan Tribinal Konte Pinellas la ki nan 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756; telefôn li se (727) 464-4062 V/TDD, nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubven imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 17th day of January, 2025 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH17994-23/sap January 24, 31, 2025

25-00328N

FIRST INSERTION

NOTICE OF ACTION CORDS OF PINELLAS COUN-IN THE CIRCUIT COURT OF THE TY, FLORIDA. $6 {\rm TH} \, {\rm JUDICIAL} \, {\rm CIRCUIT} \, {\rm IN} \, {\rm AND}$ Street Address: 912 Pineview Av-FOR PINELLAS COUNTY, FLORIDA enue, Clearwater, Florida 33756

CASE NO.: 24-004718-CI SIERRA PACIFIC MORTGAGE has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, COMPANY, INC., Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, Weisberg & Conway, LLC, Plaintiff's GRANTEES, ASSIGNEES, attorney, whose address is 3222 Com-LIENORS, CREDITORS, merce Place, Suite A, West Palm Beach, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN FL 33407, within 30 days after the date of the first publication of this notice and INTEREST BY, THROUGH, file the original with the Clerk of this UNDER OR AGAINST THE Court, otherwise, a default will be en-ESTATE OF FLORENCE L. tered against you for the relief demand-RENTON A/K/A FLORENCE ed in the complaint or petition. RENTON A/K/A FLORENCE If you are a person with a disability E. RENTON, DECEASED:

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

Dated on 1/17, 2025.

Ken Burke, CPA Clerk of said Court By: /s/ Thomas Smith As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A

West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:24-400357 January 24, 31, 2025 25-00330N

FIRST INSERTION

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

CASE NO. 24-003587-CI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2002-HE3 Plaintiff, vs. DIANE C. LISTER A/K/A DIANE LISTER, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 25, 2024, and entered in 24-003587-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 MORGAN STANLEY ABS CAPITAL I INC. TRUST 2002-HE3 is the Plaintiff and DIANE C. LISTER A/K/A DIANE LISTER: UNKNOWN SPOUSE OF DIANE C. LISTER A/K/A DIANE LISTER N/K/A TED SPRAGG: MV REALTY PBC, LLC: PINELLAS COUNTY, FLORIDA; ACCREDITED HOME LENDERS, 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 February 26, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 31, ORANGE LAKE VIL-LAGE REPLAT, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 51, OF THE PUBLIC RECORDS OF PI-NELLAS COUNTY, FLORIDA. Property Address: 11797 104TH

ST, LARGO, FL 33773 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

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 3 day of January, 2025.

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 Bv: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 24-208506 - NaC January 24, 31, 2025 25-00317N

NOTICE OF FORECLOSURE SALE

WITH

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

CASE NO. 24-000245-CI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs.

CRAIG BEROSHOK, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 05, 2024, and entered in 24-000245-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and CRAIG BEROSHOK; UNKNOWN SPOUSE OF CRAIG BEROSHOK; PORTFOLIO RECOVERY ASSOCIATES, LLC. 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 February 12, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 38, MILL POND, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 75, PAGES 16 AND 17, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 12704 128TH

Any person claiming an interest in the

LN, LARGO, FL 33774

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

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 20 day of January, 2025.

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 Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com23-132792 - ErS January 24, 31, 2025 25-00351N

FIRST INSERTION

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure (in Rem) dated January IMPORTANT AMERICANS WITH DISABILITIES 9, 2025, entered in Civil Case No.: 24-003005-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and ESTATE OF MARTHA DURECKO A/K/A MARTHA A. DURECKO, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF MARTHA DURECKO A/K/A MARTHA A. DURECKO, DECEASED; PAUL FANTONE: ESTATE OF JOHN CARVELLI, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES. CREDITORS, HEIRS, DEVISEES, GREDITORS, LIENORS, TRUSTEES OF JOHN CARVELLI, DECEASED; DANA SUZANNE CARVELLI; PINE RIDGE AT LAKE TARPON VILLAGE II CONDOMINIUM ASSOCIATION, INC., are Defendants.

KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose. com, at 10:00 AM, on the 11th day of February, 2025, the following described real property as set forth in said Judgment, to wit: CONDOMINIUM UNIT D-1. BUILDING NO. 212, OF PINE

RIDGE AT LAKE TARPON VILLAGE II, A CONDOMINI-UM, PHASE XI, TOGETHER WITH AN UNDIVIDED IN-TEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, AS SHOWN ON PLAT RECORDED IN CONDO-

MINIUM PLAT BOOK 81, PAG-ES 55 AND 56, AMENDED IN CONDOMINIUM PLAT BOOK 85, PAGES 87 THROUGH 93, INCLUSIVE, ALL IN ACCORDANCE WITH, AND SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5908, PAGE 1261; O.R. BOOK 5912, PAGE 1931; O.R. BOOK 5914, PAGE 1729; O.R. BOOK 5918, PAGE 1534; O.R. BOOK 5922, PAGE 2014; O.R. BOOK 5928, PAGE 1206; O.R. BOOK 5979, PAGE 1615; O.R. BOOK 5991, PAGE 2154; O.R. BOOK 6014, PAGE 475; O.R. BOOK 6032, PAGE 1048; O.R. BOOK 6067, PAGE 539; O.R. BOOK 6087, PAGE 1661, O.R. BOOK 6125, PAGE 2098; O.R. BOOK 6143, PAGE 14; O.R. BOOK 6333, PAGE 1930; O.R. BOOK 6346, PAGE 453, O.R. BOOK 6411, PAGE 763; O.R. BOOK 8029, PAGE 1571; O.R. BOOK 8206, PAGE 723; O.R. BOOK 9189, PAGE 181; O.R. BOOK 9959, PAGE 2193, AND ALL AMEND-MENTS THERETO, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORI-

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before 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 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:

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: January 16, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51346

January 24, 31, 2025 25-00316N

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: 404 Seminole Blvd, Largo, FL 33770 2/7/2025 at 11:00AM

Trevor McBride household goods

The auction will be listed and advertised on $\underline{www.storagetreasures.com}$. 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. January 17, 24, 2025

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, February 7, 2025 @12:00 p.m.

Xavier Thompson - Vacuum, bags, kitchen knives, kitchen tools, cookware, InstaPot, basket, hat

Edward Frencher- Hutch, bags, boxes, clothes, totes, shelves, guitar case, suitcases Joshua Smithkey-bags, clothes, shoes

David Abbott- Dresser, entertainment center, boxes, pots & pans, holiday decor, night

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.

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: 2/5/25 10:30AM

Tenant Name: Donna Graham

General Description of Property: Household, decor, outdoor

Tenant Name: Andre Guzman

General Description of Property: Household, paint supplies

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. January 17, 24, 2025 25-00215N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Space Center, LLC, on behalf of itself will hold a public auction to sell personal property described below belonging to those individuals listed below located at 1680 North Hercules Avenue, Unit D, Clearwater, Florida 33765 on January 26, 2024 at 11:00 am:

Name Contents

Vintage various lamps, chairs-various styles, sewing table, right handed school desk, glass top table, three drawer desk, various mirrors, head and foot boards, glass tables, antique rocking baby bed, tricycle-toddler, various pillows-throws, suitcases/cases with locks, various china, desk with chair, various lamp shades and lamps, hose, hose holder, various paintings/art pieces, various desks, metal cabinets/drawers, two seater leather couch, large screen deep TV, various hutches, antique bicycles, various display cabinets and cases, sewing desk, Taylor ice cream maker, outside light fixtures, side tables, antique luggage, boot shine booth, antique golf clubs, antique elliptical, sitting chairs, various pictures, deep freezer, couches, wooden tables, folding tables, rugs and carpets, Coca Cola vending machine, vintage hazel glass trays and cups, crystal glassware and china, antique photo album, sanitary scale, physical scale, smocks, camera equipment, sewing equipment, gas masks, display tables, light fixtures-hanging, various china sets, various wooden furniture, gambling machines, art work, antique mirrors, fire places, mannequins, coin gumball machine, pool set, spinning globe, bookshelves, various knickknacks, organ/pianos, grandfather clocks, skis, air mattress with collapsible frame, projector, video equipment, cat crate, barn doors

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Space Center, LLC may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Sale is subject to cancellation in the event of settlement between owner and obligated party.

January 17, 24, 2025 25-00228N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP AND OCEAN BANK JPL INVESTMENTS CORP, 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: 02078 Year of Issuance: 2022

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

DR-452 ADV POSS 3/25/2021 BELLEAIR MANOR UNIT 1 & 2 (UNIT 2) LOT 1

PARCEL: 33-29-15-07020-000-0010

Name in which assessed: MINNIE BECK EST

DEBRA NELSON

JOAN JONES DAVID GREER

JOHN GREER

SANDRA RABE WILLIAM STRIFE CHERYL SCHWARTZ

DAWN VOLLMER

ROBERT ELLIS RICHARD ELLIS

ROGER ELLIS

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 19th day of February, 2025 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 25-00065N

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 9125 Ulmerton Rd to those individuals listed below at the location indicated: 2/5/2025 at 12:30pm

Tiffany Gamble Household Goods, Toys

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. January 17, 24, 2025

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:

1844 N Belcher Rd Clearwater, FL 33765 2/06/2025 at 11:30am

Sarah Jensen Furniture Household Goods Erickson Fenot Household Goods, Furniture Samantha Robinson

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.

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.

General Description of Property Tenant Name Household items Tamara Kay Farr 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. 25-00219N January 17, 24, 2025

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:

1850 N. Hercules Avenue. Clearwater Florida, 33765 February7th 2025 at 12:30 pm

Babelynn Johnny.....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 property. 25-00216N January 17, 24, 2025

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 February 7th, 2025, at 10:30AM

Patricia Roane Hshld Gds/Furn Hshld Gds/Furn

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with CASH only and paid at the above 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.

January 17, 24, 2025 25-00214N

--- TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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: 06141

Year of Issuance: 2022

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

SHIEDER'S SUB BLK 2, LOTS 12,13 & 14 PARCEL: 02-31-16-81162-002-0120

Name in which assessed:

TRUE HOLINESS WORSHIP MINISTRIES 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 19th day of February, 2025 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 AP-PLICATION 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 25-00076N

Jan. 10, 17, 24, 31, 2025

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 02/06/2025 @11:00 AM EST

Maria Lementowski Household Items

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. January 17, 24, 2025

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 2/6/2025 @ 12:00pm.

Jacqulyn Ashley Furniture, household items Steven Figueroa treadmills, boxes Pamela Ann Wright 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.

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:

 $1660~\mathrm{Gulf}$ to Bay Blvd , Clearwater , Fl. 33755

02/05/25 at 11:30am

Niels Richardson Household Goods Household Goods Tarcio Sierra

The auctions 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 January 17, 24, 2025 25-00250N

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:

13880 Walsingham Road, Largo, FL 33774 on February 06, 2025, at 10:30am.

Crystal Clark "Equipment, business, totes" Vincent Carter "Household Items Bedroom 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. January 17, 24, 2025 25-00229N

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; Auction date: 2/06/2025 @1:00pm

Store Location:1225 Missouri Ave N, Largo Fl.33770 Store#4106 Kelly Damon/Household goods, boxes ,,clothes,furniture,bicycle

David Abbott/TV, Bedding, art, bags, boxes, clothes

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 personal property.

January 17, 24, 2025 25-00230N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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: 06347 Year of Issuance: 2022

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

State of Florida: AIRY ACRES NO. 3 BLK 1, THAT PART OF LOTS 2 & 1 DESC AS BEG NE COR OF LOT 2 TH S 56.83FT TH W 33.5FT TH NW'LY 28.16FT TH W

41.58FT TH N 47FT TH E 100FT TO POB PARCEL: 06-31-16-00162-001-0020

Name in which assessed: ZW PROPERTIES LLC

Jan. 10, 17, 24, 31, 2025

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 19th day of February, 2025 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 25-00079N



Email your Legal Notice

--- TAX DEEDS ---

PINELLAS COUNTY

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that DANA H COOK FAMILY PARTNERSHIP LTD, 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: 08638

Year of Issuance: 2022

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

MIRABELLA TOWNHOMES SUB LOT 8 TOGETHER WITH USE OF BOAT SLIP 2

PARCEL: 06-32-16-58203-000-0080

Name in which assessed:

CONNIE J PENTAUDI

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 19th day of February, 2025 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 AP-PLICATION 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 25-00094N

Jan. 10, 17, 24, 31, 2025

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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: 07514

Year of Issuance: 2022

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

CROSSCITY BUSINESS BLOCK LOTS 8,9,10 & 11 AND ADJ VAC 20FT

PARCEL: 25-31-16-19656-000-0080

Name in which assessed:

RONALD HOLLINS, TRE 1757 16TH ST LAND 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 19th day of February, 2025 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 AP-PLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

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

Jan. 10, 17, 24, 31, 2025

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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: 01277 Year of Issuance: 2022

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

FAIRMONT SUB BLK B, LOT 7

PARCEL: 10-29-15-26892-002-0070 Name in which assessed:

STREET DREAMS IRREVOCABLE TRUST

CHERYL TRUEBLOOD 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 19th day of February, 2025 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 pass in this proceeding, you are entired, at no cost to you, to the provision of entangle assistance. Within two (2) working days of the publication of this NOTICE OF AP-PLICATION 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 25-00063N

Jan. 10, 17, 24, 31, 2025

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that BLACK CUB SB MUNI CUST FOR, 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: 04116 Year of Issuance: 2022

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

LANDMARK OAKS CONDO PHASE 14 BLDG 14, UNIT 1407 PARCEL: 16-28-16-49850-014-

Name in which assessed:

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 19th day of February, 2025 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 Jan. 10, 17, 24, 31, 2025 25-00070N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that

RAM TAX LIEN FUND LP RTLF-FL, 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: 05351

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

LAKE FOREST CONDO PHASE 9 BLDG 51, UNIT 5102 PARCEL: 20-30-16-47812-051-5102

Name in which assessed: SHANA L S KOPP

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 19th day of February, 2025 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 $\left(2\right)$ 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 Jan. 10, 17, 24, 31, 2025 25-00073N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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: 05617 Year of Issuance: 2022

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

PINELLAS PARK BLK 51, LOT

PARCEL: 28-30-16-71064-051-0120

Name in which assessed: CAROL ANN STANTON

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 19th day of February, 2025 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 Jan. 10, 17, 24, 31, 2025 25-00074N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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: 05904 Year of Issuance: 2022

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

ARCADIAN HEIGHTS BLK D, LOTS 11 AND 12 PARCEL: 35-30-16-01404-004-

0110 Name in which assessed:

HIRE LEVEL REALTY 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 19th day of February, 2025 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)

Clerk of the Circuit Court and Comptroller Pinellas County, Florida Jan. 10, 17, 24, 31, 2025 25-00075N

KEN BURKE

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED NOTICE IS HEREBY GIVEN that

RAM TAX LIEN FUND LP RTLF-FL, 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: 06202 Year of Issuance: 2022

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

NORTH MIDWAY SUB NO. 1 BLK 3, LOT 24

Name in which assessed:

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 19th day of February, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater,

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)

Clerk of the Circuit Court and Comptroller Pinellas County, Florida Jan. 10, 17, 24, 31, 2025 25-00077N

THIRD INSERTION

FOR TAX DEED

RAM TAX LIEN FUND LP RTLF-FL, 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

Certificate Number: 06366 Year of Issuance: 2022

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

A. LOT 13

0130 Name in which assessed:

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 19th day of February, 2025 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

464-4062 (V/TDD)

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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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: 06302

Year of Issuance: 2022 Said certificate embraces the following described property in the County of Pinellas, State of Florida: FRAZE ACRES BLK 2, LOT 26

LESS E 25FT THEREOF & E 30FT OF LOT 27 PARCEL: 05-31-16-29430-002-

Name in which assessed:

MELINDA STEFFNY 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 19th day of February, 2025 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

Jan. 10, 17, 24, 31, 2025 25-00078N

Clerk of the Circuit Court

Pinellas County, Florida

and Comptroller

THIRD INSERTION

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: Year of Issuance: 2022

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

PARCEL: 25-31-16-29664-005-0240

JEROME B 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 19th day of February, 2025 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

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)

Jan. 10, 17, 24, 31, 2025 25-00087N

KEN BURKE

and Comptroller

Clerk of the Circuit Court

Pinellas County, Florida

NOTICE OF APPLICATION

FOR TAX DEED NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP AND OCEAN BANK JPL INVESTMENTS CORP,

Certificate Number: 07548

FRUITLAND HEIGHTS BLK E, LOT 24

Name in which assessed:

accordance with F.S. 197.542(2).

THIRD INSERTION NOTICE OF APPLICATION

FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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: 07589 Year of Issuance: 2022 Said certificate embraces the following described property in the County of Pinellas. State of Florida:

HARRIS', T.C. & A.H. SUB LOTS 25 AND 26 AND ADJ VAC 5FT

PARCEL: 25-31-16-37152-000-

Name in which assessed:

WINSTON W WALTERS 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 19th day of February, 2025 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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Jan. 10, 17, 24, 31, 2025 25-00088N

Clerk of the Circuit Court

Pinellas County, Florida

and Comptroller

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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: 07962 Year of Issuance: 2022 Said certificate embraces the following described property in the County of Pinellas, State of Florida:

MAGNUS' REPLAT, JOHN K. BLK A, LOT 10 & S 19.75FT OF

PARCEL: 27-31-16-54468-001-0100

Name in which assessed: VANESSA WAISOME 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 19th day of February, 2025 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 Jan. 10, 17, 24, 31, 2025 25-00091N

PARCEL: 03-31-16-60876-003-0240

ANDY NGUYEN

must be deposited prior to sale and in accordance with F.S. 197.542(2). If you are a person with a disability

KEN BURKE

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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: 08627 Year of Issuance: 2022 Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BOCA CIEGA ISLE BLK A, LOT PARCEL: 06-32-16-09594-001-0130

Name in which assessed:

MICHAEL S SYLVIA WILLIAM L EDWARDS 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 19th day of February, 2025 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 Jan. 10, 17, 24, 31, 2025 25-00093N

NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that

property was assessed are as follows:

BAYNARD, LEE JR. NO. 2 BLK PARCEL: 06-31-16-03654-001-

ZW PROPERTIES LLC

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)

Jan. 10, 17, 24, 31, 2025 25-00080N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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:

Year of Issuance: 2022 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PASS-A-GRILLE PLACE CON-

Certificate Number: 08837

DO UNIT E PARCEL: 19-32-16-67778-000-0050 Name in which assessed:

CHERYL A MOUNTCASTLE DANIEL J MOUNTCASTLE 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 19th day of February, 2025 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 Jan. 10, 17, 24, 31, 2025 25-00095N

THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com

--- TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that BLACK CUB SB MUNI CUST FOR. 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: 05043

Year of Issuance: 2022

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

F/K/A WOODSIDE VILLAGE CONDO BLDG 17, UNIT 1703C N/K/A WOODSIDE VILLAGE CONDO BLDG 17, UNIT 1703C TOGETHER WITH THE USE OF PARKING SPACE 1703-C

PARCEL: 31-29-16-99081-017-7033

Name in which assessed:

MICHELLE BRANAM

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 19th day of February, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00or 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 25-00072N

Jan. 10, 17, 24, 31, 2025

FOR TAX DEED NOTICE IS HEREBY GIVEN that DANA H COOK FAMILY PARTNERSHIP LTD,

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: 04695

Year of Issuance: 2022 Said certificate embraces the following described property in the County of Pinellas,

ON TOP OF THE WORLD UNIT 7 CONDO BLDG 7, APT 30 (WING "B" SOUTH)

PARCEL: 06-29-16-64003-007-0300

Name in which assessed:

KRISTINE LAWRENCE LAWRENCE, RICHARD

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 19th day of February, 2025 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 25-00071N

Jan. 10, 17, 24, 31, 2025

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that BLACK CUB SB MUNI CUST FOR, 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: 01247 Year of Issuance: 2022

Said certificate embraces the following described property in the County of Pinellas, State of Florida: NICHOLSON'S, IRA E. ADD BLK 2, LOT 1 LESS W 76FT MOL

PARCEL: 09-29-15-60102-002-0010

Name in which assessed:

CHERYL TRUEBLOOD, TRE STREET DREAMS IRREVOCABLE 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 19th day of February, 2025 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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KÉN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida 25-00062N

Jan. 10, 17, 24, 31, 2025

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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: 06887 Year of Issuance: 2022

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

CORSON'S SUB BLK 16, LOT 2 PARCEL: 15-31-16-18288-016-0020

Name in which assessed: WILETTE M AMENDOLA

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 19th day of February, 2025 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

Jan. 10, 17, 24, 31, 2025 25-00084N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL. 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: 06920 Year of Issuance: 2022

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

SUMMIT LAWN LOT 63 PARCEL: 15-31-16-86130-000-0630

Name in which assessed:

CHELSEA CREEK 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 19th day of February, 2025 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, Jan. 10, 17, 24, 31, 2025 25-00085N

Florida

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that BLACK CUB SB MUNI CUST FOR, 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: 06430 Year of Issuance: 2022

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

PINE BAY PARK BLK B, LOT 40 PARCEL: 06-31-16-68976-002-0400

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 19th day of February, 2025 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

Jan. 10, 17, 24, 31, 2025 25-00082N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL. 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: 01750

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

CAROLINA TERRACE BLK B, LOT 8

PARCEL: 22-29-15-13662-002-

Name in which assessed: OBEDIAH WHITE 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 19th day of February, 2025 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

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KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Jan. 10, 17, 24, 31, 2025 25-00064N

THIRD INSERTION NOTICE OF APPLICATION

FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL. 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: 02560 Year of Issuance: 2022

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

MARTIN TERRACE 1ST ADD LOT 108 PARCEL: 09-30-15-55728-000-1080

Name in which assessed: SANDRA KEY, 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 19th day of February, 2025 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 Jan. 10, 17, 24, 31, 2025 25-00066N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that BLACK CUB SB MUNI CUST FOR, 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: 03625

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

ST PETERSBURG BEACH RE-PLAT BLK 41, LOT 9 PARCEL: 36-31-15-77994-041-

0090 Name in which assessed:

ELIZABETH ANDREWS

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 19th day of February, 2025 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 Jan. 10, 17, 24, 31, 2025 25-00069N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that BLACK CUB SB MUNI CUST FOR, 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: 06367 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

PARCEL: 06-31-16-03654-001-Name in which assessed

A. LOT 14

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 19th day of February, 2025 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

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KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Jan. 10, 17, 24, 31, 2025 25-00081N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that BLACK CUB SB MUNI CUST FOR, 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: 07870 Year of Issuance: 2022 Said certificate embraces the following described property in the County of Pinellas. State of Florida:

TROTTER SUB E 27FT OF LOT 15 & W 18FT OF LOT 16 PARCEL: 26-31-16-92430-000-

Name in which assessed

BERTHA L LETTHAND 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 19th day of February, 2025 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 Jan. 10, 17, 24, 31, 2025 25-00089N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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:

Ĉertificate Number: 06456 Year of Issuance: 2022 Said certificate embraces the following described property in the County of Pinellas, State of Florida:

SUNNYDALE NORTHS ANNEX BLK B, LOTS 4 & 5 NORTHSIDE PARCEL: 06-31-16-86796-002-

Name in which assessed

KIMBERLY C KIEFT shall be Unless such certificate redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 19th day of February, 2025 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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Jan. 10, 17, 24, 31, 2025 25-00083N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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:

Ĉertificate Number: 07905 Year of Issuance: 2022 Said certificate embraces the following described property in the County of Pi-

nellas, State of Florida: BRUNSON-DOWELL SUB NO. 1 I OT 222 PARCEL: 27-31-16-12474-000-

2220 Name in which assessed

T K STYLE 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 19th day of February, 2025 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 Jan. 10, 17, 24, 31, 2025 25-00090N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that BLACK CUB SB MUNI CUST FOR, 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: 08074 Year of Issuance: 2022 Said certificate embraces the following described property in the County of Pinellas, State of Florida:

DISSTON BLVD HEIGHTS LOT 23 PARCEL: 28-31-16-21204-000-

0230 Name in which assessed: DONALD J GREGORY

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 19th day of February, 2025 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 Jan. 10, 17, 24, 31, 2025 25-00092N

THIRD INSERTION NOTICE OF APPLICATION

FOR TAX DEED NOTICE IS HEREBY GIVEN that RAM TAX LIEN FUND LP RTLF-FL, 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: 09496 Year of Issuance: 2022 Said certificate embraces the following

described property in the County of Pinellas, State of Florida: GLENWOOD PARK BLK D, LOT 22

PARCEL: 30-31-17-31284-004-

Name in which assessed

T K STYLE 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 19th day of February, 2025 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)

Clerk of the Circuit Court and Comptroller Pinellas County, Florida Jan. 10, 17, 24, 31, 2025 25-00096N

KEN BURKE



What is a public notice?

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

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

Clerk of the Circuit Court

Pinellas County, Florida

and Comptroller

PINELLAS COUNTY

SECOND INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY

IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

CASE NUMBER: 23-010308-ES IN RE: ESTATE OF DOROTHY ELIZABETH SNOW WHITE,

TO: DOUGLAS EDWARD WHITE Address Unknown

YOU ARE NOTIFIED that a Formal Administration of the Estate of Dorothy Elizabeth Snow White has been commenced in Pinellas County, Florida and you are required to serve a copy of your written defenses, if any, to it on Howard W. Mazloff, Esq., Law Offices of Howard W. Mazloff, P.A., 9200 South Dadeland Boulevard, Suite 214, Miami, FL 33156, on or before February 14, 2025, and file the original with the clerk of this court either before service on the Personal Representative's attorney or immediately thereafter; otherwise a default will be entered against you for the

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." DATED on 01/10/2025.

First day of Publication on : January 17,2025.

KEN BURKE, CPA CLERK OF THE CIRCUIT COURT By /s/ Deputy Clerk (SEAL) CIRCUIT COURT PINELLAS COUNTY, FLORIDA

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-004139-ES IN RE: ESTATE OF DIANNE CAMERON PERRY,

Deceased. The administration of the estate of DIANNE CAMERON PERRY, deceased, whose date of death was October 20, 2023 is pending in the Circuit Court for Pinellas County, Florida, Probate Division; the address of which is 315 Court Street, Suite 300, Clearwater, Florida 33756. The names and addresses of the nonresident personal representative and the nonresident 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-011168 ES Division Probate IN RE: ESTATE OF CAROL JEAN VOSBURGH Deceased.

The administration of the estate of CAROL JEAN VOSBURGH deceased, whose date of death was July 10, 2024; File Number 24-011168 ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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 WITH-IN 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 FOREV-ER 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: January 17, 2025.

Signed on January 13, 2024. George S. Vosburgh, III George S. Vosburgh, III Personal Representative 506 Sandy Hook Rd. Treasure Island, FL 33706

Gregory H. Fisher Gregory H. Fisher Attorney for Personal Representative Florida Bar No. 0198986 SPN#00000171 Law Offices of Gregory H. Fisher 5520 First Avenue North St. Petersburg, Florida 33710-8006 Telephone: 727-344-5520 Email: greg@fishlaw.net January 17, 24, 2025 25-00255N

relief demanded in the petition. This notice shall be published in the Business Observer.

Jan. 17, 24, 31; Feb. 7, 2025

25-00245N

and other persons who have claims or demands against the decedent's estate,

including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 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

DATE OF DEATH IS BARRED. THE DATE OF THE FIRST PUBLI-CATION OF THIS NOTICE IS: January 17, 2025.

MORE AFTER THE DECEDENT'S

Nonresident Personal Representative: RICHARD A. PERRY, JR. 29 Lafayette Street

Rumson, New Jersey 07760 Attorney for Nonresident Personal Representative: DÂNIELLE WHITE, ESQUIRE Florida Bar No. 1035906 VELIZ KATZ LAW 630 North Wymore Road Suite 330 Maitland, Florida 32751 Telephone: (407) 849-7072 E-Mail: velizkatz@velizkatzlaw.com Secondary: jearle@velizkatzlaw.com January 17, 24, 2025 25-00273N

SECOND INSERTION NOTICE TO CREDITORS

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

File No.: 24-10493-ES Division: PROBATE IN RE: ESTATE OF LYNN THOMAS VOLLMER, Deceased

The administration of the estate of LYNN THOMAS VOLLMER, deceased, whose date of death was April 13, 2024 is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 24-10493-ES; the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative, MARY MARGARET VOLLMER, and the personal representative's attorney are set forth below.

All creditors of the decedent and oth $er\,persons, who \,have \,claims\, or\, demands$ 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DATES AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 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 PUBLICA-TION OF THIS NOTICE IS: JANU-ARY 17, 2025

> Personal Representative Mary M. Vollmer Mary Margaret Vollmer 530 62nd Ave S St. Petersburg, FL 33705

Attorney for Personal Representative James R. Kennedy, Jr., Esquire 250 Mirror Lake Drive North St. Petersburg, FL 33701 (727) 821-6888 Email: Jim@jrklaw.com BAR 343528 SPM 00243191 January 17, 24, 2025 25-00238N

SECOND INSERTION

NOTICE TO CREDITORS IN RE: ESTATE OF THOMAS D. BOEHNING

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

You are hereby notified that a Trust estate is being administered. THOMAS D. BOEHNING, a resident of Pinellas County, Florida, who died on December 5, 2024, was the settlor of a Trust THOMAS D. BOEHNING TRUST AGREEMENT U/T/D October 27, 2004. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITH-IN 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 January 17, 2025.

Trustee: Stacey Boehning, Trustee 936 Pinellas Bayway S, Unit 21 Tierra Verde FL 33715

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 January 17, 24, 2025 25-00296N

SECOND INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA CASE NO.: 24-010616-ES

Division: Probate IN RE: ESTATE OF MARK WADE DOWNS, Deceased.

The administration of the Estate of MARK WADE DOWNS, deceased, Case No.: 24-010616-ES, is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of first publication of this

notice is January 17, 2025. BARBARA HAMMOND Personal Representative

Sean W. Scott, Esq. Scott Law Offices, WLAW, P.A. Attorney for Petitioner 3233 East Bay Dr., Ste. 104 Largo, FL 33771-1900 Telephone: (727) 539-0181 Florida Bar No. 870900 Primary Email: swscott@virtuallawoffice.com Secondary Email: wlawprobate2@gmail.com January 17, 24, 2025 25-00234N

SECOND INSERTION

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

File Number: 24-011984-ES **Division: Probate** In Re The Estate Of: RITA M. PEPIN, Deceased

The administration of the estate of RITA M. PEPIN, deceased, File Number 24-011984-ES, is pending in the Probate Court, Pinellas County, Florida, the address of which is:

Clerk Of The Courts 315 Court Street

Clearwater, Florida 34616 The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent, and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with this court, DURING THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent, and other persons having claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this court DURING 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 January 17, 2025. Personal Representative: Jeanne M. Lydon

48 Pepper Bush Trail Saunderstown, RI 02874 s/Allen M. Barrett ALLEN M. BARRETT Attorney For Personal Representative 826 24th Ave. N. St. Petersburg, FL 33704 attyamb@aol.comamblab@aol.com (727) 896-2346

Florida Bar Number: 254894 January 17, 24, 2025 25-00233N

SECOND INSERTION NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA CASE NO.: 24-011371-ES

Division: Probate IN RE: ESTATE OF ELVIRA A. D'AGOSTINO, Deceased.

The administration of the Estate of ELVIRA A. D' AGOSTINO, deceased, Case No.: 24-011371-ES is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of first publication of this notice is January 17, 2025.

ANN GOERGEN Personal Representative

Sean W. Scott, Esq.
Scott Law Offices, WLAW, P.A. Attorney for Petitioner 3233 East Bay Dr., Ste. 104 Largo, FL 33771-1900 Telephone: (727) 539-0181 Florida Bar No. 870900 Primary Email: swscott@virtuallawoffice.com Secondary Email: wlawprobate2@gmail.com January 17, 24, 2025 25-00259N SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY FLORIDA PROBATE DNISION Case No.: 23-001288-ES **Division Probate** IN RE: ESTATE OF MICHAEL JOSEPH ZINAICH

Deceased. The administration of the estate of MICHAEL JOSEPH ZINAICH, deceased, whose date of death was May 21, 2022, and whose social security number is XXX-XX-2683, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 34616. The names and addresses of the Personal Representative and the Personal Representative's attor-

ney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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 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 SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PERI-OD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DEATH IS BARRED.

The date of this first publication of this notice is January 17, 2025.

/s/ Sharene M. Kelly Sharene M. Kelly, Personal Representative 7101 Organdy Drive North St. Petersburg, FL 33702 /s/ Marshall G. Reissman Marshall G. Reissman, Esq. The Reissman Law Group, P.A. Attorney for Personal Representative Florida Bar No. 0310085 1700 66th St. N., Suite 405 St. Petersburg, FL 33710 Telephone: (727) 322-1999

SECOND INSERTION

25-00240N

January 17, 24, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY FLORIDA PROBATE DIVISION UCN:522024CP010229XXESXX REF#24-010229-ES IN RE: ESTATE OF AGNES L. MORETTI.

Deceased. The administration of the estate of AGNES L. MORETTI, deceased, whose date of death was August 31, 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 WITH-IN 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 SEC-TION 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: January 17, 2025. Signed on this 10th day of January,

/s/Danielle McManus Noble DANIELLE MCMANUS NOBLE Personal Representative 79 Overbrook Blvd. Largo, FL 33770

/s/Danielle McManus Noble Danielle McManus Noble Attorney for Personal Representative Florida Bar No. #119451 McMANUS & McMANUS, P.A. 79 Overbrook Blvd. Largo, Florida 33770-2899 Telephone: (727) 584-2128 Fax: (727) 586-2324 Email: danielle@ mcmanuse state planning.comSecondary Email: lawoffice@ mcmanusestateplanning.com January 17, 24, 2025 25-00246N

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-011622-ES IN RE: ESTATE OF STEVEN MICHAEL WALKER,

Deceased. The administration of the estate of STEVEN MICHAEL WALKER, deceased, whose date of death was August 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

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 WITH-IN 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

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: January 17, 2025. /s/ Scott E. Walker

Scott E. Walker Personal Representative 10640 Harborside Drive Largo, FL 33773 /s/ Catherine Ingrande CATHERINE C. INGRANDE Attorney for Personal Representative Florida Bar # 115985 393516th Street North, STE 100

St. Petersburg, FL 33703 Tel # (727) 231-1930 catherineingrande@gmail.com January 17, 24, 2025 25-00295N

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-006294-ES IN RE: ESTATE OF

Deceased. The administration of the estate of LARRY CURTIS SHANKS, deceased, whose date of death was April 19, 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.

LARRY CURTIS SHANKS

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 WITH-IN 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 SEC-TION 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.

Personal Representative: VICTORIA A. SOK a/k/a VICTORIA A. GREEN 3608 Schroeder Avenue

Grand Island, NE 68803 Attorney for Personal Representative: EDWARD E. WOLLMAN Florida Bar No. 0618640 Email: ewollman@wga-law.com Alternate Email: pleadings@wga-law.com PATRICK COURVILLE Florida Bar No. 0115708 Email: pcourville@wga-law.com Alternate Email: pleadings@wga-law.com Attorneys for Personal Representative WOLLMAN, GEHRKE & ASSOCIATES, PA 2235 Venetian Court, Suite 5 Naples, FL 34109 Telephone:239-435-1533

Facsimile: 239-435-1433 January 17, 24, 2025 25-00271N

--- ESTATE ---

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Pinellas COUNTY. FLORIDAPROBATE DIVISION File No. 25-000011-ES4 IN RE: ESTATE OF Van C. Helms

Deceased. The administration of the estate of Van C. Helms, deceased, whose date of death was November 13th, 2024, is pending in the Circuit Court for Pinelthe address of which is Attn: Probate. Rm. 106, 315 Court St. Clearwater, FL 33756-5165. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 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 January 17th, 2025

Personal Representative: Emmie C. King

6041 Old Washington Rd Sykesville, MD 21784

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 January 17, 24, 2025 25-00254N

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-010876-ES

ceased, whose date of death was September 29, 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 co-personal representatives and the copersonal representatives' attorney are

All other creditors of the decedent

have 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 set forth in Florida Statutes Section 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The Co-Personal Representatives

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 01/17/2025.

> Personal Representatives: Lauren Taylor Dejoise 11772 96th Place Seminole, FL 33772

Attorney for Personal Representative: /s/ Misa A. Everist MISA A. EVERIST, ESQ. Florida Bar No. 0196169 BASKIN EISEL RIGHTMYER 14020 Roosevelt Blvd., Suite 808 Clearwater, FL 33762 Telephone: 727-572-4545

Primary Email: meverist@baskineisel.com Secondary Email: linda@baskineisel.com Additional E-mail: eservice@baskineisel.com

January 17, 24, 2025

SECOND INSERTION

IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF JUDITH A. NEIGER,

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

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

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

NOTWITHSTANDING THE TIME CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative: John J. Rozwat, III

Clearwater, FL 33761 Telephone: (727) 712-1710 Primary email: eservice1@thehernandezlaw.com Secondary email: david@thehernandezlaw.com Secondary email:

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-000310-ES Division Probate IN RE: ESTATE OF AUBREY JEROME GORDON, Deceased.

The administration of the estate of Aubrey Jerome Gordon, deceased, whose date of death was March 5, 2020, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

FILE NO. 24-011504-ES

PROBATE

IN RE: ESTATE OF

ANN J. JOCHEMS,

DECEASED.

The administration of the estate of

ANN J. JOCHEMS, deceased, whose

date of death was OCTOBER 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

All creditors of the decedent and oth-

er 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

The personal representative or curator has no duty to discover whether any

property held at the time of the dece-

dent's death by the decedent or the de-

cedent'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 speci-

and other persons having claims or demands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER BARRED.

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative: Heidi Moreau

5858 Central Ave

St. Petersburg, FL 33707 Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is JANUARY 17, 2025.

C. Hunter Rawls, Esq.

5858 Central Ave.,

FBN: 59432

BATTAGLIA, ROSS, DICUS & McQUAID, P.A.

St. Petersburg, FL 33707 (727) 381-2300

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

All other creditors of the decedent

fied under s. 732.2211.

OF THIS NOTICE ON THEM.

25-00289N

St. Petersburg, FL 33701

Telephone: 727-954-8752

January 17, 24, 2025

FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION FOURNADJIEV,

personal representative's attorney are set forth below

er persons having claims or demands against decedent's estate, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the estate of the decedent, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST

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

tor 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

this Notice is January 17, 2025.

Anna Madjarova

776 110th Avenue N., #204 St. Petersburg, FL 33702 ROBERT C. THOMPSON, JR., Esquire FBN #390089 SPN #02528094 rt@thompson fernald.comTHOMPSON & FERNALD, P.A. 611 Druid Road East, Suite 705 Clearwater, Florida 33756 Tel: (727) 447-2290 Fax: (727) 443-1424 Attorney for Personal Representative January 17, 24, 2025 25-00277N

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-011929-ES

Division: 003 IN RE: ESTATE OF MARILYN BARBARA SALZMAN, AKA MARILYN A. SALZMAN Deceased.

The administration of the estate of MARILYN BARBARA SALZMAN, AKA MARILYN A. SALZMAN, deceased, whose date of death was November 7, 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 WITH-IN 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 SEC-TION 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 January 17, 2025. **Co-Personal Representatives:**

JILL E. ŘENDE

301 Carl Avenue Belleair, Florida 33756 SHARON B. STEINMANN 1645 20th Avenue North St. Petersburg, Florida 33713 Attorney for Personal Representatives: PETER A. RIVELLINI

Florida Bar Number: 0067156 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: peter@jpfirm.com Secondary E-Mail: ssigner@jpfirm.com January 17, 24, 2025 25-00247N

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-011813-ES IN RE: ESTATE OF OLLIE SAM ACKLEY

The administration of the estate of OLLIE SAM ACKLEY, deceased, whose date of death was August 25, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court St., 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

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,

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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

The date of first publication of this notice is January 17, 2025.

Personal Representative: DIANE ACKLEY

Attorney Florida Bar Number: 102956 WILLIAMS & ACKLEY PLC 10820 State Road 54, Suite 202 TRINITY, FL 34655 Telephone: (727) 842-9758 Fax: (727) 848-2494 E-Mail: cyndi@wrplawyers.com Secondary E-Mail:

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-011729-ES IN RE: ESTATE OF

The administration of the estate of The administration of the estate of JOANNE E. HUFF, deceased, whose date of death was April 9, 2024, is pending in the Circuit Court for PI-NELLAS 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

er 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.

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.

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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.

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 January 17, 2025.

Personal Representative:

ANNE MELANIE HUFF 2015 S. Meadowview Circle Sioux Falls, SD 57110

Attorney for Personal Representative: JALEH PIRAN-VESSEH, ESQ. Florida Bar Number: 92966 5802 State Road 54 New Port Richey, FL 34652 Telephone: (727) 853-1200 Fax: (727) 376-3146 E-Mail: jaleh@pascoelderlaw.com Secondary E-Mail: para legal @pascoel der law.comJanuary 17, 24, 2025 25-00288N

SECOND INSERTION

NOTICE TO CREDITORS IN RE: ESTATE OF BEVERLY YVONNE DEJOISE

Deceased. The administration of the estate of BEVERLY YVONNE DEJOISE, de-

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.

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTICE TO CREDITORS File No. 24-010646-ES

Deceased.

The administration of the estate of Judith A. Neiger, 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, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

OF THIS NOTICE ON THEM.

NOTICE.

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

PERIODS SET FORTH ABOVE, ANY DATE OF DEATH IS BARRED.

notice is January 17, 2025.

0N421 Peter Road Winfield, IL 60190 Attorney for Personal Representative: Kevin Hernandez, Esquire FBN 0132179 SPN 02602269 The Hernandez Law Firm, P.A. 28059 U.S. Highway 19 N, Suite 101

las County, Florida, Probate Division,

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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 January 17, 2025.

PERIOD SET FORTH ABOVE, ANY

Personal Representative: Signature: Yatoria Jones (Dec 5, 2024 16:19 EST) Email: victoriajones85@gmail.com Yatoria Jones

2608 15th Avenue South

St Petersburg, FL 33712

Attorney for Personal Representative: Signature: matthew weidner (Nov 24, 2024 17:09 EST) Email: weidner@mattweidnerlaw.com Matthew D. Weidner E-Mail Addresses: service@mattweidnerlaw.com julia@mattweidnerlaw.com Florida Bar No. 0185957 Weidner Law 856 2nd Avenue North

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND

CASE NO. 24-011919-ES IN RE: THE ESTATE OF VALENTIN TIHOMIROV

Deceased The administration of the estate of VALENTIN TIHOMIROV TIHOMIROV FOURNADJIEV, deceased, whose date of death was September 23, 2024, File Number 24-011919-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the

All creditors of the decedent and oth-

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

The personal representative or cura-

The date of the first publication of

Personal Representative

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION FILE NO. 24-011842-ES IN RE: ESTATE OF NORMA LEE NELSON

AKA NORMA I NELSON, DECEASED. The administration of the estate of NORMA LEE NELSON AKA NOR-MA I NELSON, deceased, whose date of death was NOVEMBER 3, 2024, is pending in the Circuit Court for PI-NELLAS 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 speci-

fied 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

notice is JANUARY 17, 2025.

The date of first publication of this

Personal Representative: DONNA MARIE SHARP

5858 Central Ave St. Petersburg, FL 33707 Attorney for Personal Representative: C. Hunter Rawls, Esq. BATTAGLIA, ROSS, DICUS & McQUAID, P.A. 5858 Central Ave., St. Petersburg, FL 33707 (727) 381-2300 FBN: 59432 Primary Email: hrawl@brdwlaw.com Secondary Email: bandr@brdwlaw.com January 17, 24, 2025 25-00256N

SECOND INSERTION

Deceased.

OF THIS NOTICE ON THEM.

Florida Statutes.

ALL CLAIMS NOT FILED WITHIN

DATE OF DEATH IS BARRED.

6747 Cape Hatteras Way NE Unit 3 St. Petersburg, Florida 33702 Attorney for Personal Representative: RICHARD S. ACKLEY

rsa@wrplawyers.com January 17, 24, 2025

25-00237N

set forth below.

ALL CLAIMS NOT FILED WITHIN

SECOND INSERTION

JOANNE E. HUFF Deceased.

All creditors of the decedent and oth-

The personal representative has no duty to discover whether any property

All other creditors of the decedent

NOTWITHSTANDING THE TIME

victoria@thehernandezlaw.com January 17, 24, 2025 25-00279N

Primary Email: hrawl@brdwlaw.com Secondary Email: bandr@brdwlaw.com January 17, 24, 2025 25-00235N

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

REF: 24-012074-ES

IN RE: ESTATE OF

JON O. SHAPLAND

A/K/A JOHN O. SHAPLAND,

Deceased.

The administration of the estate of

JON O. SHAPLAND A/K/A JOHN O. SHAPLAND, deceased, whose

date of death was August 23, 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.

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

and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

MARSHA SUE SHAPLAND

Personal Representative 2125 Hickory Gate Drive East

Dunedin, Florida 34698

Attorney for Personal Representative

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT IN AND

FOR PINELLAS COUNTY, STATE OF

FLORIDA, PROBATE DIVISION

REF: 24-010450-ES-3

IN RE: ESTATE OF

WILLIAM K. CATHEY

Deceased.

The administration of the estate of WILLIAM K. CATHEY deceased,

whose date of death was on September

6, 2024, is pending in the Circuit Court for Pinellas County, Florida,

Probate Department, 315 Court Street,

Clearwater, FL 33756. The name and

address of the Personal Representative and the Personal Representative's

All creditors of the decedent and

other persons having claims or de-

mands against the decedent's estate,

including unmatured, 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 MONTHS

AFTER THE DATE OF THE FIRST

PUBLICATION OF THIS NOTICE

OR THIRTY DAYS AFTER THE

DATE OF SERVICES OF A COPY OF

and persons having claims or de-

mands against the decedent's estate,

including unmatured, contingent

or unliquidated claims, must file

their claim with this court WITHIN

THREE MONTHS AFTER THE

DATE OF THE FIRST PUBLICA-

WILL BE FOREVER BARRED.

NOTWITHSTANDING THAT TIME.

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Gretchen Cathey

DATE OF DEATH IS BARRED.

Notice is January 17, 2025.

ALL CLAIMS NOT SO FILED

All other creditors of the decedent

THIS NOTICE ON THEM.

TION OF THIS NOTICE.

Attorney are set forth below.

25-00287N

JOHN F. FREEBORN, Esquire

FREEBORN & FREEBORN

Telephone: (727) 733-1900

john@freebornlaw.com

January 17, 24, 2025

FBN #0520403 SPN#1281225

360 Monroe Street

Dunedin, FL 34698

DATE OF DEATH IS BARRED.

Notice is: January 17, 2025.

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

All other creditors of the decedent

THIS NOTICE ON THEM.

NOTICE.

ER BARRED.

All creditors of the decedent and

--- ESTATE ---

PINELLAS COUNTY

THIRD INSERTION

NOTICE OF ACTION Edmonds, WA 98026 (formal notice by publication) IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION if any, on petitioner's attorney, whose

CASE NO: 23-009603-ES IN RE: ESTATE OF: CHARLES WILLIAM CHISHOLM, Jr., Deceased.

TO: CHARLES W. CHISHOLM, III. 4 Acquavia Road Medford, MA 02155 CHARELES W. CHISHOLM, III 8022 230th Steet SW

YOU ARE NOTIFIED that a Second Amended Petition for Summary Administration of the Estate of CHARLES WILLIAM CHISHOLM, Jr. has been filed in this court. You are required to serve a copy of your written defenses,

name and address are:

DANIEL M. GENET, ESQ. 5322 PRIMROSE LAKE CIRCLE, SUITE F TAMPA, FLORIDA 33647

on or before FEBRUARY 07, 2025 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in judgement or order for the relief demanded, without further notice.

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

Dated: 01/07/2025 09:57:48 AM First Publication on January 10,

KEN BURKE, CLERK OF THE CIRCUIT COURT AND COMPTROLLER CLERK OF THE CIRCUIT COURT By Deputy Clerk Lvnette C.

Printed Name (SEAL) CIRCUIT COURT PINELLAS COUNTY, FLORIDA

Jan. 10, 17, 24, 31, 2025 25-00186N

SECOND INSERTION

NOTICE TO CREDITORS 315 Court Street Ste 300 Clearwater (Summary Administration) IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF order are: JEONG O HO a/k/a Name JEONG OK HO a/k/a SANDY Y. KIM JEONG HO Deceased. TO ALL PERSONS HAVING CLAIMS RANDY H. KIM OR DEMANDS AGAINST THE

SECOND INSERTION

You are hereby notified that an Order of Summary Administration has been entered in the estate of JEONG O HO a/k/a JEONG OK HO a/k/a JEONG HO, deceased, File Number 24-010085-ES, by the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

IN RE: ESTATE OF MARK RUSSELL SINEX

Deceased. The administration of the estate of MARK RUSSELL SINEX, deceased,

whose date of death was October 7,

2024, is pending in the Circuit Court for PINELLAS County, Florida, Pro-

bate Division, the address of which is

315 Court Street, Clearwater, Florida

33756. The names and addresses of the personal representative and the per-

sonal representative's attorney are set

All creditors of the decedent and oth-

er 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

The personal representative has no

duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

NOTICE TO CREDITORS

IN THE CIRCUIT COURT

FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

Case No. 24-010536-ES

Section 3

IN RE: ESTATE OF

MERCEDES GARCIA

Deceased.

The administration of the estate of

Mercedes Garcia, deceased, whose date

of death was November 12, 2023, is

pending in the Circuit Court for Pinellas County, Florida, Probate Division,

the address of which is 315 Court Street,

Rm 106, Clearwater, FL 33756 Attn: Probate Division. The names and ad-

dresses of the personal representative

and the personal representative's attor-

All creditors of the decedent and oth-

er 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

The personal representative has no

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228.

Florida Statutes, applies, or may apply,

OF THIS NOTICE ON THEM.

ney are set forth below.

OF THIS NOTICE ON THEM.

forth below.

File No. 24-011786-ES

ABOVE ESTATE:

FL 33756: that the decedent's date of death was November 24, 2023; that the total value of the estate is \$10.00 and that the names and addresses of those to whom it has been assigned by such

10216 Flagship Ave. Port Richey, FL 34668

NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims tration must file their claims with this court WITHIN THE TIME PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The personal representative has no duty to discover whether any property Uniform Disposition of Comunless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes.

The date of first publication of this Notice is January 17, 2025.

> Person Giving Notice: SANDY Y. KIM 3040 Eastland Blvd. G208

Clearwater, Florida 33761

Attorney for Person Giving Notice DONALD R. PEYTON

Attorney Florida Bar Number: 516619 7317 LITTLE ROAD NEW PORT RICHEY, FL 34654 Telephone: (727) 848-5997 Fax: (727) 848-4072 E-Mail: peytonlaw@yahoo.com Secondary E-Mail: peytonlaw2@gmail.com

January 17, 24, 2025 25-00294N

THE FIRST PUBLICATION OF THIS 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

DISCOVER WHETHER ANY PROP-CEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY FORM DISPOSITION OF COM-MUNITY PROPERTY RIGHTS AT

Personal Representative:

19 Picadilly Circle Marlton, New Jersey 08053 Attorney for Personal Representative: DAVID W. FOSTER, of FOSTER AND FOSTER ATTOR- $2111\ \mathrm{Dr}.$ Martin Luther King Jr.

St. Petersburg, Florida 33704 Telephone: (727) 822-2013 January 17, 24, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-007475-ES IN RE: ESTATE OF MARY N. SELLERS

a/k/a MARY SELLERS, Deceased.

Mary N. Sellers a/k/a Mary D. Sellers a/k/a Mary Sellers, deceased, whose date of death was May 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

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 AF-TER THE DATE OF SERVICE OF A

and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITH-IN 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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

tor 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

The date of first publication of this

Johnnie C. Sellers Jr. a/k/a Johnnie Sellers 2259 Ranchette Lane Dunedin, Florida 34698 Attorney for Personal Representative

c/o McLane McLane & McLane 275 N Clearwater-Largo Road Ashley.cribbis@atcauselaw.com Largo, FL 33770 January 17, 24, 2025 25-00226N

Attorney for Personal Representative: Sara Evelyn McLane 275 N. Clearwater-Largo Road Largo, FL 33770 (727) 584-2110 Florida Bar #0607551 SPN #00630887 E-mail: Mclane@mclane-law.com January 17, 24, 2025 25-00276

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY. FLORIDA PROBATE DIVISION File No. 24-011420-ES Division

IN RE: ESTATE OF **BEVERLY G. DERRY** Deceased.

The administration of the Estate of Beverly G. Derry, deceased, whose date of death was October 20, 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 WITH-IN 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 January 17, 2025.

> Personal Representative: Bill C. Whitmire 27 Freshwater Drive Palm Harbor, FL 34684

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 January 17, 24, 2025 25-00270N

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-010963-ES IN RE: ESTATE OF JANICE MARIE KOCH,

Deceased.The administration of the estate of JANICE MARIE KOCH, deceased, whose date of death was June 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.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES TION 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: January 17, 2025

DEBORAH MONROE Personal Representative 16609 Old Orchard Road

Lewes, Delaware 19958

Attorney for Personal Representative FBN#0443247 / SPN#00428701 REISCHMANN & REISCHMANN, PA 1101 Pasadena Avenue South, South Pasadena, FL 33707 Telephone: 727-345-0085

CHARLES E REISCHMANN

Fax: 727-344-3660 Email: Charles@Reischmannlaw.com Secondary Email: Dana@Reischmannlaw.com January 17, 24, 2025 25-00280N

File No. 24-010085-ES

Address 3040 Eastland Blvd. G208 Clearwater, FL 33761

ALL INTERESTED PERSONS ARE

or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Adminis-

creditor as specified under s. 732.2211,

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is January 17, 2025.

Personal Representative:
Connie Haney-Sinex

Attorney Florida Bar Number: 1028142

150 2nd Avenue North,

St. Petersburg, FL 33701

Fax: (727) 999-5111

Secondary E-Mail:

Florida Statutes.

NOTICE.

BARRED.

January 17, 24, 2025

Telephone: (727) 823-1400

THE DIAMOND LAW FIRM, P.A.

marguerite@diamondlawflorida.com

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 de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

/s/Pedro Garcia

Pedro Garcia

10 Bird Hill Road

Tomkins Cove, New York 10986

Attorney for Personal Representative:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is January 17, 2025.

/s/ Spiro J. Verras

Verras Law, P.A.

Spiro J. Verras, Esq.

Fax: (888) 908-5750

contact@verras-law.com

January 17, 24, 2025

Secondary Email:

Florida Bar Number: 479240

Palm Harbor, Florida 34684

Telephone: (727) 493-2900

Email: spiro@verras-law.com

31640 US Highway 19 N, Suite 4

NOTWITHSTANDING THE TIME

25-00227N

monroe@diamondlaw florida.com

Marguerite Mills

Suite 570

E-Mail:

SECOND INSERTION

6181 Bahia Del Mar #212 St. Petersburg, Florida 33715 Attorney for Personal Representative:

Florida Statutes.

NOTICE.

NOTWITHSTANDING

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

SECOND INSERTION

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

UCN: 522024CP011563XXESPR FILE NO: 24-011563-ES IN RE: ESTATE OF JOAN D. COSTELLO,

Deceased.The administration of the estate of JOAN D. COSTELLO, Deceased, whose date of death was October 29, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 24-011563-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 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

DATE OF DEATH IS BARRED.

A PERSONAL REPRESENTATIVE

OR CURATOR HAS NO DUTY TO ERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DE-TO WHICH THE FLORIDA UNI-DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DE-MAND IS MADE BY A CREDITOR AS

SPECIFIED UNDER S. 732.2211. THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: January 17, 2025

LAWRENCE G. COSTELLO

Street North

25-00286N

SECOND INSERTION

a/k/a MARY D. SELLERS

ninistration of the

set forth below. COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent

BARRED.

DATE OF DEATH IS BARRED. A Personal Representative or

specified under Section 732.2211.

Notice is January 17, 2025. Personal Representative:

Ashly Mae Guernacccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail:

How much do legal notices cost?

25-00239N

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 23-008653-CO TARPON COVE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs.

JANIE VENTO, ET AL., Defendants.

Notice is hereby given that pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, I will sell the property situated in Pinellas County, Florida and the foreclosure sale will be conducted online at www. pinellas.realforeclose.com and is described as:

Unit 21, Building C, TARPON COVE, a condominium according to the Declaration of Condominium recorded in Official Records Book 5153, page 1813, as amended, and as per plat thereof recorded in Condominium Book 48, page 14, Public Records of Pinellas County, Florida. Commonly referred to as: 1802

Mariner Drive Unit #21, Tarpon Springs, Florida 34689. at public sale, to the highest bidder for cash at 10 a.m., on the 6th day of February, 2025. DATED this 13th day of January, 2025.

"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"

STOCKHAM LAW GROUP, P.A. /s/ George D. Root, III Florida Bar #0078401 109 S Edison Avenue Tampa, Florida 33606 E-Mail:

groot@stockhamlawgroup.com P:(813) 867-4455 / F: (813) 867-4454 Attorney for Plaintiff, TARPON COVE January 17, 24, 2025 25-00274N

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

JUVENILE DIVISION 22-00333DP-2 FSFN: 102840593

In the Interest of: E.M., DOB: 08/09/2022 PID 311972805 A Child.

TO: Alexis Maniatakos 1513 Linwood Dr Clearwater FL 33755

You are hereby notified that a Petition under oath has been filed in the above-styled Court for the termination of your parental rights of E.M., a female child, born on 08/09/2022, in Pinellas County, Florida, to the mother, Alexis Maniatakos, and commitment of this child to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Kimberly Campbell, Judge of the Circuit Court, at the Pinellas County Justice Center, 14250 49th Street North, Annex Courtroom C, Clearwater, Pinellas County, Florida, 33762, on February 25, 2025, at 10:00 a.m.

FAILURE TO PERSONALLY AP-PEAR AT THIS ADVISORY HEAR-ING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD, IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO THIS CHILD NAMED IN THE PETITION.

SECOND INSERTION AN ATTORNEY CANNOT APPEAR

FOR YOU. YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

PURSUANT TO SECTIONS 39.802(4)(d) AND 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACE-MENT WITH AN ADOPTION EN-TITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

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

Witnessed my hand and seal of this Court at Clearwater, Pinellas County, Florida on this 10 day of January, 2025. CLERK OF COURT /S/ ASHLEY QUIVER

DEPUTY CLERK BRUCE BARTLETT, State Attorney Sixth Judicial Circuit of Florida P.O. Box 17500 Clearwater, Florida 33762

727-464-6221 AC|1220gn31 Jan. 17, 24, 31; Feb. 7, 2025

25-00261N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVI-SION

CASE NO. 22-002528-CI NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,

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 February 06, 2025, the following described property as set forth in said Final Judgment, to wit:

THAT CERTAIN CONDO-MIN-IUM PARCEL COMPOSED OF APARTMENT NO. 63, WING "A" NORTHWEST, BUILDING B-24, AND AN UNDIVIDED INTEREST OR SHARE IN THE COMMOM ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH, AND SUBJECT TO THE COV-ENANTS, CONDITIONS, RE-STRICTIONS, EASE-MENTS, TERMS AND OTHER PROVI-SIONS OF THE DECLARA-TION 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 PINELLAS COUNTY, FLORIDA.

Property Address: 2429 ECUA-DORIAN WAY APT 63, CLEAR-WATER, 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

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 14 day of January, 2025. 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 - MiM January 17, 24, 2025 25-00282N

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE

STATE OF FLORIDA IN AND FOR PINELLAS COUNTY JUVENILE DIVISION 22-00333DP-2

FSFN: 102840593 In the Interest of: E.M., DOB: 08/09/2022

A Child. TO: Michael J. Thompson

PID 311972805

You are hereby notified that a Petition under oath has been filed in the above-styled Court for the termination of your parental rights of E.M., a female child, born on 08/09/2022, in Pinellas County, Florida, to the mother, Alexis Maniatakos, and commitment of this child to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Kimberly Campbell, Judge of the Circuit Court, at the Pinellas County Justice Center, 14250 49th Street North, Annex Courtroom C, Clearwater, Pinellas County, Florida, 33762, on February 25, 2025, at 10:00

FAILURE TO PERSONALLY AP-PEAR AT THIS ADVISORY HEAR-ING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO THIS CHILD NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND

FOR PINELLAS COUNTY,

FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 17-005354-CI

ASSOCIATION, AS TRUSTEE, FOR

THE C-BASS MORTGAGE LOAN

ASSET-BACKED CERTIFICATES,

SECURE RETIREMENT GROUP,

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure

dated January 13, 2025, and entered

in 17-005354-CI of the Circuit Court of the SIXTH Judicial Circuit

in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR

THE C-BASS MORTGAGE LOAN

ASSET-BACKED CERTIFICATES, SERIES 2006-CB5 is the Plaintiff and

SECURE RETIREMENT GROUP,

LLC; VIZCAYA HOMEOWNERS' ASSOCIATION, INC.; CNF

FINANCIAL; PINELLAS COUNTY, FLORIDA; BLACKWATER FEDERAL

INVESTMENTS, LLC AS TRUSTEE

UNDER A TRUST AGREEMENT AND KNOWN AS TRUST NO. 2921

DATED JUNE 28TH, 2013 are the

Defendant(s). Ken Burke as the Clerk

of the Circuit Court will sell to the

highest and best bidder for cash at

10:00 AM, on February 19, 2025, the

following described property as set

LOT 7, IN BLOCK 1, VIZCAYA,

ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 97, AT PAGE 67, OF

THE PUBLIC RECORDS OF PI-

NELLAS COUNTY, FLORIDA.

Property Address: 2921 LA CON-

forth in said Final Judgment, to wit:

www.pinellas.realforeclose.com,

U.S. BANK NATIONAL

SERIES 2006-CB5,

Plaintiff, vs.

Defendant(s)

FOR YOU. YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

PURSUANT TO SECTIONS 39.802(4)(d) AND 63.082(6)(g), FLORIDA STATUTES, YOU ARE HEREBY INFORMED OF THE AVAILABILITY OF PRIVATE PLACE-MENT WITH AN ADOPTION EN-TITY, AS DEFINED IN SECTION 63.032(3), FLORIDA STATUTES.

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

Witnessed my hand and seal of this Court at Clearwater, Pinellas County, Florida on this 10 day of January, 2025. CLERK OF COURT /S/ ASHLEY QUIVER

DEPUTY CLERK BRUCE BARTLETT, State Attorney Sixth Judicial Circuit of Florida P.O. Box 17500 Clearwater, Florida 33762 727-464-6221 AC|1220gn33

CHA DR, CLEARWATER, FL

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

IMPORTANT

AMERICANS WITH DISABILITIES

ACT: If you are a person with a disabil-

ity 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

Dated this 14 day of January, 2025.

transportation services.

SCHNEID, CRANE &

Attorney for Plaintiff

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Bv: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

January 17, 24, 2025

20-014211 - NaC

Service Email: flmail@raslg.com

6409 Congress Ave.,

Suite 100

PARTNERS, PLLC

ROBERTSON, ANSCHUTZ,

Jan. 17, 24, 31; Feb. 7, 2025

SECOND INSERTION

33762

45.031.

25-00260N

SECOND INSERTION

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

CASE NO.: 24-003029-CI NEXBANK Plaintiff(s), vs. TINA LE; et al.,

Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on December 20, 2024 in the above-captioned action, the $\,$ Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www. pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of February, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 66, MARTIN TERRACE-1ST ADDITION, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED IN PLATBOOK 58, PAGE 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORI-DA.

Property address: 11809 129th Avenue, Largo, FL 33778 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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

AMERICANS WITH DISABILI-TIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE HUMAN RIGHTS OFFICE. $400~\mathrm{S}$. FT. HARRISON AVE., STE. $500~\mathrm{CLEARWATER}$, ${\rm FL}\,33756, (727)\,464\text{-}4062\,V/TDD;\,OR$ 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 REFORE THE SCHED-ULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANS-PORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES.

Respectfully submitted, Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.comAttorney for Plaintiff TDP File No. 24-005807-1 January 17, 24, 2025 25-00224N

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 24-001031-CI HOMEOWNERS ASSOCIATION OF HIGHLAND LAKES, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROLYN MURRAY, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 12, 2025, and entered in Case No. 24-001031-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein HOMEOWNERS ASSOCIATION OF HIGHLAND LAKES, INC. is Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES. ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROLYN MURRAY are Defendants, Ken Burke, Pinellas County Clerk of Court, will sell to the highest and best bidder for cash: www.pinellas.realforeclose.com, the Clerk's website for online auctions, at 10:00 AM, on the 12th day of February , 2025 the following described property as set forth in said Final

Unit 66-C, HIGHLAND LAKES CONDOMINIUM VI, according to the Plat thereof recorded in Condominium Plat Book 24. Pages 3-5, inclusive, and being

further described in that certain Declaration of Condominium recorded in Official Record Book 4514, Page 384, et. seq., Public Records of Pinellas County, Florida, together with an undivided interest or share in the common elements appurtenant thereto, and any amendments thereto.

A/K/A: 1339 Queen Anne Drive. No. C, Palm Harbor, FL 34684-2750

A PERSON CLAIMING AN INTER-EST 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 SIXTY (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. BECKER & POLIAKOFF, P.A.

Attorneys for Plaintiff 1 East Broward Blvd., Suite 1700 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com BY: Carolyn C. Meadows Florida Bar #92888 25888151v.1 H02949/417532 January 17, 24, 2025 25-00225N

--- PUBLIC SALES ---

25-00298N

25-00221N

SECOND INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Ex-

press, 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 02/05/2025 @ 11am EST

LFG Restaurant Group (Mike Gaspar) - Restaurant Supplies Stephen Alexander - Restaurant Supplies/Boxes John Dominguez - 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. 25-00217N January 17, 24, 2025

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ELIZABETH FITZGERALD, will, on January 29, 2025, at 10:00 a.m., at 1280 Lakeview Road, Lot #240, Clearwater, Pinellas County, Florida 33756; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1962 NEWM MOBILE HOME, VIN: 1302501, TITLE NO.: 0001424750 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#10108-1441) January 17, 24, 2025

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: 1016 N Belcher Rd Clearwater FL, 33765, 2/07/25 @ 1:30pm

Richard Brandon Mayorga Mary Mckinney Angela Burton Tamber Norton James McDaniel

Household Goods/Furniture Household Goods/ Furniture Household Goods/ Furniture Household Goods/ Furniture 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. January 17, 24, 2025

SECOND INSERTION

NOTICE OF PUBLIC SALE

xtra 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

Victoria Collier Household Goods/Furniture, TV, Boxes Meghan Edwards Household Items, Totes, Boxes, Bags Sherri Barros Household Items, TV, Clothes

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. January 17, 24, 2025

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No. 24-011239-ES

IN RE: ESTATE OF CAROL JEANNE REYNOLDS Deceased.

The administration of the estate of Carol Jeanne Reynolds, deceased, whose date of death was September 1, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Rm 106, Clearwater, FL 33756 Attn: Probate Division. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 January 17, 2025.

Personal Representative: /s/Richard S. Reynolds Richard S. Reynolds 2535 Newbern Drive Clearwater, Florida 33761

Attorney for Personal Representative: /s/Spiro J. Verras Spiro J. Verras, Esq. Florida Bar Number: 479240 Verras Law, P.A. 31640 US Highway 19 N, Palm Harbor, Florida 34684 Telephone: (727) 493-2900 Fax: (888) 908-5750 Email: spiro@verras-law.com Secondary Email: contact@verras-law.com January 17, 24, 2025 25-00236N

--- ACTIONS / SALES ---

SECOND INSERTION

PINELLAS COUNTY

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

CASE NO: 24-3392-CO THE CLUB AT FEATHER SOUND CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, vs. ESTATE OF ALEXANDER M. VEGAS, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION.

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 516, THE CLUB AT FEATHER SOUND CONDO-MINIUM TOGETHER WITH UNDIVIDED INTER-EST IN THE COMMON EL-EMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 14494, PAGE 2117, AND ANY AMENDMENTS THERETO, OF THE PUBIC RECORDS OF PINELLAS COUNTY, FLORI-DA. WITH THE FOLLOWING STREET ADDRESS: 1967 COR-

MORANT CT. #516, CLEAR-WATER, FL 33762.

at public sale, to the highest and best bidder, for cash, at www.pinellas. realforeclose.com, at 10:00 A.M. on February 20, 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, vou 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- $\mathrm{ter}, \mathrm{FL}\,33756, (727)\,464\text{-}4062\,(\mathrm{V/TDD})$ 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 14th day of January, 2025. KEN BURKE

CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698

Telephone: (727) 738-1100 January 17, 24, 2025 25-00278N

NOTICE OF FORECLOSURE SALE ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE No. 22-004342-CI

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs.

PETRA GARMATZ-BELLIO, et. al., **Defendants.**NOTICE IS HEREBY GIVEN pursuant

to an Order or Final Judgment entered in Case No. 22-004342-CI of the Circuit Court of the 6TH Judicial Circuit in and for PINELLAS County, Florida, wherein, CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, and, PETRA GARMATZ-BELLIO, et. al., are Defendants, Clerk of the Court. Ken Burke, will sell to the highest bidder for cash at, WWW. PINELLAS.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 20th day of February, 2025, the following described property: THE SOUTH 24.56' OF THE

NORTH 49.12' OF THE SOUTH 98.25' OF LOT 5, THE VILLAS OF FOREST LAKES, AS RE-CORDED IN PLAT BOOK 84, PAGES 36 - 39, PUBLIC RE-CORDS OF PINELLAS COUN-TY, 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. 45.032.

IMPORTANT AMERICANS WITH DISABILITIES By:Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.1518 / JSchwartz Bidder #10250

Karissa.Chin-Duncan@gmlaw.com

Email 2: gmforeclosure@gmlaw.com

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 appearance,

or immediately upon receiving this noti-

fication 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 trans-

portation to court should contact their

local public transportation providers for

information regarding transportation

GREENSPOON MARDER LLP

100 WEST CYPRESS CREEK ROAD

FORT LAUDERDALE, FL 33309

Telephone: (954) 343 6273 Hearing Line: (888) 491-1120

Facsimile: (954) 343 6982

TRADE CENTRE SOUTH,

DATED this 10th day of January,

January 17, 24, 2025 25-00267N

SECOND INSERTION

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

CASE NO. 24-011908-ES IN RE: THE ESTATE OF FRANK TIBOR MARGITTAI, a/k/a FERENC TIBOR MARGITTAI, Deceased

The administration of the estate of FRANK TIBOR MARGITTAI, a/k/a FERENC TIBOR MARGITTAI, deceased, whose date of death was November 4, 2024, File Number 24-011908-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 24-011965-ES

IN RE: ESTATE OF

ROY RANDOLPH BLOOMQUIST,

A/K/A ROY R. BLOOMQUIST,

A/K/A ROY BLOOMQUIST

Deceased.

The administration of the estate of ROY

RANDOLPH BLOOMQUIST, a/k/a

ROY R. BLOOMQUIST, a/k/a ROY

BLOOMQUIST, deceased, whose date of death was August 15, 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

All creditors of the decedent and oth-

er 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

The personal representative has no

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

OF THIS NOTICE ON THEM.

set forth below.

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 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of the first publication of this Notice is January 17, 2025.

Kathryn Margittai Personal Representative 1790 62nd Avenue S. St. Petersburg, FL 33712 ROBERT C. THOMPSON, JR.,

Esquire FBN #390089 SPN #02528094 rt@thompsonfernald.com THOMPSON & FERNALD, P.A. 611 Druid Road East, Suite 705

Clearwater, Florida 33756 Tel: (727) 447-2290 Fax: (727) 443-1424 Attorney for Personal Representative January 17, 24, 2025 25-00272N

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY. FLORIDA CASE NO.: 24-004510-CI

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY, AS OWNER TRUSTEE OF THE, RESIDENTIAL CREDIT OPPORTUNITIES TRUST II, Plaintiff, v.

PETERSBURG TWO LLC; ET AL, Defendant(s).

To the following Defendant(s): LLOYD EGBERT FORREST (Last Known Address: 15611 NE 15TH AVE, NORTH MIAMI BEACH, FL 33162)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following

described property: LOT 9 AND THE WEST 10 FEET OF LOT 10, BLOCK 7, BOARD-MAN & GOETZ SUB. AT DA-VISTA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RE-CORDS OF PINELLAS COUNTY, FLORIDA.

PROPERTY ADDRESS: 7113 6TH AVENUE NORTH, SAINT PETERSBURG, FL 33710

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berg-

SECOND INSERTION er LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 on or before, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

"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- $\mathrm{ter}, \mathrm{FL}\,33756, (727)\,464\text{-}4062\,(\mathrm{V/TDD})$ 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 this 10 day of Jan, 2025.

KEN BURKE, CPA As Clerk of the Court By /s/ Thomas Smith As Deputy Clerk

Ghidotti| Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 Jan. 17, 24, 31; Feb. 7, 2025

25-00268N

SECOND INSERTION

2025.

SUITE 700

Email 1:

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA

COUNTY DIVISION Case No.: 2024-CO-000261 THE GARDENS OF FOREST LAKES CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs.

JANNA PERRY, UNKNOWN SPOUSE OF JANNA PERRY, and UNKNOWN TENANT(S) Defendants.

Notice is hereby given, that pursuant to the Final Judgment entered in this cause in the County Court for Pinellas County, I, Ken Burke, County Clerk, will sell the property situated in Pinel-las County, Florida, described as:

That certain Condominium Parcel composed of Unit Number B, Building 1, and an undivided share in the common elements appurtenant thereto, in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of that certain Declaration of Condominium of THE GARDENS OF FOREST LAKES, A CONDONINIUM, as recorded in Official Records Book 6084, Pages 683-732, and the plat thereof, as recorded in Condominium Plat Book 87, Pages 41-48, both of the Public Records of Pinellas county, Florida.

Property Address: 125 Camphor

Circle, Unit 125B, Oldsmar, FL 34677

together with any and all buildings and improvements located on said property, at public sale, to the highest and best bidder, for cash, online at 10:00A.M. on the 27th day of February, 2025, at www.pinellas.realforeclose.com

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of this lis pendens must file a claim within 60 days after the sale. "If you are a person with a disability

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

PILKA ADAMS & REED, P.A. Daniel F. Pilka, Florida Bar No. 442021 330 Pauls Drive, Suite 100 Brandon, FL 33511 Telephone: (813) 653-3800 Fax: (813) 651-0710 Attorneys for Plaintiff

Email: dpilka@pilka.com eservice@pilka.com January 17, 24, 2025

25-00241N

SECOND INSERTION

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

CASE NO.: 16-002515-CI U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-CABANA SERIES IV TRUST, Plaintiff, v.

ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST VINCENT MICHAEL CASTELLUCIO A/K/A VINCENT CASTELLUCIO, DECEASED: ET AL,

Defendant(s).

To the following Defendant(s): RONNA KIMBERLEE CASTELLUCIO

(Last Known Address: 5903 Bimini Way N, Saint Petersburg, FL 33706) YOU ARE NOTIFIED that an action

to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 6, LESS: POINT OF BEGIN-NING AT THE MOST SOUTH-ERLY CORNER OF LOT 6, RUN NORTH 56° 53' EAST 23.5 FEET; RUN THENCE NORTH-WESTERLY TO THE MOST WESTERLY CORNER OF LOT 6; RUN THENCE SOUTH 8 07" EAST 82.37 FEET TO THE POINT OF BEGINNING; AND THAT PART OF LOT 7, DESCRIBED AS: FROM THE NORTHWESTERLY CORNER OF LOT 7, RUN SOUTH 15° 53` WEST, 50.33 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 7, RUN THENCE NORTH 56° 53' EAST TO A POINT IN THE EASTERLY LINE OF LOT 7; RUN THENCE NORTH 3° 07 WEST TO THE NORTHEAST CORNER OF LOT

7; RUN THENCE SOUTH 56° 53 ` WEST, 80 FEET TO THE POINT OF BEGINNING. ALL BEING IN BAHIA SHORES FIRST AD-DITION, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 36, PAGE 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY. PROPERTY ADDRESS: 5903 BI-

MINI WAY N. SAINT PETERS-BURG, FL 33706

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

This notice is provided pursuant to Administrative Order No. 2010-08

demanded in the complaint.

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

impaired, call 711." WITNESS my hand and the seal of this Court this 10th day of Jan, 2025. KEN BURKE, CPA

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

Ghidotti| Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 January 17, 24, 2025 25-00269N

PUBLISH YOUR LEGAL NOTICE legal@businessobserverfl.com

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION:

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

IN FLORIDA STATUTES SEC-

DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 17, 2025.

Personal Representative: WINIFRED BLOOMQUIST 4593 Clearwater Harbor Dr. N.

MICHAEL D. CAVONIS Florida Bar Number: 1038725 DELOACH, HOFSTRA & CAVONIS, P.A. 8640 Seminole Blvd., Seminole, FL 33772 Tele: (727) 397-5571 Fax: (727) 393-5418 $\hbox{E-Mail: mcavon is @dhclaw.com}$ Secondary E-Mail: bking@dhclaw.com January 17, 24, 2025

SECOND INSERTION 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 THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

Largo, Florida 33770 Attorney for Personal Representative:

CASE NO.: 24002412CI UNITED WHOLESALE MORTGAGE, LLC., Plaintiff, vs. PATRICK K. GRIFFIS A/K/A PATRICK KEVIN GRIFFIS; BAYOU HIGHLAND NEIGHBORHOOD ASSOCIATION, INC.; UNITED STATES
OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; TISHARA C. GRIFFIS A/K/A TISHARA CARLSON GRIFFIS: UNKNOWN SPOUSE OF PATRICK K. GRIFFIS A/K/A PATRICK KEVIN GRIFFIS: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY.

Defendants NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BÜRKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pinellas. realforeclose.com at, 10:00 AM on the 05 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 19, LESS THE WEST 10 FEET THEREOF, ALL OF LOT 20, BLOCK 1, BAYOU HEIGHTS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 45, OF THE PUBLIC RECORDS OF PINEL-LAS COUNTY, FLORIDA.

PROPERTY ADDRESS: 521 51ST AVE S, SAINT PETERSBURG, FL

IF YOU ARE A PERSON CLAIM-

SECOND INSERTION ING A RIGHT TO FUNDS RE-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 UN-CLAIMED, 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 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 07 day of January 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com

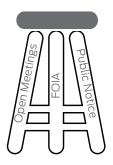
24-00148 -Provide Bidder Number: 11951 January 17, 24, 2025



Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency







VS



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Summaries

☐ Government Meetings and Hearings





Creation of Special Tax Districts



School District Reports



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Unclaimed Property,

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Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



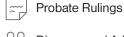
Government Property Sales

Permit and License **Applications**

Mortgage Foreclosures



Name Changes



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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 highspeed 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.



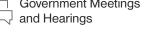


ypes Of Public Notices

Citizen Participation Notices

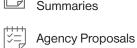
☐ Government Meetings and Hearings

Land and Water Use



Meeting Minutes or

Creation of Special



Tax Districts School District Reports



Zoning, Annexation and Land Use Changes

Commercial Notices Unclaimed Property,

Unclaimed Property,
Banks or Governments

Delinquent Tax Lists, Tax Deed Sales

> **Government Property** Sales

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