

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

NOTICE OF PUBLIC SALE
9525 BVA LLC 9525 ULMERTON RD, LARGO, FL 33771. WILL SALE PERSONAL PROPERTY PER F.S. 83.805. ON 03/15/25 AT 10:00 AM. THE TENANT'S NAME IS JOEL NEWTON PACE UNIT#LOT THE DESCRIPTION OF PERSONAL PROPERTY IS A 2015 CHEV/1500 VIN#1GNSCKKC6FR210259
February 28, 2025 25-00830N

FICTITIOUS NAME NOTICE
Notice is hereby given that My Marketing Department, Inc., desiring to engage in business under the fictitious name of Gulf Of America Life located at 11125 Park Blvd, #104-124, Seminole, FL 33772, intends to register the said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
February 28, 2025 25-00800N

FICTITIOUS NAME NOTICE
Notice is hereby given that NORMAN BODEWIG, OWNER, desiring to engage in business under the fictitious name of ACCU-RATE HOME INSPECTIONS located at 2822 54TH AVE S#226, ST. PETERSBURG, FLORIDA 33712 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
February 28, 2025 25-00821N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Jacob Maher will engage in business under the fictitious name SMASH BOSS, with a physical address 920 PINELLAS ST CLEARWATER, FL 33756, with a mailing address 920 PINELLAS ST CLEARWATER, FL 33756, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
February 28, 2025 25-00791N

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 MIAMISTAIRS 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 19th day of February, 2025.
Vitru Mittal Inc.
Ruufat Chalmiev
February 28, 2025 25-00792N

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 Unconventional Ventures 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 19th day of February, 2025.
Aaron Chavez
February 28, 2025 25-00793N

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of Brent Austin Williamson will on the 14th day of March 2025 at 10:00 a.m., on property at 5860 150th Avenue N, Lot C, Clearwater, Pinellas County, Florida 33760, in Sun Terrace Mobile Home Park be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1998 JAYC Travel Trailer
VIN No.: 1UJBJ02MXW51G0190
Title No.: 116366864
And All Other Personal Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
Feb. 28; Mar. 7, 2025 25-00803N

FIRST INSERTION
NOTICE
Effective March 3, 2025, Tariq Kutob, MD, will transfer from Optum - Main Street to Optum - Pinellas Park.
Patients of Dr. Tariq Kutob may continue care at Optum - Main Street.
Patients can obtain copies of their medical records at:
Optum - Main Street
1551 Main Street
Dunedin, FL 34698
Phone: 1-727-733-5100
Feb. 28; Mar. 7, 14, 21, 2025 25-00808N

NOTICE OF SALE
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999
Sale Date March 21st, 2025 @ 10:00 AM at each individual repair facility.
40480 2015 Subaru VIN#: 4S4BSBDC1F3262311 Repair Facility: Subaru of Port Richey 11613 US Hwy 19 Port Richey 727-862-9044 Lien Amt \$7,452.92
February 28, 2025 25-00794N

NOTICE
Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to collocate wireless communications antennas at a top height of 38 feet on a 32-foot metal pole communications structure at the approx. vicinity of 7791 Blind Pass Road, St. Pete Beach, Pinellas County, FL 33706. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Laura Elston, Lelston@trileaf.com, 1395 South Marietta Parkway, Building 400, Suite 209, Marietta, GA 30067, 678-653-8673.
February 28, 2025 25-00831N

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 PINCHA A PENNY located at 3930 TAMPA RD in the City of OLSMAR, Pinellas County, FL 34677 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 25th day of February, 2025.
AQUA ELITE WATERSCAPES INC.
February 28, 2025 25-00846N

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 JAM Photo Booth located at 7901 4th Street N in the City of Saint Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 22nd day of February, 2025.
JAM Productions & Design LLC
February 28, 2025 25-00820N

FIRST 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
March 21st 2025 at 12:30 pm
Cindy Gold...furniture, boxes, personal 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 property.
February 28; March 7, 2025 25-00822N

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: 404 Seminole Blvd, Largo, FL 33770 3/21/2025 at 11:00AM
Kathleen Deane Household Goods
Nathanael De La Cruz Household Goods
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 28; March 7, 2025 25-00839N

FIRST INSERTION
Pinellas County Sheriff's Office Property & Evidence Unclaimed Abandoned or Lost Property, Unclaimed Evidence
Pursuant to State Statute 705, any unclaimed abandoned or lost property, or unclaimed evidence stored by the Pinellas County Sheriff's Office, may be destroyed, retained for agency use, donated to a charitable organization, surrendered to the finder, sold at public auction, or traded to another government unit.
Types of property received between 1/1/2025-1/31/2025:
BB GUN, BICYCLE, BRACELET, CELLULAR PHONE, CELLULAR PHONE ACCESSORY, COMPUTER EQUIPMENT, EARRINGS, ELECTRIC BICYCLE/SCOOTER/OTHER, ELECTRONIC DEVICE, GUN, GUN AMMO, GUN CLIP/SPEED LOADER, HOUSEHOLD FURNITURE/GOODS, IPAD, JEWELRY (OTHER), KEY, KNIFE/SWORD, NECKLACE, PURSE/POUCH/PACK, RING, TOY, US CURRENCY, WATCH, SPORTS EQUIPMENT, COMIC BOOKS
The Pinellas County Sheriff's Office uses the services of PropertyRoom.com Auction Company. Please contact them for further information regarding time of any sale or the viewing of any property.
Visit Property Room.com at http://www.propertyroom.com/
Feb. 28; Mar. 7, 2025 25-00847N

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. #B022 - Douglas G Betts, #E026 - Mauricio Torres, #E045 - Jose Matias, #E099 - Gary Laughton, #F040 - Daniele Schall
The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Monday, March 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.
Feb. 28; Mar. 7, 2025 25-00810N

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: 9125 Ulmertown Rd Largo, FL 33771 3/19/2025 at 12:30pm
Sean Akers Household Goods, Tools, Sporting Goods
Robert Turner 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.
February 28; March 7, 2025 25-00835N

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:
13100 66th Street N Largo FL 33773, 3/20/2025 at 12:00pm
Matthew Balliet Household Goods
Chaz R Burney Household Goods
Heather L Graves Household Goods
AJA Jenkins Household Goods
Raven Daye Household Goods
Jackson Bullock Household Goods

FIRST INSERTION
NOTICE OF PUBLIC SALE
TROPICANA MINI STORAGE - CLEARWATER, located at **29712 US Hwy 19 N, Clearwater, FL 33761**, gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien. #0644 - Kimberly Stropagel
The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Monday, March 10th, 2025 @ 11:00AM**. Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Clearwater may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Feb. 28; Mar. 7, 2025 25-00809N

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:
1675 Starkey Road, Largo, FL 33771 3.21.2025 at 1:00pm
Tammy Spanos Pet Carrier, Box Spring, Computer Monitor, Holiday Decor
Michael Razor Computer/Monitor
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.
February 28; March 7, 2025 25-00823N

FIRST 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 March 21st, 2025, at 10:30AM
George Doller Hshld Gds/Furn
Antonio Garnsey q-mattress, boxes, massage table, hand tools
Diana Sassano Box of Clothes
Loni Chappell Hshld Gds/Furn
Phil Rechnitzer Hshld Gds/Furn, TV/Stereo Equip, Tools/Applines, Sprng Gds, Boxes
Michelle Smith Hshld Gds/Furn

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:
18524 US Hwy 19 N Clearwater, FL 33764 on 03/20/2025 @11:00 AM
Jermaine Clark Furniture, Personal 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.
Feb. 28; Mar. 7, 2025 25-00804N

FIRST 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 March 20, 2025, at 10:30am.
Omar Rapheal Davis "dirt bike, rims, 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.
February 28; March 7, 2025 25-00824N

FIRST INSERTION
NOTICE OF PUBLIC SALE
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 may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 28; March 7, 2025 25-00836N

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: 2180 Drew St. Clearwater, FL 33765 3/21/2025 at 11 A.M.
Tenant Name General Description of Property
Derek Jenkins Household Goods/Furniture
Tina Berrien Household Goods/Furniture, Tools/Appliances
Patrice Gulley Household Goods/Furniture

FIRST 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, 3/21/25 @ 1:30pm
William Stevenson Household Goods/ Furniture
Miryeli Santiago Household Goods/ Furniture
Donald Jensen Household Goods/ Furniture

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 indicated:
111 North Myrtle Ave. Clearwater, FL 33755, March 21st, 2025 @12:00 p.m.
Nicole Petri- Bed, chair, couch, Mattress, end tables, coffee table, stereo, bags, boxes, wall art, lamps, shelves, fireplace, hamper, decor
Nicholas Bollier- Monitor, boxes, hand tools, power tools, tool box, guitar, violin, adult magazines, electronics, motorcycle parts, amplifier, gas cans, skateboard, beach umbrella, saw blade, battery charger, ladder, Xmas decor
Amy Myers- Microwave, stereo, bags, clothes, shoes, totes, wall art, shelves, old fashioned radio, fan, car seat, baby clothes

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.
February 28; March 7, 2025 25-00795N

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.
February 28; March 7, 2025 25-00833N

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.
February 28; March 7, 2025 25-00825N

--- PUBLIC SALES ---

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 Mike Rossi Property Inspection located at 1101 Pineview Ave in the City of Clearwater, Pinellas County, FL 33756 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of February, 2025.
Michele Rossi
February 28, 2025 25-00819N

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 MR Parking, LLC located at 8200-113th Street, Suite 104 in the City of Seminole, Pinellas County, FL 33772 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of February, 2025.
SMARPP, LLC
Michael Rickard
February 28, 2025 25-00802N

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 Frank Cantone located at 12333 Enterprise Blvd, in the County of Pinellas, in the City of Largo, Florida 33773 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Largo, Florida, this 21st day of February, 2025.
Joseph Imperio
February 28, 2025 25-00817N

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 NEW CREATION LANDSCAPING located at 12250 145TH ST. in the City of LARGO, Pinellas County, FL 33774 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of February, 2025.
LORTIE INVESTMENTS 2 LLC
VERONIQUE CHARTRAND-LORTIE
February 28, 2025 25-00827N

NOTICE OF PUBLIC SALE

Coastal Towing Gives Notice of Foreclosure of Lien and Intent to Sell these Vehicles on the listed sale dates @ 9am at 2390 118th Ave N., St. Petersburg, FL 33716, Pursuant to Subsection 713.78 of the Florida Statutes. Coastal Towing Reserves the Right to Accept or Reject Any and/or All Bids.

AUCTION 3/15/2025
2021 CIMC 1RBR5305 TRAILER
VIN 527SR5324NL025376
February 28, 2025 25-00871N

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 AIRRC located at 500 S AUSTRALIAN AVE STE 600 PMB 1121 in the City of West Palm Beach, Pinellas County, FL 33401 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of February, 2025.
ARTIFICIAL INTELLIGENCE RIGHTS RESPONSIBILITIES COMMISSION INC
Alton Booth
February 28, 2025 25-00860N

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 Servants 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 25th day of February, 2025.
HANDS OF SERVANTS LLC
February 28, 2025 25-00858N

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 Mold and Restoration Experts located at 1211 Hamlet Ave Ste E in the City of Clearwater, Pinellas County, FL 33756 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of February, 2025.
Dynamite Demolition Service Inc
Frederick Paoloi
February 28, 2025 25-00862N

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 SAIA 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 24th day of February, 2025.
Strategic All-Source Intelligence Agency, LLC
February 28, 2025 25-00832N

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 Skynn Studio 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 25th day of February, 2025.
HER CLINIC LLC
February 28, 2025 25-00859N

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 MarineMax Marathon located at 501 Brooker Creek Blvd. in the City of Oldsmar, Pinellas County, FL 34677 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of February, 2025.
MarineMax East, Inc.
Michael H. McLamb
February 28, 2025 25-00863N

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 APOSTLE CORP A/C, HEATING & ELECTRIC located at 1669 S PRESCOTT AVE in the City of CLEARWATER, Pinellas County, FL 33756 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of February, 2025.
APOSTLE CORP.
February 28, 2025 25-00818N

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 Gulf Star Equestrian 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 25th day of February, 2025.
WILKS HORSE & HAY FARM LLC
February 28, 2025 25-00861N

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 The Irish Pub on 4th located at 9246 4th St N, in the County of Pinellas, in the City of Saint Petersburg, Florida 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Saint Petersburg, Florida, this 26th day of February, 2025.
COUNTY ANTRIM PUBS, INC.
February 28, 2025 25-00870N

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 Mythic Monsters 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 25th day of February, 2025.
Degen Matrix LLC
Leon Brown
February 28, 2025 25-00857N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-001258-ES
IN RE: ESTATE OF
KEITH EDWARD JESSUP,
Deceased.

The administration of the estate of KEITH EDWARD JESSUP, deceased, whose date of death was November 12, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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: February 28, 2025.
GARY JESSUP
Personal Representative
10603 Out Island Drive
Tampa, FL 33615
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivers@hnh-law.com
Feb. 28; Mar. 7, 2025 25-00866N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-001342-ES
IN RE: THE ESTATE OF
ANNA G. IUSPA,
Deceased

The administration of the estate of ANNA G. IUSPA, deceased, whose date of death was June 6, 2024, File Number 25-001342-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 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 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 NOTICE 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.

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 732.221, Florida Statutes.

The date of the first publication of this Notice is February 28, 2025.

Elisa Ballew
Personal Representative
2840 West Bay Drive, #343
Belleair Bluffs, FL 33770
ROBERT C. THOMPSON, JR.,
Esquire
FBN #390089 SPN #02528094
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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
Feb. 28; Mar. 7, 2025 25-00864N

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. 23-006508-CI

Wells Fargo Bank, N.A.,
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of Attila
Megyeri, Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-006508-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Attila Megyeri, Deceased; O.C.M., a minor child in the care of his mother and natural guardian, Beata Baranyay; G.P.M., a minor child in the care of his mother and natural guardian, Beata Baranyay; Phoenix Trust, Pasco Grand Corp, Trustee, as Trustee under the provisions of a land trust agreement dated the 20th day of January 2019, known as the "Phoenix Trust", u/d/t 01/20/2019; City of Clearwater, Florida are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 22nd day of April, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 9 AND 10, BLOCK F,
SUBURB BEAUTIFUL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 61, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
TAX ID: 14-29-15-85950-006-0090
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
Dated this 25th day of February, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By/s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 321106
File # 23-F00278
Feb. 28; Mar. 7, 2025 25-00868N

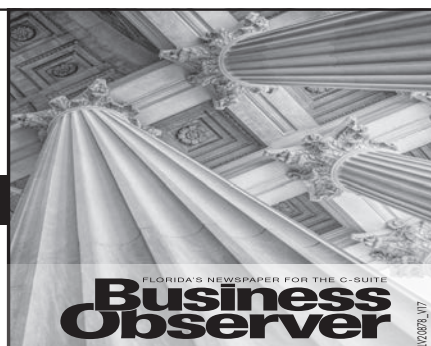
What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 24-011986-ES
IN RE: ESTATE OF
EVELYN MILDRED LEONHARDT,
Deceased.

The Administration of the ESTATE OF EVELYN MILDRED LEONHARDT, Deceased, whose date of death was November 24, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: 315 Court Street, Clearwater, FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STAT-

UTES, 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 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.

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 February 28, 2025

Personal Representative:
TRACIE J. LEONHARDT BEASLEY
2249 Riverside Dr. S,
Clearwater, FL 33764

Attorney for Personal Representative:
HAMDEN H. BASKIN, III, ESQUIRE
FBN 398896
BASKIN EISEL RIGHTMYER
Attorneys at Law
14020 Roosevelt Blvd., Suite 808
Clearwater, FL 33762

Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email:
hbaskin@baskineisel.com
Secondary Email:
glenda@baskineisel.com
Secondary Email:
eservice@baskineisel.com
Feb. 28; Mar. 7, 2025 25-00845N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-011359-ES
Division: Probate
IN RE: ESTATE OF
LESLIE JEAN FORTUNA
(A/K/A LESLIE J. FORTUNA
A/K/A LESLIE FORTUNA)
Deceased.

The administration of the estate of Leslie Jean Fortuna (a/k/a Leslie J. Fortuna a/k/a Leslie Fortuna), deceased, whose date of death was March 9, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:
Madeline Fortuna
12 Oak Avenue
Palm Harbor, Florida 34684

Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2364 Boy Scout Road, Suite 200
Clearwater, Florida 33763
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
AMullins@BellLawFirmFlorida.com
Feb. 28; Mar. 7, 2025 25-00783N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-010283-ES
Division: Probate
IN RE: ESTATE OF
AHMED ELSIUFI (A/K/A AHMED
YEHIM MOHAMMAD
FOUAD ELSIUFI)
Deceased.

The administration of the estate of Ahmed Elsiufi (a/k/a Ahmed Yehim Mohammad Fouad Elsiufi), deceased, whose date of death was October 19, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is February 28, 2025

Personal Representative:
Tanya Bell, Esq.
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688

Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
Felicia@BellLawFirmFlorida.com
Feb. 28; Mar. 7, 2025 25-00812N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000997-ES
IN RE: ESTATE OF
CAROL L. BROTZ,
Deceased.

The administration of the Estate of CAROL L. BROTZ, Deceased, whose date of death was September 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:
STEPHEN M. BROTZ
3972 Mimosa Place
Palm Harbor, FL 34685

Attorney for Personal Representative:
JEFFREY A. EISEL, ESQUIRE
FBN 92365
BASKIN EISEL RIGHTMYER,
Attorneys at Law
14020 Roosevelt Boulevard, 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
Feb. 28; Mar. 7, 2025 25-00856N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-011154-ES
IN RE: ESTATE OF
CHRISTOPHER LAWRENCE
BROWN, A/K/A CHRISTOPHER L.
BROWN, A/K/A CHRISTOPHER
BROWN
Deceased.

The administration of the estate of Christopher Lawrence Brown, a/k/a Christopher L. Brown, a/k/a Christopher Brown, deceased, whose date of death was July 17, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:
Christopher Papale
2555 Gomaz Way S
St. Petersburg, Florida 33712

Attorney for Personal Representative:
Charles D. Hinton, Esq. Attorney
Florida Bar Number: 09446680
DEANE & HINTON PA
1597 62nd Avenue North
SAINT PETERSBURG, FL 33702
Telephone: (727) 576-8811
E-Mail: charleshinton@yahoo.com
Feb. 28; Mar. 7, 2025 25-00806N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000939-ES
IN RE: ESTATE OF
JANET MARIE DIBBLE,
a/k/a JANET M. DIBBLE,
a/k/a JANET DIBBLE
Deceased.

The administration of the estate of JANET MARIE DIBBLE, a/k/a JANET M. DIBBLE, a/k/a JANET DIBBLE, deceased, whose date of death was December 8, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:
MICHAEL D. CAVONIS
8640 Seminole Boulevard
Seminole, Florida 33772

Attorney for Personal Representative:
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
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail: bkling@dhclaw.com
Feb. 28; Mar. 7, 2025 25-00828N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-000917-ES
IN RE: ESTATE OF
MOLLIE K. HOWELL a/k/a
MOLLIE KIRKLAND HOWELL,
Deceased.

The administration of the estate of MOLLIE K. HOWELL a/k/a MOLLIE KIRKLAND HOWELL, deceased, whose date of death was November 14, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File No. 25-000917-ES, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:
Lewis A. Howell
c/o Stacy Strohauser Son, Esquire
1150 Cleveland Street, Suite 300
Clearwater, FL 33755

Attorney for Personal Representative:
Stacy Strohauser Son, Esquire
STROHAUSER MANNION SON
1150 Cleveland Street, Suite 300
Clearwater, FL 33755
stacy@smslaw.net
Tel: 727-461-6100
Fax: 727-447-6899
FBN: 640891
Feb. 28; Mar. 7, 2025 25-00842N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000352
Division ES4
IN RE: ESTATE OF
CARL DAVID BIRD, Deceased.

The administration of the estate of CARL DAVID BIRD, deceased, whose date of death was October 18, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:
**MARGARETHA MAUD
HOFFMANN**
3195 Honeysuckle Road
Largo, Florida 33770

Attorney for Personal Representative:
ERICA K. SMITH ROODHOUSE
Attorney
Florida Bar Number: 42337
LEGACY PROTECTION
LAWYERS, LLP
100 Second Avenue South, Suite 900
St. Petersburg, FL 33701
Telephone: (727) 471-5868
E-Mail:
erica@legacyprotectionlawyers.com
Secondary E-Mail:
karen@legacyprotectionlawyers.com
Feb. 28; Mar. 7, 2025 25-00850N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-001233-ES
Division 003
IN RE: ESTATE OF
ROBERT G. LEBLANC
Deceased.

The administration of the estate of ROBERT LEBLANC, deceased, whose date of death was November 1, 2023, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:
RICHARD P. LEBLANC
65 Valley View Road
Waltham, Massachusetts 02452

Attorney for Personal Representative:
Neil R. Covert
Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail:
service@covertlaw.com
Feb. 28; Mar. 7, 2025 25-00853N

SAVE TIME

Email your Legal Notice
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Deadline Wednesday at noon
Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1V20906-1V33

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-001315-ES
Division PROBATE
IN RE: ESTATE OF
JAMES E. SCOTT, III
Deceased.

The administration of the estate of JAMES E. SCOTT, III, deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St. Rm. 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED, and a personal representative or curator has no duty to discover whether the Florida Uniform Disposition of Community Property Rights at Death Act applies to the subject property unless a timely written demand is made.

The date of first publication of this notice is February 28, 2025.

Personal Representative:**LINDA K. WALLS**1036 N Missouri Ave.
Clearwater FL 33755Attorney for Personal Representative:
THOMAS O. MICHAELS, ESQ.
tomlaw@tampabay.rr.com

Florida Bar No. 270830

Thomas O. Michaels, P.A.

1370 Pinehurst Rd.

Dunedin, FL 34698

Telephone: 727-733-8030

Feb. 28; Mar. 7, 2025 25-00851N

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN:522024CP000804XXESXX
File No. 24 - 804 ES 4
In Re: The Estate of
RICHARD FORD
A/K/A RICHARD T. FORD
A/K/A RICHARD THOMAS FORD,
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 PAMELA JOAN KEMPSKI, deceased, File Number 24-6542-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was October 23, 2023; that the approximate total value of the estate, including exempt property, is \$ 424,900.00 and that the names and addresses of those to whom it has been assigned by such order are:

MARANDA FORD

6500 Gulfport Blvd. S.,

St. Petersburg, FL 33707

RICHARD FORD II

6500 Gulfport Blvd. S.,

St. Petersburg, FL 33707

ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of

the estate of the decedent and persons

having claims or demands against the

estate of the decedent other than those

for whom provision for full payment

was made in the Order of Summary

Administration must file their claims

with this court WITHIN THE TIME

PERIODS SET FORTH IN FLORIDA

STATUTES SECTION 733.702. ALL

CLAIMS AND DEMANDS NOT SO

FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING ANY OTHER

APPLICABLE TIME PERIOD, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The

date of first publication of this Notice is

February 28, 2025.

Personal Giving Notice:**MARANDA FORD**

6500 Gulfport Blvd. S.,

St. Petersburg, FL 33707

Attorney for Person Giving Notice: Paul

J. Burns, Esq., FL Bar No. 968201.

SPN: 1517068. Address:12525 Wals-

ingham Road, Largo, FL 33774. Tele-

phone: (727) 595-4540. Email Address:

pburns20@tampabay.rr.com.

Feb. 28; Mar. 7, 2025 25-00785N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-008284-ES
IN RE: ESTATE OF
PATRICIA LEONA THOMAN,
Deceased.

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

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

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

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

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

The date of first publication of this notice is: February 28, 2025.

STEPHEN MATTHEWS

PSC 704 BOX 3508

APO AP 96338

Personal Representative

Justin J. Klatsky

Attorney for Personal Representative

Florida Bar No. 62500

Valrico Law Group

3626 Erindale Drive

Valrico, FL 33596

Telephone: (813) 661-5180

Email:

justin.klatsky@valricolawgroup.com

Secondary Email:

tara.morrow@valricolawgroup.com

Feb. 28; Mar. 7, 2025 25-00789N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
UCN 522025CP000245XXESXX
Ref No. 25-000245ES4
IN RE: ESTATE OF
SYLVIA F. HEINLE,
Deceased.

The administration of the estate of SYLVIA F. HEINLE, deceased, whose date of death was June 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Ref No. 25-000245-ES4, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is February 28, 2025.

Personal Representative:**DAVID K. EDWARDS**

5725 - 80th Street North, #410

St. Petersburg, Florida 33709

Attorney for Personal Representative:

THOMAS G. TRIPP

4930 Park Boulevard, Suite 12

Pinellas Park, FL 33781

Phone (727) 544-8819

Facsimile (727) 546-0529

Email: tom@tomtriplaw.com

FL Bar No. 0377597

Feb. 28; Mar. 7, 2025 25-00844N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-000578-ES
IN RE: ESTATE OF
MARTHA JEAN RUSSELL,
Deceased.

The administration of the estate of MARTHA JEAN RUSSELL, deceased, whose date of death was July 25, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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: February 28, 2025.

ELIZABETH A. PRANGE**Personal Representative**

7130 Park Drive

New Port Richey, FL 34652

JOHN F. FREEBORN, Esquire

Attorney for Personal Representative

FBN #0520403 SPN#1281225

FREEBORN & FREEBORN

360 Monroe Street

Dunedin, FL 34698

Telephone: (727) 733-1900

john@freebornlaw.com

Feb. 28; Mar. 7, 2025 25-00811N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-000577-ES
IN RE: ESTATE OF
LARRY TURZER,
Deceased.

The administration of the estate of LARRY TURZER, deceased, File Number 25-000577-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 name and address of the personal representative and the attorney for the personal representative 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 served within three months after the date of first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is February 28, 2025.

Personal Representative:**James Turzer**

151 Avenue B

Kings Park, NY 11754

Attorney for Personal Representative:

Anita M. Butler: FBN 0628980

Butler Law Group, P.A.

301 N. Belcher Rd.

Clearwater, FL 33765

Tel. (727) 724-0990

anitabutler1@gmail.com

Feb. 28; Mar. 7, 2025 25-00854N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN# 522025CP000613XXESPR
REF# 25-000613-ES
IN RE: ESTATE OF
JAY JEFFREY SWEENEY,
Deceased.

The administration of the estate of JAY JEFFREY SWEENEY, deceased, whose date of death was December 28, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this Notice is: February 28, 2025.

Personal Representative:**JAMES J. SWEENEY, III**

c/o Rooth and Rooth P.A.

7600 Seminole Blvd., Suite 102

Seminole, Florida 33772

Attorney for Personal Representative:

MARIE R. ZORRILLA, Attorney

ROOTH & ROOTH P.A.

7600 Seminole Blvd Suite 102

Seminole, FL 33772

Telephone: (727) 397-4768

Florida Bar No. 0118979

E-Mail: marie@roothlaw.com

E-Mail: melissa@roothlaw.com

Feb. 28; Mar. 7, 2025 25-00834N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE FILE NO. 25-1080-ES-04
IN RE: ESTATE OF
DENNIS WILLIAM WANSOR
a/k/a DENNIS W. WANSOR,
Deceased.

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

The administration of the estate of DENNIS WILLIAM WANSOR a/k/a DENNIS W. WANSOR, deceased, File Number 25-1080-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 names and addresses of the personal representative and the personal representative's attorney 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 served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is February 28, 2025.

PERSONAL REPRESENTATIVE:

LYNN A. WENTLAND

2180 WICKES ROAD

COLORADO SPRINGS, CO 80919

ATTORNEYS FOR PERSONAL

REPRESENTATIVE:

ASHLEY DREW GRAHAM,

ESQUIRE

ZACUR & GRAHAM, P.A.

5200 CENTRAL AVENUE

ST. PETERSBURG, FL 33707

(727) 328-1000 X 213

FBN 41100

EMAIL: ADGLAW@GMAIL.COM

Feb. 28; Mar. 7, 2025 25-00837N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522024CP011652XXESPR
REF NO: 24-011652-ES
IN RE: ESTATE OF
RONA SUE MISHKIN,
Deceased.

The administration of the Estate of RONA SUE MISHKIN, deceased, whose date of death was November 6, 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 Petitioner and the Petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is February 28, 2025.

Petitioner:**Randi Youngerman**

1145 3rd Avenue South

Tierra Verde, FL 33715

Attorney for Petitioner:

Katie Jackson

GROWNEY, MCKEOWN &

BARBER, P.A.

3116 66th Street North

St. Petersburg, Florida 33710

Telephone: (727) 384-3800

Fax: (727) 343-1685

Service E-Mail:

kjackson@barber-law.com

Florida Bar No.: 0100158

Feb. 28; Mar. 7, 2025 25-00807N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-000033-ES
IN RE: ESTATE OF
CHERYL A. SCHEFANO
Deceased.

The administration of the Estate of CHERYL A. SCHEFANO, deceased, who died on October 8, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is the Honorable Cynthia Joan Newton, 545 1st Avenue North, #402, St. Petersburg, Florida, 33701. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative
Richard Schefano

11206 Golden Ridge Drive
Seminole, Florida 33772

Attorney for the
Personal Representative
Aaron J. Bedy, Esq.
Bedy Law, PLLC

13043 West Linebaugh Avenue
Tampa, Florida 33626

727-308-0529

Florida Bar No.: 99293

aaron@bedylaw.com

Feb. 28; Mar. 7, 2025 25-00852N

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
Probate Division
File No. 25-000371-ES
IN RE: ESTATE OF
DOREEN MARIK
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 DOREEN MARIK, deceased, File Number 25-000371-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave N, Rm 300, St Petersburg, FL 33701; that the total cash value of the estate is and that the name and address to whom it has been assigned by such order is:

BRENDA SKINNER
1847 Shore Drive South, Apt 118,
South Pasadena, FL 33707

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

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

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

ALL CLAIMS NOT SO FILED
WILL BE FOREVER BARRED.

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 February 28, 2025.

Person Giving Notice:
BRENDA SKINNER, Petitioner

1847 Shore Drive South, Apt 118
South Pasadena, FL 33707

Attorney for Personal Representative:
Cynthia E. Orozco,

Attorney for Petitioner
Florida Bar No. 449709

P.O. Box 47277

St. Petersburg, FL 33743-7277

(727)346-9616;
email: cattorney1@tampabay.rr.com

Feb. 28; Mar. 7, 2025 25-00849N

FIRST INSERTION

**NOTICE OF FORFEITURE
PROCEEDINGS**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-000479-CI
IN RE: FORFEITURE OF
1998 CHEVROLET SILVERADO
1500 PICK-UP TRUCK
VIN: 1GCEC19M2WR153301

**BOB GUALTIERI, in his Official
Capacity as Sheriff of Pinellas County,
Florida, Petitioner.**

vs.
Joseph H. Isenberg, Jr. Claimant.

TO: JOSEPH H. ISENBERG, JR., and all others who may claim an interest in the above-described 1998 CHEVROLET SILVERADO 1500 PICK-UP TRUCK, VIN: 1GCEC19M2WR153301 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, seized the Property on or about January 28, 2025, at or near the area of Haines Road and 62nd Avenue North, in Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-.704, Florida Statutes (2018).

Shannon K. Lockheart,
General Counsel, FBN: 0079030

Pinellas County Sheriff's Office,
10750 Ulmerton Road,

Largo, FL 33778;

Phone: (727) 582-6274

slockheart@pcsonet.com;

evanoosting@pcsonet.com

Attorney for Petitioner

Feb. 28; Mar. 7, 2025 25-00815N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-1115-ES
IN RE: ESTATE OF
RICHARD A. PRICE,
Deceased.

The administration of the estate of RICHARD A. PRICE, deceased, whose date of death was January 4, 2025, 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.

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representatives:
STACI L. PRICE-McCARTHY

11823 Shire Wycliffe Court
Tampa, FL 33626

DEBORAH PRICE WILLIAMS

820 Kent Avenue
Metairie, LA 70001

Attorney for Personal Representative:
ROBERT E. SHARBAUGH, P.A.

Attorney for Personal Representative
Florida Bar No.: 715158

Law Office of Robert E. Sharbaugh, P.A.
700 Central Avenue, Suite 402

St. Petersburg, FL 33701

Telephone: (727) 898-3000

serverobert@sharbaughlaw.com

Feb. 28; Mar. 7, 2025 25-00848N

FIRST INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 24-011638-ES
UCN 522024CP011638XXESPR
IN RE: THE ESTATE OF
ROBERT B. CONSER,
deceased.

ROBERT B. CONSER, deceased, a resident of Pinellas County, Florida, who died on November 20, 2024, was the grantor of a Trust entitled: ROBERT B. CONSER TRUST AGREEMENT, dated June 25, 1984, as subsequently amended, which is a Trust described in Section 733.707(3) of the Florida Probate Code and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

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

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

Signed this 11TH day of December, 2024.

STEPHEN A. CONSER, Trustee

228 Sun Vista Court N.

Treasure Island, FL 33706

727-238-2999

SAConser77@gmail.com

Copy mailed to attorney of the Trustee on:

By: Deputy Clerk, Pinellas County, FL

Feb. 28; Mar. 7, 2025 25-00787N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-000389-ES
IN RE: ESTATE OF
ROGER R. BUCHER a/k/a
ROGER RAYMOND BUCHER,
Deceased.

The administration of the estate of Roger R. Bucher, 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 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:
Mary C. Phillips

985 Christopher Drive
Quitman, AR 72131

Attorney for Personal Representative:
David A. Peek

david@theseminolelegalcenter.com

info@theseminolelegalcenter.com

Florida Bar No. 0044660

The Legal Center

10700 Johnson Blvd., Suite 1

Seminole, Florida 33772

Telephone: (727) 393-8822

Feb. 28; Mar. 7, 2025 25-00816N

FIRST INSERTION

**NOTICE OF TERMINATION OF
GUARDIANSHIP OF CHANGE OF
DOMICILE OF RESIDENT WARD
PURSUANT TO F.S. 744.524**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA,
PROBATE DIVISION
FILE NO.: 23-6964-GD
IN RE: GUARDIANSHIP OF
CINDA ARNT,
Incapacitated.

PLEASE TAKE NOTICE pursuant to Section 744.524, Florida Statutes (2024), that the domicile of the abovementioned ward has changed as provided in Section 744.1098, Florida Statutes (2024); that the St. Joseph Probate Court in St. Joseph County, State of Indiana has entered its Order Granting Petition to Accept Guardianship wherein Kenneth Arnt, DDS has been appointed Guardian therein, and has been otherwise duly qualified and having posted a bond in the amount required by said Court, all under CAUSE NO: 71J01-2501-GU-000008. Kenneth Arnt, DDS, having previously been appointed Guardian herein, has accordingly filed or will file his final accounting and petition for discharge herein on or about February 19, 2025.

Guardian:
Kenneth Arnt, DDS

4162 County Road 75

Butler, IN 46721

NICOLAS S. ROBINSON, ESQUIRE

NICOLAS S. ROBINSON, P.A.

6677 - 13th Ave N, Suite 3A

St. Petersburg, FL 33710

Email: nick@nickrobinsonlaw.com

Fla Bar #88797

Telephone: (727) 490-8611

Fax: (855) 448-9843

Attorney for Guardian

Feb. 28; Mar. 7, 2025 25-00790N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-01236-ES
Division Probate
IN RE: ESTATE OF
LOUISE NORWOOD,
Deceased.

The administration of the estate of Louise Norwood, deceased, whose date of death was October 4, 2012, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave N, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025

Personal Representative:
Kimberly Henderson

Attorney for Personal Representative:
John R. Cappa II

E-Mail Addresses:
jrc@cappalaw.com

holly@mckytonlaw.com

Florida Bar No. 56227

John R. Cappa, P.A.

1229 Central Avenue

St. Petersburg, FL 33705

Telephone: 727-894-3159

Feb. 28; Mar. 7, 2025 25-00788N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000971-ES
IN RE: ESTATE OF
TRISTON LEE FLAKE,
Deceased.

The administration of the estate of TRISTON LEE FLAKE, deceased, whose date of death was December 6, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is: February 28, 2025.

TIMMY EARL FLAKE, JR.

Personal Representative

17240 SE 280th Court

Umatilla, FL 32784

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.L.C.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

jriviera@hnh-law.com

Feb. 28; Mar. 7, 2025 25-00801N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-001011-ES
IN RE: ESTATE OF
DARRELL STEPHEN KADLEC,
a/k/a DARRELL S. KADLEC,
a/k/a DARRELL KADLEC
Deceased.

The administration of the estate of DARRELL STEPHEN KADLEC, a/k/a DARRELL S. KADLEC, a/k/a DARRELL KADLEC, 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 St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 28, 2025.

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000276-ES
Division: Probate
IN RE: ESTATE OF
KAREN SUE LIZAK,
Deceased.

The administration of the Estate of KAREN SUE LIZAK, Deceased, whose date of death was November 11, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Section 3, Case Number 2025-000276-ES, at 315 Court Street, Clearwater, Florida, 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other persons who have claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, and who have been served with a copy of this Notice, must file their claims with this Court within THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE, OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons 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 OF THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is February 28, 2025.

Personal Representative:**LISA ANN LIZAK**1333 Viking Dr.
Holiday, FL 34691

Date: Feb. 26, 2025

Attorney for Personal Representative:

MARK A. OSSIAN, ESQUIRE

2201 NE Coachman Rd., Suite 201

Clearwater, FL 33765

Fla Bar No.: 616321

Date: Feb. 26, 2025

Feb. 28; Mar. 7, 2025 25-00872N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref # 25-1278-ES
In re: Estate of
SALLY ANN MCIVER,
Deceased.

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

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of death of the decedent is September 13, 2024.

The date of first publication of this notice is February 28, 2025.

Personal Representative:**ALECIA LYONS**13799 Park Blvd #211
Seminole, FL 33776

Attorney for Personal Representative:

NICOLAS S. ROBINSON, ESQ.

NICOLAS S. ROBINSON, P.A.

6677 - 13th Ave N, Ste 3A

St. Petersburg, FL 33710

Email: nick@nickrobinsonlaw.com

T: (727) 490-8611

F: (855) 448-9843

Fla. Bar # 88797

Feb. 28; Mar. 7, 2025 25-00865N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-001279-ES
IN RE: THE ESTATE OF
STUART D. WALKER,
Deceased

The administration of the estate of STUART D. WALKER, deceased, whose date of death was December 21, 2024, File Number 25-001279-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 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 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 NOTICE 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.

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 732.221, Florida Statutes.

The date of the first publication of this Notice is February 28, 2025.

Ann Kawalec**Personal Representative**

1138 Fay Avenue

Largo, FL 33771

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

Feb. 28; Mar. 7, 2025 25-00874N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-001135-ES
IN RE: THE ESTATE OF
CHARLOTTE C. SANBORN,
Deceased

The administration of the estate of CHARLOTTE C. SANBORN, deceased, whose date of death was January 4, 2025, File Number 25-001135-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 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 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 NOTICE 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.

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 732.221, Florida Statutes.

The date of the first publication of this Notice is February 28, 2025.

Susanna Schramek**Personal Representative**

1501 N. Belcher Road, #219

Clearwater, FL 33765

ROBERT C. THOMPSON, JR.,

Esquire

FBN #390089 SPN #02528094

rt@thompsonfernald.com

1501 N. Belcher Road, #219

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

Feb. 28; Mar. 7, 2025 25-00878N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 25-000672-ES
IN RE: ESTATE OF
RONALD S. FRANKEL,
DECEASED.

The administration of the estate of RONALD S. FRANKEL, deceased, whose date of death was September 28, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:**Jaymie Frankel**

5858 Central Ave

St. Petersburg, FL 33707

Attorney for Personal Representative:

Robert Kapusta, Jr.

BATTAGLIA, ROSS, DICUS &

McQUAID, P.A.

5858 Central Ave.,

St. Petersburg, FL 33707

(727) 381-2300

FBN: 441538

Primary Email: rkapu@brdwlw.com

Secondary Email:

probatecasemgr@brdwlw.com

Feb. 28; Mar. 7, 2025 25-00879N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 25-001204-ES
IN RE: ESTATE OF
MOHAN N PUNDARI,
DECEASED.

The administration of the estate of MOHAN N PUNDARI, deceased, whose date of death was December 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.

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. 732.221.

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:**ANURADHA N PUNDARI**

2067 Massachusetts Ave NE

Saint Petersburg, FL 33703

Attorney for Personal Representative:

Bruce Marger, Esq.

Florida Bar Number: 50380

BATTAGLIA, ROSS, DICUS &

MCQUAID

5858 Central Avenue,

St. Pete, FL 33707

Telephone: (727) 381-2300

Email: bmarg@brdwlw.com

Secondary Email:

probatecasemgr@brdwlw.com

Feb. 28; Mar. 7, 2025 25-00880N

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF NO. 25-00125-ES
In re: Estate of
GARY THOMAS FISHBURNE
a/k/a GARY T. FISHBURNE,
Deceased.

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

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of death of the decedent is June 3, 2024.

The date of first publication of this notice is February 28, 2025.

Personal Representative:**DAVID ST. HILAIRE**

2840 West Bay Drive, Suite 184

Belleair Bluffs, FL 33770

Attorney for Personal Representative:

TERRY J. DEEB

DEEB ELDER LAW, P.A.

6699 - 13th Avenue North, Suite 4B

St. Petersburg, FL 33710

Ph: #727/381-9800;

Fx: #727/381-1155

Servicej@deebelderlaw.com

Servicekat@deebelderlaw.com

Servicecdk@deebelderlaw.com

Florida Bar Number: 997791

Feb. 28; Mar. 7, 2025 25-00873N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-000254-ES
Division: 003
IN RE: ESTATE OF
DONALD L. VOUGHT,
Deceased.

The administration of the estate of DONALD L. VOUGHT, deceased, whose date of death was September 4, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:**DONALD S. VOUGHT**

19651 Gulf Blvd., Unit B6

Indian Shores, FL 33785

Attorney for Personal Representative:

THEODORE R. SCHOFNER,

ESQUIRE

Attorney for Personal Representative

Florida Bar No. 381357 /

SPN: 01243397

2117 Indian Rocks Road

Largo, Florida 33774

Telephone: (727) 588-0290

Fax: (727) 584-0932

E-Mail: info@elderlawattorney.com

Feb. 28; Mar. 7, 2025 25-00877N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000758-ES
IN RE: ESTATE OF
JAMES HAROLD HENDERSON, II,
Deceased.

The administration of the estate of JAMES HAROLD HENDERSON, II, deceased, whose date of death was November 13, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: February 28, 2025.

SARAH HENDERSON

Personal Representative

12024 Suffolk Terrace

Gaithersburg, MD 20878

ANNE HENDERSON**Personal Representative**

5420 Midship Court

Burke, VA 22015

Robert D.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 23-006381-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CHRISTINA M. CROSIER, DECEASED; et al., Defendant(s).

TO: Joshua Michael Brown a/k/a Josh Micha Brown
Last Known Residence: 8858 67th Way North Pinellas Park, FL 33782

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

LOT 7, BLOCK 3, OF JAN-CORY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, AT PAGE 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 30 Days after 1st Publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 2-19-, 2025.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484
1230-159B
Ref# 10630
Feb. 28; Mar. 7, 2025 25-00798N

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 23-006852-CI
WILLIAM COOLE as Trustee of the WILLIAM COOLE REVOCABLE TRUST DATED 8/30/18, Plaintiff, vs.
SOUTHERN MERIDIAN HOMES, LLC, a Florida limited liability company; et al, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Consent Summary Final Judgment of Foreclosure dated November 25, 2024 as Amended by that Agreed Order Cancelling February 27, 2025 Foreclosure Sale Order Rescheduling Foreclosure Sale entered in Case No. 23-006852-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida wherein WILLIAM COOLE as Trustee of the WILLIAM COOLE REVOCABLE TRUST DATED 8/30/18, is the Plaintiff(s) and SOUTHERN MERIDIAN HOMES, LLC, a Florida limited liability company; and FOREST RIDGE HOMEOWNER'S ASSOCIATION, INC., a not for profit Florida corporation, are the Defendants, I will sell to the highest and best bidder for cash by electronic sale beginning at 10:00 a.m. on the 3 day of April, 2025 at www.pinellas.realforeclose.com, the following described property as set forth in said Order or Final Judgment, to-wit:

Lot 140, Forest Ridge Phase Two, according to the Plat thereof, as recorded in Plat Book 111, Pages 43 to 45, of the Public Records of Pinellas County, Florida.

a/k/a 1814 Wood Trail St., Tarpon Springs, FL 34689
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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. 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.

"Si usted es una persona minusvalida que necesita algun 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. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD), por lo menos 7 dias antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente despues de recibir esta notificacion si el tiempo antes de la comparecencia que se ha programado es menos de 7 dias; si usted tiene discapacidad del oido ode la voz, llame al 711."

"Si ou se yon moun ki enfim ki bezwen akomodasyon pou wa patisipe nan pwosedi sa, on kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakke William Hutchings, Jr., koodonate pwogram Lwa pou ameriken ki Enfim ou nan Human Rights Office, 400 S.Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) nan 7 jou anvan dat ou gen randevou pou parent nan tribinal la, oubyen imedyatman apre ou fin resewva konvokasyon an si le ou gen pou w parent nan tribinal la mwens ke 7 jou; si ou gen pwoblem pou w tande oubyen pale, rele 711."

DAVID R. ROY, P.A.
4209 N. Federal Hwy.
Pompano Beach, FL 33064
Tel. (954) 784-2961
Email: david@davidrroy.com
By: David R. Roy
Fla. Bar No. 885193
By: Teyvon Johnson
Fla. Bar No. 1011005
Feb. 28; Mar. 7, 2025 25-00805N

FIRST INSERTION

NOTICE OF ACTION
COUNTY COURT, PINELLAS COUNTY, FLORIDA
SMALL CLAIMS DIVISION
UCN: 522024SC011182XXSCSC
Reference No.: 24-011182-SC
GINGER SUE DARLING, CARLIE ANNE FRANCES SHIELDS Vs.

DAVOR JERKOVIC.
TO: DAVOR JERKOVIC
3101 FEATHERWOOD CT
CLEARWATER FL 33759
and all parties having any right, title or interest in the property herein described.

YOU ARE HEREBY NOTIFIED that an action has been filed against you in this Court for Small Claims 5 - \$5,001 - \$8,000.

YOU ARE REQUIRED TO APPEAR in person or by attorney at the Pinellas County Courthouse in:
Zoom Courtroom Jan - June Tuesday on April 01, 2025, at 1:30 PM, before a Judge of this Court.

The defendant(s) must appear in court on the date specified in order to avoid a Default Judgment. The Plaintiff(s) must appear to avoid having the case dismissed for lack of prosecution. A written motion or answer to the court by the plaintiff(s) or defendant(s) shall not excuse the personal appear-

ance of a party or its attorney in the pre-trial conference. The date and time of the pre-trial conference cannot be rescheduled without good cause and prior court approval.

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

WITNESS MY HAND and Seal of this Court on this the 24th day of February, 2025.

KEN BURKE
CLERK OF THE CIRCUIT COURT (SEAL)
315 Court Street - Room 170
Clearwater, Florida 33756-5165
(727) 464-7000
www.mypinellasclerk.org
By: /s/Thomas Smith
Deputy Clerk
Feb. 28; Mar. 7, 14, 21, 2025
25-00829N

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. 17-003462-CI
BANK OF AMERICA, N.A., Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAYMOND F. CASWELL, JR., DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 20, 2024, and Amended Final Judgment dated December 30, 2024 and entered in 17-003462-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAYMOND F. CASWELL, JR., DECEASED; MICHAEL CASWELL; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 March 18, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK C, KAREN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK 46, PAGE 24, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PARCEL ID NUMBER: 14-27-15-45180-003-0040
Property Address: 1105 CONNECTICUT ROAD, TARPON SPRINGS, FL 34639

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD); or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 25 day of February, 2025.
Submitted by:
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Ave., Suite 100,
Boca Raton, FL 33487
Telephone: 561-241-6901
Fax: 561-997-6909
17-034061 - NaC
Feb. 28; Mar. 7, 2025 25-00855N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION CASE NO.
522025CA000101XXCICI
CIVIL DIVISION

REFERENCE NO. 25-000101-CI-15
ROBERT WARDWELL and ROBIN WARDWELL, husband and wife Plaintiffs, vs
DENVER W. DUNN, LIZA DUNN aka LIZA GILL DUNN, ESTATE OF DENVER W. DUNN, CARL DOYLE DUNN, DENNIS WESLEY DUNN, MARILYN EVONNE ABERNATHY aka YVONNE ABERNATHY aka YVONNE DUNN ABERNATHY aka MARYLYNN YVONNE DUNN ABERNATHY, CAROL ANN DUNN and DEFENDANTS' UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEE, JUDGMENT CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE DEFENDANTS OR PARTIES OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN THIS COMPLAINT, jointly and severally, Defendants.

TO: DENVER W. DUNN
LIZA DUNN aka LIZA GILL DUNN
ESTATE OF DENVER W. DUNN
CARL DOYLE DUNN,
CAROL ANN DUNN
DEFENDANTS' UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEE, JUDGMENT CREDITORS AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE DEFENDANTS OR PARTIES OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN THIS COMPLAINT
Defendants

YOU ARE NOTIFIED that an action for to quiet title to the following de-

scribed real property in Pinellas County, Florida:

Lots Fifteen (15) and Sixteen (16) of Block "H" of FIRST ADDITION TO BELMONT SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 6, page 27, public records of Pinellas County, Florida, together with all furniture and fixtures contained therein,

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on DAVID A. LUCZAK, the Plaintiff's attorney, whose address is 3233 East Bay Drive, Suite 103, Largo, Florida 33771-1900, on or before thirty (30) days from the date of first publication of this Notice of Action, and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS MY HAND AND SEAL OF THIS COURT, ON 2-19-2025.
Ken Burke, Clerk of the Court
BY: /s/ Thomas Smith, Deputy Clerk
DAVID A. LUCZAK,
the Plaintiff's attorney,
3233 East Bay Drive, Suite 103,
Largo, Florida 33771-1900
Feb. 28; Mar. 7, 14, 21, 2025
25-00797N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-004190-CI
ALLEN'S PLUMBING, INC., a Florida corporation, Plaintiff, vs.

MATTHEW MARTIN and COURTNEY MARTIN, individually, Defendants.
TO: MATTHEW MARTIN and COURTNEY MARTIN
215 River Forest Dr.
Fayetteville, GA 30214-3145

YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a Claim of Lien on the following real property in Pinellas County:

1637 66th AVE S ST PETERSBURG FL 33712
12-32-16-96876-007-0070
WEST WEDGEWOOD PARK
7TH ADD BLK 7, LOT 7

along with a Notice of Lis Pendens, has been filed against you and you are required to serve a copy of your written defenses, if any to it on ZOE A. WUNDERMANN, ESQ., Plaintiff's attorney, whose address is 6677 13th Avenue North, Suite 3A, St. Petersburg, FL 33710, within thirty (30) days after the first publication of this Notice and e-file the original with the Clerk of this Court either before service on Plaintiff's at-

torney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

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

WITNESS, Clerk of the Circuit Court, and the seal of said Court, at the Courthouse at St. Petersburg, Pinellas County, Florida.

DATED 2/24, 2025
KEN BURKE, CLERK OF THE CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
(SEAL) By: /s/ Thomas Smith
DEPUTY CLERK

ZOE A. WUNDERMANN, ESQ.
Plaintiff's attorney
6677 13th Avenue North, Suite 3A
St. Petersburg, FL 33710
Feb. 28; Mar. 7, 14, 21, 2025
25-00840N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-001503-CI
HHI-NFHB, LLC, Plaintiff, vs-

THE UNKNOWN HEIRS, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST BETTY B. CHARIE, DECEASED; WAYNE REGLE; ROBERT REGI; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; DISCOVER BANK; UNKNOWN TENANT 1, Defendants.

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 April 2, 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 THIS LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), 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:

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."

NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 24th day of February, 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 Email:
JCHService@mcintyrefirm.com
McIntyre Thanasides Bringgold Elliott
Grimaldi Guito & Mathews, P.A.
1228 E. 7th Ave, Suite 100
Tampa, Florida 33605
813-223-0000 Tel.;
813-899-6069 Fax
Attorneys for Plaintiff
Feb. 28; Mar. 7, 2025 25-00841N

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 24-004114-CI
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDEBTURE TRUSTEE OF CIM TRUST 2021-NR4, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SANDRA HAGGERTY A/K/A SANDRA L. HAGGERTY, DECEASED, et al. Defendant(s),
TO: GEORGE SIMONE,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 25, BLOCK C, PINE BAY PARK NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 14, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETHER WITH THAT CERTAIN 1971 LIBERTY SINGLE-WIDE MOBILE HOME VIN NO. G4624 AND APPURTENANT STRUCTURES ATTACHED THERETO.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

"If you are a person with a disability who needs 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 at County, Florida, this 19th day of February, 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-185280
Feb. 28; Mar. 7, 2025 25-00799N

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
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PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
1/2/2025

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
 CIVIL DIVISION
CASE NO. 22-005400-CI
GULF STATES CAPITAL, a Texas general partnership, Plaintiff, v. MARCUS L. TURNER a/k/a MARCUS LEVELLE TURNER; et al. Defendants.

NOTICE IS GIVEN that, pursuant to an Amended Final Judgment of Foreclosure dated the 20th day of February, 2025, in Case No. 22-005400-CI, of the Circuit Court of Pinellas County, Florida, in which MARCUS L. TURNER a/k/a MARCUS LEVELLE TURNER; MARGAREE VALMA; FLORIDA DEPARTMENT OF REVENUE; THE CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY ON BEHALF OF THE STATE OF FLORIDA; UNKNOWN TENANT

#1; and UNKNOWN TENANT #2; the names being fictitious to account for parties in possession, are the Defendants, the Clerk of this Court will sell to the highest and best bidder in an online sale at www.pinellas.realforeclose.com, in Pinellas County, Florida at 10:00 a.m. on March 26, 2025, the following described property set forth in the Order of Final Judgment:
 Lot 12, Block 3, C.E. JACKSONS SUBDIVISION, according to the

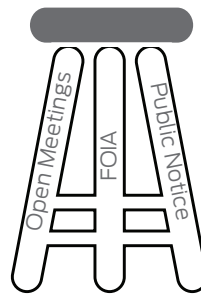
map or plat thereof, as recorded in Plat Book 2, Page 96, of the Public Records of Pinellas County, Florida.
 Parcel ID #: 10-29-15-43596-003-0120
 C/K/A: 1001 Carlton St., Clearwater, FL 33755
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:

Human Rights Office
 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756,
 Phone: (727) 464-4062 (V/TDD)
 Please call at least 7 days before your scheduled court appearance, or immediately upon receiving a notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 21th day of February, 2025.
 Respectfully submitted,

BROWN & ASSOCIATES LAW & TITLE, P.A.
 By: /s/ Colton L. Chrimes
 Colton L. Chrimes, Esq.
 FBN #1011767
 4200 4th Street N., Suite F
 Saint Petersburg, FL 33703
 Office (727) 325-2001
 Facsimile (813) 855-8485
 courtdocuments@brownalt.com
 Attorney for Plaintiff
 Feb. 28; Mar. 7, 2025 25-00875N

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

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

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

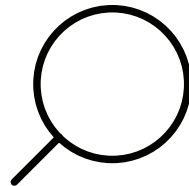


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

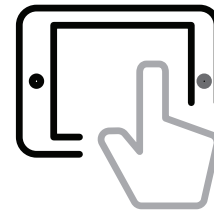
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
- Proposed Budgets and Tax Rates
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- Unclaimed Property, Banks or Governments
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- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent

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



4. Verifiable

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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
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- Government Property Sales
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- Orders to Appear in Court

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

--- PUBLIC SALES ---

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: 10111 Gandy Blvd N St Petersburg FL 33702 On 03/13/25 @ 11:00am

Jodie Johnson Household, clothing, luggage, boxes
John Hughes Household, Clothing, Furniture, Boxes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 21, 28, 2025 25-00694N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

4319 Duhme Rd. St Petersburg FL 33708
Auction date is 03/12/2025 @ 10:30 AM

Robert Kozar – Kayak
Matt Kasper - 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 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.
February 21, 28, 2025 25-00757N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on March 14th, 2025 at 11AM

Cheyenne Williams-Furniture, appliances, wall art, and toys
Cheyenne Williams-boxes, books, toys, electronics, sports and outdoor items
Dat N Do- Golf cart parts, bags, and tires
Quinton Crawford-Tools, totes, coolers, and bags

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made in 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
February 21, 28, 2025 25-00738N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2925 Tyrone Blvd N St Petersburg, FL 33710 on 03/14/ 2025 @ 11:30 am

Bryan Powell [laptop computers, electronics, memorabilia, collectibles, and household goods]
Timothy Claxton [electronics, video game discs, household goods and furniture]
Bryan Powell [electronics, memorabilia, collectibles, and 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.
February 21, 28, 2025 25-00754N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

6901 Park Blvd N
Pinellas Park, FL 33781
March 12th , 2025 at 12:15pm

Melody Ann Laury: Mattress Furniture Dresser, Table , Bed

Matt Burke: Unicycle ,Speaker, DJ Board, Electronics

Allison Dyson: Household, Old Stuff, Furniture, Chairs, Table Personal Effects

Roger Conn: Totes, Bike, Microwave, Breakfast Hutch, Boxes, Toys, Old Stuff, Personal Effects, Collectibles, Boxes

Aaliyah Diehl: Luggage ,Clothes, Wall Art ,Bag

Kim Christopher: Totes, Luggage, Bags, Holiday Decorations, 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.
February 21, 28, 2025 25-00701N

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:

13100 66th Street N Largo FL 33773, 3/13/2025 at 12:00pm

Rachel Ernst	Household Goods
Morgan Allen	Household Goods
Ruth Ann Daly	Household Goods
Dan Williams	Household Goods
Gina Henry	Household Goods
Andre Eason	Household Goods
Charisma Mae Hubbard	Household Goods
Virginia Haviland-Sherman	Household Goods
Charmaine Vazquez	Household Goods
Javier Gaviria	Household Goods
Zainab Hartley	Household Goods
Kristin M Rowland	Household Goods
Montreace Fields	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.
February 21, 28, 2025 25-00696N

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: 930 Pasadena Ave S. South Pasadena FL 33707 on March 12, 2025 at 1:00 PM

JA of all trades LLC - Electronics, Televisions, Dressers, Clothes, Furniture, Tools

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 21, 28, 2025 25-00695N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
5890 54th Ave. N, Kenneth City, FL 33709 on March 13, 2025 at 11:30 AM

Elisa McCormack - bags, boxes, household items
Toni Bryant - 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.
February 21, 28, 2025 25-00753N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Life Storage, 9999 Gandy Blvd. N. St. Petersburg, FL 33702 on March 12, 2025, at 11:00am.

Marquise Brown Furniture, Lamps, Boxes, Safe
Dianna Ross Chairs, Boxes, Suitcase, Table, totes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 21, 28, 2025 25-00699N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
2150 25th Street N St Petersburg, FL 33713
March 14, 2025 at 12:30pm

Nolveonna Williams- Clothes, furniture
Darren Felten- Boxes, furniture, 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.
February 21, 28, 2025 25-00742N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 2950 Gandy Blvd, St. Petersburg, FL 33702, March 13th, 2025 @ 12:15PM.

Name	Contents
Michael Price	Furniture, tools, boxes, electronics
Rashonda Mitchell	Furniture, household items, personal items
Qunshesha Scott	Furniture, clothing, shoes, household
Daniel Buchheit	Clothing, personal items, 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.
February 21, 28, 2025 25-00736N

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Thomas Mills and Betty Joanne Bralley at 10363 First St N.E, Lot #232 St. Petersburg, Florida 33716 will, on March 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 Gateway MHP office, 10100 Gandy Blvd. No., St. Petersburg, Florida 33716.

YEAR/MODEL	1963/CHAM
VIN#	GAL2566
Title#	1572063
Additional personal property	unknown

PREPARED BY
MARK C. PAYNE, Esq.
Agent for Gateway MHP
P.O. Box 1061
Tampa, Florida 33601-1061
Telephone: 813-223-6882
February 21, 28, 2025 25-00751N

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 3/14/2025 @ 1:30 PM.

Kimberle Lowden	Household, Boxes/Totes, Personal Items
Megan Sharp	Household Items, TV,
Robert Weddle	2003 Chev Silverado GREY/1GCHK29623E369075
Jasmine Johnson & Edward Oneil	Household, Furniture, Clothing
Joseph Pezone	furniture, TV, decoration, sectional 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.
February 21, 28, 2025 25-00700N

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:
1650 7th Ave N St. Petersburg FL, 33713 March 13, 2025@ 11:15AM

Geraldine Reio- Personal items
Toyae Mitchell- 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.
February 21, 28, 2025 25-00693N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on March 13, 2025, at 10:30 AM.

Dawn Weiger O'Neill - Boxes, Furniture, Personal Effects, Wall Art
Jyoti Harrison - Furniture, Dishes

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.
February 21, 28, 2025 25-00697N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 950 Pasadena Ave S, South Pasadena, FL 33707
March 13th, 2025 12:30 p.m.

Michael West- Bike , cooler, personal items ,clothing
John Thomas Beary-Luggage, golf clubs, totes, 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
February 21, 28, 2025 25-00743N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
3201 32nd Ave S St. Petersburg FL, 33712
January 24, 2025 at 10:30am

William McGettigan - General Household Goods
Barbara Crumb - General Household

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.
February 21, 28, 2025 25-00740N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Life Storage 1159 94th Ave N. St. Petersburg FL,33702 on March 12, 2025, at 12:30 PM

Jonas Walton	Bag and box
Annie Young	China Cabinet, Golf Clubs, BBQ Grill
Levi Herbert	Table and chairs, mattress, boxes
Peter Flores	Barstools, Boxes, suitcases, Cooler
Billy Gilchrist	Bed, end tables, bed frame

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.
February 21, 28, 2025 25-00741N

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

Chanel Ingram- house hold goods
William Pinnick- house hold goods
Jacquelyn Nefores- house hold goods
Demetria Davis- house hold goods
Edisa Sarajlic- house hold goods
Edith Swierzbinski- house hold 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 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.
February 21, 28, 2025 25-00739N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on March 13, 2025 at 10:00 AM

Cheyenne Waters -Clothing and makeop
Taquisha Hampton -2 bins of clothes, household supplies
Steven Hart -House contents
Salvador Litanas -household goods
Cody Powell -Furniture Boxes Mattress

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.
February 21, 28, 2025 25-00698N

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

Business Observer

--- ACTIONS / SALES ---

FOURTH INSERTION

NOTICE OF PETITION AND HEARING TO TERMINATE PARENTAL RIGHTS AND FOR STEPPARENT ADOPTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

Case No: 23-005139-FD
IN RE: THE ADOPTION OF: A.C.Z.P., minor adoptee.
To: Luis Javier Zambrano Alvarez
Last Known Address: UNKNOWN/
Cabo San Lucas, Mexico

YOU ARE NOTIFIED that a Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner, c/o Autumn N. Hancock, Esq., whose address is 4437 Central Avenue, St. Petersburg, FL 33713, and file the original with the Clerk of this Court at 545 1st Avenue North, St. Petersburg, FL 33701. If you fail to do so, a default may

be entered against you for the relief demanded in the petition.

The minor child is identified as follows:

A.C.Z.P.
Date of Birth: 09/26/2016
Place of Birth: Trinity, Pasco County, Florida
Physical Description of Respondent: Age: 46 years
Race: Hispanic
Approximate Height: Unknown

There will be a hearing on the Petition for Adoption by Stepparent before Circuit Court Judge Steve D. Berlin, on Friday, February 28th, 2025, via Zoom. Please use the following Zoom link, Meeting ID and Passcode: <https://zoom.us/j/97645372333?pwd=lgOchcckOjA6r1q7urbaMsCKji7qmJ1; Meeting ID: 976 4537 2333; Password: 112400>. If you have not executed consent to adoption and a waiver of venue, you have the right to request that the

hearing on the petition terminate parental rights be transferred to the county in which you reside. You may object by appearing at the hearing or filing a written objection with the Court.

UNDER SECTION 63.089, FLORIDA STATUTES FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT OR TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in

this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

NOTICE TO PERSONS WITH DISABILITIES: If you are a person with a disability who needs any accommodation to participate in this proceeding, or if you are hearing impaired, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, 727-464-4880, TDD 727-464-4062 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: Jan 30, 2025
CLERK OF THE CIRCUIT COURT
Ken Burke
By: /s/ Thomas Smith
{Deputy Clerk}
Feb. 7, 14, 21, 28, 2025 25-00538N

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE
NOTICE IS HEREBY GIVEN That Pursuant to a Writ of Execution as to Personal Property issued in the Circuit Court of Monroe County, Florida, on the 22nd day of January A.D., 2025 in the cause wherein ARTHUR MATTSON and PATRICIA G. MATTSON, Husband and Wife, was plaintiff(s), and STACEY E. FRERICHS and KIM A FRERICHS, was defendant(s), being Case No. 2022-CA-000177-M 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, STACEY E. FRERICHS in and to the following described property to wit:

BLACK 2022 MASERATI LE-VANTE
VIN# ZN661ZUM0NX384450
and on the 12th day of March A.D., 2025 at 125 19th St S, in the city of St

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

BOB GUALTIERI, Sheriff
Pinellas County, Florida
By Marvin Mitchell Jr, Sergeant D.S.
Court Processing
Hardin, Ball, & Tondreault, P.A.
PO Box 3604
Lakeland, FL 33802
Feb. 7, 14, 21, 28, 2025 25-00564N

--- TAX DEEDS ---

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP, 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: 03951
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

HIGHLAND LAKES UNIT SIXTEEN PHASE 2 LOT 96 & THAT PART OF LOT 97 DESC BEG AT MOST N'LY COR OF LOT 96 TH CUR LT RAD 45FT ARC 5.59FT CB N33D02'50"E 5.59FT TH S45D30'16"E 51.08FT TH N51D45'29"W 50.27FT ALG N'LY LOT LINE OF SD LOT 96 TO POB
PARCEL: 05-28-16-38921-000-0960

Name in which assessed:
SEGAL & SCHUH LAW GROUP P L TRE
3490 WOODRIDGE LANE 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 March, 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
By: /s/ Thomas Smith
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00480N

FOURTH INSERTION

NOTICE OF ACTION FOR ADULT ADOPTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-008067-FD
IN MATTER OF THE ADOPTION OF:

BRIANNA BOUVIER BAKER
DOB: 2/23/2000
Adoptee.

TO: Patrick Bouvier Baker
LAST KNOWN: 1616 N. Madison Ave, Clearwater, FL 33755

YOU ARE NOTIFIED that an action has been filed for Adult Adoption of your biological child BRIANNA BOUVIER BAKER.

The action is asking the Court to decide the adoption of BRIANNA BOUVIER BAKER, under Chapter 63, Florida Statutes.

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

You must keep the Clerk of the Circuit Court's office notified of your current

address. (You may file Designation of Current Mailing and E-Mail Address). Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

"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: Jan. 30, 2025
KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00537N

FOURTH INSERTION

NOTICE OF ACTION FOR ADULT ADOPTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-008067-FD
IN MATTER OF THE ADOPTION OF:

BRIANNA BOUVIER BAKER
DOB: 2/23/2000
Adoptee.

TO: Danelle Aldan Schmidt
LAST KNOWN: 1413 55th Ave. N, Saint Petersburg, FL 33703

YOU ARE NOTIFIED that an action has been filed for Adult Adoption of your biological child BRIANNA BOUVIER BAKER.

The action is asking the Court to decide the adoption of BRIANNA BOUVIER BAKER, under Chapter 63, Florida Statutes.

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

You must keep the Clerk of the Circuit Court's office notified of your current

address. (You may file Designation of Current Mailing and E-Mail Address). Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

"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: 1-30-2025
KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00536N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that CLEARLEAF SHORT ALTERNATIVE FUND, LP, 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: 03951
Year of Issuance: 2022
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

HIGHLAND LAKES UNIT SIXTEEN PHASE 2 LOT 96 & THAT PART OF LOT 97 DESC BEG AT MOST N'LY COR OF LOT 96 TH CUR LT RAD 45FT ARC 5.59FT CB N33D02'50"E 5.59FT TH S45D30'16"E 51.08FT TH N51D45'29"W 50.27FT ALG N'LY LOT LINE OF SD LOT 96 TO POB
PARCEL: 05-28-16-38921-000-0960

Name in which assessed:
SEGAL & SCHUH LAW GROUP P L TRE
3490 WOODRIDGE LANE 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 March, 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
By: /s/ Thomas Smith
Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00480N

--- PROBATE ---

SECOND INSERTION

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

PROBATE DIVISION
Case No. 25-000123-ES
Section 3

IN RE: ESTATE OF PATRICIA ANN BRUNO
Deceased.

The administration of the estate of Patricia Ann Bruno, deceased, whose date of death was October 26, 2024, 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 writ-

ten demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is February 21, 2025.

Personal Representative:
/s/ Jodi Lynne Cowan
Jodi Lynne Cowan
1309 Amberlea Court E
Dunedin, Florida 34698

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,
Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
Email: spiro@verras-law.com
Secondary Email:
contact@verras-law.com
February 21, 28, 2025 25-00705N

SECOND INSERTION

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

PROBATE DIVISION
File No. 25-000350-ES
Division 004

IN RE: ESTATE OF BETTY ANN FOXWORTHY
Deceased.

The administration of the estate of BETTY ANN FOXWORTHY, deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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 writ-

ten demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is February 21, 2025.

Personal Representative:
DAVID RALPH BIXLER
2314 Arcadian Shores Trail
Oxnard, California 93036

Attorney for Personal Representative:
THOMAS D. SIMS
Florida Bar Number: 61209
JOHNSON POPE BOKOR
RUPPEL & BURNS, LLP
311 Park Place Blvd.,
Suite 300
Clearwater, FL 33759
Telephone: (727) 800-5980
Fax: (727) 800-5981
E-Mail: tsims@jpfirm.com
Secondary E-Mail:
angelam@jpfirm.com
February 21, 28, 2025 25-00726N



Are there different types of legal notices?

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

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

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

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--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-887-ES
IN RE: ESTATE OF
HARRY BLAINE CAMPBELL, JR.
Deceased.

The administration of the estate of HARRY BLAINE CAMPBELL, JR., deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal 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 duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,

Florida Statutes.

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

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

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

The date of first publication of this notice is February 21, 2025.

Personal Representatives:

LARRY CAMPBELL

5135 Alben Barkley Drive

Paducah, Kentucky 42001

HARRIETT C. HORBARENKO

1193 Calle Futura

Oracle, AZ 85623

Attorney for Personal Representatives:

/S/CHRISTINA KANE

CHRISTINA KANE

Attorney

Florida Bar Number: 97970

LYONS LAW GROUP PA

8362 Forest Oaks Blvd.

Spring Hill, FL 34606

Telephone: (352) 515-0101

Fax: (352) 616-0055

E-Mail: ckane@lyonslawgroup.com

Secondary E-Mail:

cyndi@lyonslawgroup.com

February 21, 28, 2025 25-00709N

SECOND INSERTION

NOTICE TO CREDITORS

The administration of the estate of JOHN J. LERCH, deceased, whose date of death was May 11, 2024, and whose last four digits of social security number are 2780, File No. 24-011831-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 below.

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

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

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

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

The date of first publication of this notice is February 21, 2025.

Personal Representative:

Diane Lerch

2160 Hidden Lake Drive

Palm Harbor, FL 34683

Attorney for Personal Representative:

Larry J. Gonzales, Esquire

E-Mail address:

lgonzales@lgonzaleslaw.com

Florida Bar No. 615978

2706 Alt. 19 North, Suite 308

Palm Harbor, Florida 34683

Telephone: (727) 791-8002

Facsimile: (727) 475-1498

February 21, 28, 2025 25-00708N

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000849-ES

Division 4

IN RE: ESTATE OF

JEANNETTE RITA HULSE

Deceased.

The administration of the estate of JEANNETTE RITA HULSE, deceased, whose date of death was October 3, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 21, 2025.

Personal Representative:

THERESE I. MAPLE

9000 35TH STREET N.

PINELLAS PARK, Florida 33782

Attorney for Personal Representative:

FRANCIS M. LEE, Attorney

Florida Bar Number: 0642215

4551 MAINLANDS BLVD W, STE F

PINELLAS PARK, FL 33782

Telephone: (727) 576-1203

Fax: (727) 576-2161

E-Mail: patricia@frankleelaw.com

Secondary E-Mail:

frank@frankleelaw.com

February 21, 28, 2025 25-00725N

SECOND INSERTION

NOTICE TO CREDITORS

(Summary Administration)

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

CASE NO.: 25-000914-ES-004

IN RE: ESTATE OF

BARBARA STARK

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 BARBARA STARK, deceased, Case No.: 25-00914-ES-004, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue N., St. Petersburg, FL 33710; that the decedent's date of death was May 14, 2024; that the total value of the estate is \$8,414.47 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

JOSEPH KAPOCSI 1218 Cardigan

Bay Circle, Spring, TX 77379

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is February 21, 2025.

Person Giving Notice:

JOSEPH KAPOCSI

1218 Cardigan Bay Circle

Spring, TX 77379

Attorney for Person Giving Notice:

/S/ W. G. Bostick, Jr.

W. G. BOSTICK, JR.

Attorney for Petitioner

6160 Central Ave. Ste 300

St. Petersburg, FL 33707

727/388-1355 fax 727/388-1327

FBN 294101

Email wgblawoffice@gmail.com

February 21, 28, 2025 25-00749N

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

File No. 25-000891-ES4

IN RE: ESTATE OF

James Harold Jones, Jr

Deceased.

The administration of the estate of James Harold Jones, Jr, deceased, whose date of death was December 18th, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Attn: Probate, Rm. 106, 315 Court St, Clearwater, FL 33756-5165. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 21st, 2025

Personal Representative:

Pamela O'Neal

304 Heath St

Enterprise, AL 36330

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

February 21, 28, 2025 25-00706N

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-003984-ES

IN RE: ESTATE OF

CATHERINE DELBROCCO,

Deceased.

The administration of the estate of CATHERINE DELBROCCO, Deceased, whose date of death was March 26, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 21, 2025.

LYNETTE BAIO,

Personal Representative

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

Cititcenter, Suite P600

290 NW 165TH Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email:

Scott@srblawyers.com

Secondary Email:

angelica@srblawyers.com

February 21, 28, 2025 25-00707N

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

CASE: 25-000357-ES

IN RE: ESTATE OF

NANCY E. COX,

Deceased.

The administration of the estate of NANCY E. COX, deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 21, 2025.

Personal Representative:

Timothy T. Cox

2300 West Bay Drive

Largo, FL 33770

Attorney for Personal Representative:

Richard P. Nolan

Florida Bar Number: 0113372

O'Connell & Nolan Chartered

2300 West Bay Drive

Largo, Florida 33770

Telephone: (727) 585-1238

E-Mail: rick@onolanlaw.com

February 21, 28, 2025 25-00730N

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

File No. 25-000742-ES

Division ES

IN RE: ESTATE OF

TERRANCE FRANCIS FELDHAUS,

Deceased.

The administration of the estate of TERRANCE FRANCIS FELDHAUS, deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 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.

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

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

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-000205-ES
IN RE: THE ESTATE OF ALTON GUY TOWER,
a/k/a Alton G. Tower, Jr.
Deceased.

The administration of the estate of Alton Guy Tower a/k/a Alton G. Tower, Jr., deceased, whose date of death was July 13, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is February 21, 2025.

Personal Representative:
Adrienne N. Turner
7327 Danbury Way
Clearwater, FL 33775
Attorney for Personal Representative:
Jawdet I. Rubaii
Attorney for Petitioner,
Adrienne N. Turner
1358 South Missouri Avenue
Clearwater, FL 33756
(727) 442-3800/Fax (727) 442-0504
SPN - 116744/FBN - 276601
rubailaw@gmail.com
February 21, 28, 2025 25-00764N

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.: 24-011661-ES
Division: Probate
IN RE: ESTATE OF
JEAN I. ROSS,
Deceased.

The administration of the Estate of JEAN I. ROSS, deceased, Case No.: 24-011661-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 February 21, 2025.

ANGELA CARPENTER
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
February 21, 28, 2025 25-00774N

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-001479-ES
IN RE: ESTATE OF
TIMOTHY PAUL FLAGG
Deceased.

The administration of the estate of TIMOTHY PAUL FLAGG, deceased, whose date of death was October 12, 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.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-005318 ES
IN RE: ESTATE OF
ALTAEMASE LORETTA MACK
Deceased.

The administration of the estate of ALTAEMASE LORETTA MACK, deceased, whose date of death was February 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 OF THIS NOTICE ON THEM.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-000428-ES
IN RE: THE ESTATE OF
RONALD E. RILEY,
Deceased

The administration of the estate of RONALD E. RILEY, deceased, whose date of death was October 17, 2024, File Number 25-000428-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 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 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 NOTICE 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.

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 February 21, 2025.

Wanda Riley
Personal Representative
353 Canal Way
Oldsmar, FL 34677
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
February 21, 28, 2025 25-00775N

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.

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

SECOND INSERTION

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 February 21, 2025.

Personal Representative:
SHERRION SARRINA AKINS
1522 Ewing Ave.
Clearwater, Florida 33756
Attorney for Personal Representative:
RACHEL N. BARLOW
Attorney
Florida Bar Number: 101624
THE DIAMOND LAW FIRM, P.A.
150 2nd Ave North
Suite 570
ST. PETERSBURG, FL 33701
Telephone: (727) 823-1400
Fax: (727) 999-5111
E-Mail:
rachel@diamonddlawflorida.com
Secondary E-Mail:
sharon@diamonddlawflorida.com
February 21, 28, 2025 25-00731N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-000513-ES
IN RE: THE ESTATE OF
JOELLEN DOEPEL,
Deceased

The administration of the estate of JOELLEN DOEPEL, deceased, whose date of death was September 11, 2024, File Number 25-000513-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 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 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 NOTICE 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.

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 February 21, 2025.

Brad Lollar
Personal Representative
123 Redlyn Street
Pittsburgh, PA 15208
GARY M. FERNALD, Esquire
FBN #395870 SPN #00910964
gf@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
February 21, 28, 2025 25-00774N

creditor as specified under s. 732.2211, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this

notice is February 21, 2025.
Personal Representative:
SUSAN E. FLAGG
4165 50th Ave. S.
St. Petersburg, Florida 33711
Attorney for Personal Representative:
RACHEL N. BARLOW
Attorney
Florida Bar Number: 101625
THE DIAMOND LAW FIRM, P.A.
150 2nd Avenue North,
Suite 570
St. Petersburg, FL 33701
Telephone: (727) 823-1400
Fax: (727) 999-5111
E-Mail:
rachel@diamonddlawflorida.com
Secondary E-Mail:
monroe@diamonddlawflorida.com
February 21, 28, 2025 25-00761N

SECOND INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY, FLORIDA
Probate Division
File No. 25-001644-ES
IN RE: ESTATE OF
BERTHA K. GLOVER
DECEASED

BERTHA K. GLOVER, a resident of Pinellas County, Florida, who died on January 3, 2025, was the grantor of a trust entitled:

The Bertha K. Glover Trust U/A/D
April 29, 1996, as amended
which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them,

as provided in Section 733.607(2) of the Florida Probate Code.

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

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

Signed on this 18th day of February, 2025.

BARBARA L. GLOVER
17900 Gulf Blvd, Apt 5-C
Redington Shores, FL 33708
CLERK OF THE CIRCUIT COURT
Copy mailed to Cynthia E. Orozco,
Attorney for the Trustee on
February 21, 28, 2025 25-00772N

--- SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 22-004641-CI
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
THOMAS M. CARLIN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure entered September 4, 2024, nunc pro tunc August 22, 2024 in Civil Case No. 22-004641-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and THOMAS M. CARLIN, et al., are Defendants, the Clerk of Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of March, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 146, BOOT RANCH - EAGLE WATCH - PHASE C REPLAT, according to map or plat thereof as recorded in Plat Book

109, Pages 64, 65, 66 and 67, of the Public Records of Pinellas County, Florida.

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

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

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 10 day of February 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
23-01100 /
Provider Bidder Number: 11951
February 21, 28, 2025 25-00778N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 24000438CI
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2,
Plaintiff, vs.
HUMAYUN WAHEED;
SUNSET BAY PROPERTY OWNERS' ASSOCIATION, INC.; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; SHAESTA G. HUMAYUN-WAHEED; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 13 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 32, SUNSET BAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PROPERTY ADDRESS: 1514 CITRINE TRAIL, TARPON SPRINGS, FL 34689
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs 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 10 day of February 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
23-01100 /
Provider Bidder Number: 11951
February 21, 28, 2025 25-00779N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-9458
IN RE: ESTATE OF
LARRY A. MALSAM
Deceased.

The administration of the estate of LARRY A. MALSAM, deceased, whose date of death was August 2, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 21, 2025.

Personal Representative:
Colleen Pikos
1136 Forbes Trace
Tarpon Springs, Florida 34689
Attorney for Personal Representative:
/s/ N. Michael Kouskoutis
N. Michael Kouskoutis, Esq.
FBN: 883591.
623 E. Tarpon Avenue, Suite A
Tarpon Springs, FL 34689
Telephone: 727/942-3631
Facsimile: 727/937-5453
Email: nmk@nmklaw.com
Secondary Email:
transcribe123@gmail.com
February 21, 28, 2025 25-00782N

--- NOTICE ---

FOURTH INSERTION

NOTICE

Effective February 22, 2025, Brandy Roose, MD, will no longer be practicing medicine at WellMed.

Patients of Dr. Roose may continue care at WellMed at Tarpon Springs.

Patients can obtain copies of their medical records at:
WellMed at Tarpon Springs
1259 South Pinellas Ave.
Tarpon Spring, FL 34689
Phone: 1-727-938-1908
Fax: 1-727-938-8693

Feb. 7, 14, 21, 28, 2025 25-00567N

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option

OR E-MAIL:
legal@businessobserverfl.com

Business Observer
LV10161

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 18-006402-CI WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. EDDIE M. MLOTKOWSKI AND TRUDY SMITH MLOTKOWSKI, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment of Foreclosure dated May 11, 2022, and entered in 18-006402-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and EDDIE M. MLOTKOWSKI; TRUDY SMITH MLOTKOWSKI; STATE OF FLORIDA, DEPARTMENT OF REVENUE 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 March 13, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 25, BLOCK 1, HARBOR ISLE UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 91-92, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
Property Address: 7448 17TH

LN NE, ST PETERSBURG, FL 33702

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 18 day of February, 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: fmail@raslg.com
By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-057786 - RaO February 21, 28, 2025 25-00771N

SECOND INSERTION

FINAL JUDGMENT QUIETING TITLE

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

CASE NO.: 24-005284-CI CLEARBROOKE TOWNHOUSE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. WILLIAM L. THORNTON and RUTH SCARDINE Defendants.

THIS CAUSE, having come before the Court Plaintiff's Motion for Summary Judgment on the Pleadings, the Court having reviewed same, reviewed the pleadings filed herein, and being otherwise fully advised in the premises, it is hereby:

ORDERED AND ADJUDGED: 1. Plaintiff, CLEARBROOKE TOWNHOUSE CONDOMINIUM ASSOCIATION, INC., is the owner in fee simple of the following property in Pinellas County, Florida:

Apartments Unit No. 1883, Building No. 14, Clearbrooke Townhouse Condominium, Phase X, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium, as recorded in O.R. Book 4745, Page 1041, and all its attachments and amendments, and as recorded in Condominium Plat Book 30, Page 24, Public Records of Pinellas County, Florida.

Parcel Identification Number: 29-29-16-15832-014-1883
2. Defendant, WILLIAM L. THORNTON, became the owner of the real property in a transfer from Karl Kluss and Cynthia Kluss on October 13, 1999, recorded at O.R. Book 10690, Page 2039, et seq., Public Records of Pinellas County Florida.

3. On January 17, 2012, Defendant, WILLIAM L. THORNTON and spouse, Defendant, RUTH SCARDINE, executed a Deed in Lieu of Foreclosure transferring the property from William L. Thornton and Ruth Scardine to Plaintiff Association, and is recorded at O.R. Book 17461, Page 874, et seq., Public Records of Pinellas County, Florida.

4. As of January 17, 2012, Association has exerted full legal ownership of the property including, but not limited to, possession, renting the property to others, paying the property taxes on the property, and insuring the property.

5. Association is desirous to sell the property, and during its due diligence was made aware by a title agent that the January 17, 2012 Deed in Lieu of Foreclosure is defective because the deed does not list WILLIAM L. THORNTON's marital status at the time of execution and does not contain the unit number in the legal description. Same is a cloud on title and title cannot be insured.

6. Association is the legal owner of the property for a period of 12 years and 11 months.

7. All parties that may claim an interest to the property are named parties herein. There are no other parties that have ever had a claim or interest in the property at all times relevant hereto.

8. Plaintiff's title is quieted as to any claims of Defendants, WILLIAM L. THORNTON, RUTH SCARDINE, and all others by, under and through Defendants.

9. This Court retains jurisdiction of this action to allow for any additional curative measures that may be required for the purpose of insuring title.

DONE AND ORDERED, in chambers, at Clearwater, Pinellas County, Florida on this _____ day of _____, 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."

Electronically Conformed 2/18/2025
Patricia Muscarella
PATRICIA ANN MUSCARELLA
CIRCUIT COURT JUDGE

Copies furnished to:
Stephan C. Nikoloff, Esq.
February 21, 28, 2025 25-00770N

SECOND INSERTION

NOTICE OF SHERIFF'S SALE NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued in the Circuit Court of Pasco County, Florida, on the 7th day of October A.D., 2024, in the cause wherein, JOSE J. VILLACIS, an individual, and DAINELLYS VILLACIS, an individual, was plaintiff(s) and BNC GROUP, LLC, a Delaware Limited Liability Company, LEO CORRIGAN, an individual, RANCE BRADSHAW, an individual, and MAINSTREAM DIAGNOSTIC LABORATORY, LLC, a Florida limited liability company, was defendant(s), being Case No. 22-CA-001799-WS, Consolidated Case No: 22-CA-001838-WS, in the said Court, I, Bob Gualtieri, as Sheriff of Pinellas County, Florida, have levied upon all right, title and interest of the above named defendant(s), Leo Corrigan, also known as Leo John Corrigan IV, and subject to a judgment lien, in and to the following described real property located and situated in Pinellas County, Florida, to-wit:

Physical Address: 1021 51st Ave. N., St. Petersburg, FL 33703
Legal description: Lot 14, Block 4, of FRANKLIN HEIGHTS, according to the Plat thereof as

recorded in Plat Book 14, Pages 17 through 20, of the Public Records of Pinellas County, Florida. Parcel Identification Number: 01-31-16-29340-004-0140
Physical Address: 1021 51st Ave. N., St. Petersburg, FL 33703
and on the 28th day of March A.D., 2025, at 14500 49th St. N., Suite 106, 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 all of the said defendant's, right, title and interest in the aforesaid real property at public outcry and will sell the same, subject to all taxes, prior liens, encumbrances and judgments, if any, as provided by law, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Execution.

Bob Gualtieri, Sheriff
Pinellas County, Florida
By: Marvin Mitchell, Sergeant D.S.
Court Processing

Erik Johanson PLLC
JR Boyd, Esq
3414 W Bay to Bay Blvd Ste 300
Tampa, FL 33629
February 21, 28; March 7, 14, 2025
25-00765N

SECOND INSERTION

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

Case No: 23-009221-CI DEBRA STRANGE & DEBRA STANGE, REPRESENTATIVE OF THE ESTATE OF PAMELA SUE BROBEIL, DECEASED, Plaintiffs, vs. THE ESTATE OF ROBERT J. BROBEIL, Deceased; CHEYENNE EILER BALLARD, Defendant.

To: Cheyenne Eiler Ballard
YOU ARE NOTIFIED that an action to quiet title pursuant to Florida Statute §65 has been filed against you. This action involves real property in Pinellas County, Florida (the "Property") more particularly described as:

Unit 49, Bldg 6, New Haven Condominium, a condominium, according to the plat thereof recorded in Plat Book 25, pages 72-103, Public Records of Pinellas County Florida.
Parcel Id: 02-30-15-59841-006-0490

Property Address: 1503 12th Court SE #49, Largo, Florida 33771

This action was instituted in the Sixth Judicial Circuit Court, Pinellas County, Florida, and is styled Debra Strange and Debra Strange as Representative of the Estate of Pamela Sue Brobeil, Deceased vs. The Estate of Robert J. Brobeil, Deceased, and Cheyenne Eiler Ballard.

You are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Ben-

kiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before 30 days from the first publication date and file the original with the clerk of this court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice shall be published once a week for four consecutive weeks in The Business Observer.

"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 2/14/2025
Clerk of the Circuit Court
KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
By: /s/Thomas Smith
As Deputy Clerk

Michele Diglio-Benkiran, Esquire
Legal Counsel, P.A.
13330 West Colonial Dr., Unit 110
Winter Garden, FL 34787
February 21, 28; March 7, 14, 2025
25-00727N

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 23-007750-CI CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAMES C. DAVIS, DECEASED; PATRICIA BARTLETT SELF; JULIETTE W. DAVIS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE COMMISSIONER OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA; CLERK OF THE COURT OF PINELLAS COUNTY, FLORIDA; CITY OF SAINT PETERSBURG, FLORIDA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ANDREA DAVIS HARRIS, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed January 17, 2025 and entered in Case No. 23-007750-CI, of the Circuit Court of the 6th Judicial Circuit in and for PINELLAS County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAMES C. DAVIS, DECEASED; PATRICIA BARTLETT SELF; JULIETTE W. DAVIS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; ANDREA DAVIS HARRIS; UNITED STATES OF AMERICA,

ACTING ON BEHALF OF THE COMMISSIONER OF HOUSING AND URBAN DEVELOPMENT; STATE OF FLORIDA; CLERK OF THE COURT OF PINELLAS COUNTY, FLORIDA; CITY OF SAINT PETERSBURG, FLORIDA; are defendants. KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PINELLAS.REALFORECLOSE.COM, at 10:00 A.M., on March 13, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 1, PINE CITY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, ON PAGE 74, OF THE PUBLIC RECORDS OF RECORDS OF PINELLAS COUNTY, FLORIDA

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

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "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 hearing or voice impaired, call 711."

Dated this 18th day of February 2025
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-00783 CLNK
V6.20190626
February 21, 28, 2025 25-00762N

SECOND INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA **CASE NO. 24-002699-CI LEON CARL KENNEDY Plaintiff, vs. MARI-JEAN DUMONT, as Heir of the Estate of Thelma Da Boll Simpson, deceased; et al., Defendants.**

TO: ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH ESTATE OF THELMA DA BOLL SIMPSON, DECEASED
Last Known Address: Unknown
Current Address: Unknown
YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home, VIN #SB8403B; Title #20848408, located at 370 53rd Ave., North, Lot #251, St. Petersburg, FL 33703, in Pinellas County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca

Raton, FL 33431 and whose email address is: service@mls-pa.com, on or before (which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

"If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727.464.4062 V/TDD, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days."

WITNESS my hand and the seal of said Court this 12th day of Feb, 2025.

KEN BURKE, CPA
Clerk of the Court
BY: /s/Thomas Smith
Deputy Clerk
February 21, 28; March 7, 14, 2025
25-00723N

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.: 24-003866-CI AMERISAVE MORTGAGE CORPORATION Plaintiff(s), vs. MICHAELA MCPHERSON-CAMPBELL Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on February 18, 2025 in the above-captioned action, the Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of March, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOTS 1 AND 2, BLOCK 9, HIGHLAND GROVES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property address: 4628 North 58th Avenue, St Petersburg, FL 33714

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 e-

mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITIES ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE HUMAN RIGHTS OFFICE, 400 S. FT. HARRISON AVE., STE. 500 CLEARWATER, FL 33756, (727) 464-4062 V/TDD; OR 711 FOR THE HEARING IMPAIRED. CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS. THE COURT DOES NOT PROVIDE TRANSPORTATION AND CANNOT ACCOMMODATE SUCH REQUESTS. PERSONS WITH DISABILITIES NEEDING TRANSPORTATION TO COURT SHOULD CONTACT THEIR LOCAL PUBLIC TRANSPORTATION PROVIDERS FOR INFORMATION REGARDING TRANSPORTATION SERVICES. Respectfully submitted,

Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-008460-1
February 21, 28, 2025 25-00763N

SECOND INSERTION

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

CIVIL ACTION
CASE NO.: 24-001194-CI L.A. 360 INVESTMENT, LLC, Plaintiff, vs. WILLIE JAMES SWINTON, TRUSTEE OF THE RIVER VILLAGE TRUST DATED JUNE 15, 2022, et. al., Defendants.

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 14, 2025, and entered in Case No. 24-001194-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which L.A. 360 INVESTMENT, LLC, is the Plaintiff and WILLIE JAMES SWINTON, TRUSTEE OF THE RIVER VILLAGE TRUST DATED JUNE 15, 2022 and UNKNOWN TENANT #1 N/K/A CATHY PADILLA are defendants, Ken Burke, Clerk of the Court, will sell to the highest and best bidder for cash in/on Sale to be conducted online at www.pinellas.realforeclose.com. Public computer terminals will be available for use during sales in the Clerk's Offices located in the back of the Official Records Department of the Clearwater Courthouse at 315 Court St, Room 163, and the Judicial Building in St. Petersburg at 545 1st Ave. North.

in accordance with chapter 45 Florida Statutes, Pinellas County, Florida at 9:00 am on the 17th day of April, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 95, RIVER VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 50, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH A 1973

OAKR DOUBLE-WIDE MOBILE HOME VIN: OF32155U & OF32155X AND FLORIDA TITLE NUMBERS: 5748706 & 5748705, OF WHICH MOBILE HOME TITLES HAVE BEEN RETIRED OF RECORD. PARCEL I.D. NUMBER: 07-27-16-75798-000-0950
A/K/A 608 RIVER VILLAGE DR., TARPON SPRINGS, FL 34689

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

***See Americans with Disabilities Act**

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
/s/ Corey W. Szalai
Corey W. Szalai, Esq.
FBN 1018220
Corey Szalai Law, PLLC
10333 Seminole Blvd., Unit 2
Seminole, Florida 33778
Telephone: (727) 300-1029
Facsimile: (844) 882-4703
Email: corey@cslawpllc.com
Attorney for Plaintiff
February 21, 28, 2025 25-00728N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer