# Public Notices

Business Observer

PAGES 21–36

PAGE 21 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** JUNE 6 - JUNE 12, 2025


## PINELLAS COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

FIRST INSERTION

**PUBLIC NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 3950 34th Street South, St. Petersburg, FL, 33711

Tony Mcdaniel 00328 Bags, boxes, totes.
Donald Noland 00436 Mattress, furniture, household goods.
Amber Jenkins 07012 Bags, boxes, pictures, fishing poles, toys, furniture.

All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
June 6, 13, 2025 25-02380N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 7220 4th St N. St. Petersburg, FL 33702

June 27th, 2025 – 1:00 PM
Jamari Green- chairs, dressers
Keon Dunbar- totes, bags
Latishia Lang- totes, luggage, dolly
William Pinnick- dressers, refrigerator, totes
Shannon Brodnax- bags, totes, lawn items

This auction will be listed and advertised on www.storagetreasures.com.
Purchases must be made with cash only and paid at the above reference facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 6, 13, 2025 25-02365N

**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 fictitious name of ACUTE CARE GASES located at: 33 CORPORATE DR in the city of ORANGEBURG, NY 10962 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 28th day of May 2025.
OWNER:
ACUTE CARE GAS LLC
4040 KIDRON RD., UNIT 7-8
LAKELAND, FL 33811
June 6, 2025 25-02359N

**NOTICE OF PUBLIC SALE**

TRI J CO. TOWING
& RECOVERY INC.
125 19TH ST SOUTH
ST PETERSBURG, FL 33712
PHONE: 727-822-4649
FAX: 727-822-3043

TRI J CO TOWING & RECOVERY INC GIVES NOTICE THAT ON 7-3-2025 AT 10:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 125 19TH ST SOUTH ST PETERSBURG, FL 33712 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

SJAAM2ZVXMC032883
2021 BENTLEY
WBAKF5C53BE517548 2011 BMW
1G6DP577870135656 2007 CADI
1G1BE5SM2J7115773 2018 CHEV
1G1ZD5E0XA4139279 2010 CHEV
1C3CDZAG7CN260974 2012 DODG
1D7HA18N43S268621 2003 DODG
1D7HA18N55J578222 2005 DODG
2B3LJ54T59H511029 2009 DODG
2C3CDZAG1JH178115 2018 DODG
1FTEW1CF2FFB08636 2015 FORD
1FTHX25G9RKA89911 1994 FORD
1FTPX17L61KA76621 2001 FORD
1GKDS13S362267567 2006 GMC
19XFB2F53DE246914 2013 HOND
1HGCS1B84AA004789 2010 HOND
1HGCV1F18MA115533 2021 HOND
2HKRW1H86JH523467 2018 HOND
5J6RE3H45BL045304 2011 HOND
5NPDH4AE7FH620139 2015 HYUN
5NPEC4AC6BH154800 2011 HYUN
KMHCT4AE8GU060726 2016 HYUN
JN1BV7AP5FM348329 2015 INFI
3KPF24AD0LE204306 2020 KIA
SALVP2BG4HH181679 2017 LNDR
JM1BL1V75C1547078 2012 MAZD
2MHFM75W24X695675 2004 MERC
WDDHF8JB8EA761480 2014 MERZ
1N6DD26Y2WC351446 1998 NISS
1N6HD16S0SC398363 1995 NISS
5N1AT2MT1EC870370 2014 NISS
JN8AS5MT1CW292800 2012 NISS
4XASXN85XPB144839
2023 POLARIS
1C6RR6LMXJS353289 2018 RAM
JF2GTHRC4NH253799 2022 SUBA
1NXBR32E03Z077825 2003 TOYT
4T1BE46K67U565247 2007 TOYT
5TDZT34A24S219466 2004 TOYT
WVWAK73C47P161062 2007 VOLK
WVWBN7AN1DE514154 2013 VOLK
June 6, 2025 25-02439N

**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 Complete Resolution Support 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 4th day of June, 2025.
Nikkita Brown L.L.C
June 6, 2025 25-02445N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Cardinal Mini Storage will be held on June 24th, 2025 at the time and location listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management has the right to withdraw any unit from the sale or refuse any offer or bid. Payment by CASH ONLY, unless otherwise arranged.

Cardinal Mini Storage, 3010 Alternate 19, Palm Harbor, FL 34683 at 10:00 AM

C143 Nadine Dixon
C148 Erica Grecco
June 6, 13, 2025 25-02421N

FIRST INSERTION

**NOTICE**

Effective June 28, 2025,
Kevin Witt, MD
will no longer be
practicing medicine at WellMed.

Patients of Dr. Witt may continue care at WellMed at Bay Area.

Patients can obtain copies of their medical records at:
WellMed at Bay Area
6350 Central Ave.
St. Petersburg, FL 33707
Phone: 1-727-381-1144
Fax: 1-727-381-6901

June 6, 13, 20, 27, 2025
25-02436N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of Mario Zubiria-Cortes, will on the 10th day of July 2025, at 10:00 a.m., on property at 2236 Gulf to Bay Boulevard, Lot #335A, Clearwater, Pinellas County, Florida 33765 in Boulevard II Mobile Home Estates be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
Year/Make: 1965 KNOX Mobile Home
VIN No.: 7S56DCD3388
Title No.: 1932064
And All Other Personal
Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
June 6, 13, 2025 25-02437N

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: 10111 Gandy Blvd N St Petersburg FL 33702 on 6/26/2025 @11:00am

Eric Johnson Tote,Bag, Personal Items
Angel Johnson Personal Items, Coolers, Household 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.
June 6, 13, 2025 25-02414N

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: Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, 727-439-8055, June 27th, 2025 @ 1:30pm

| NAME | CONTENTS |
|---|---|
| Damie Warren | Clothes and Toys |
| Mccortha Tunsil | Clothes and Bags |

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.
June 6, 13, 2025 25-02363N

FIRST INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

**NOTICE IS HEREBY GIVEN** THAT THE UNDERSIGNED INTENDS TO SELL THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER The Florida Self Storage Facility Act Statues (section 83.801-83.809) The undersigned will sell at public sale June 26 2025 scheduled to end at 10:00AM on www.storagetreasures.com. Items will be retrieved from the premise where said property has been stored and which are located at **Storquest 1505 S. fort Harrison Ave** County of Pinellas State of Florida, the following

| Name | Unit | contents |
|---|---|---|
| Jacinda Davis | 69 | clothes |

Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party
June 6, 13, 2025 25-02404N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
3201 32nd Ave S St. Petersburg FL, 33712
June 27, 2025 at 10:30am

Elisha Adams - 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.
June 6, 13, 2025 25-02377N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
2150 25th Street N St Petersburg, FL 33713
June 27, 2025 at 12:30pm

John Williams- Boxes, bags
Radames Rodriguez-Furniture, boxes
Dorman Payne-Boxes, construction supplies

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 6, 13, 2025 25-02379N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals at the location indicated:
6901 Park Blvd N
Pinellas Park, FL 33781
June 25th, 2025 at 12:15pm

**John Tucker**: Clothing, Bags, Bike Parts, Luggage
**Hines Likely**: Clothing, Boxes, Totes, Bags, Toaster Oven, TV
**Curtis Ritchie IV**: Clothing, Furniture, Sports, Boxes, Totes, Couch, Kids Stuff, Fishing Poles, Chairs, Bow & Arrow Case
**Michelle Young**: Boxes, Fish Tank, Rocking Horse, Christmas Decorations, Totes, Christmas Tree
**Curtis Ritchie IV**: Clothing, Electronics, Furniture, Sports, Totes, Bikes, Drums, Chair, Golf Bags, Clubs, Weed Eater, Bags, Sound Bar

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.
June 6, 13, 2025 25-02376N

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:
6780 Seminole Blvd Seminole, FL 33772 June 27, 2025 @ 12:15 PM

Debra Ann West 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.
June 6, 13, 2025 25-02360N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on June 26, 2025, at 10:30 AM.

Andre Scruggs - Boxes
Curtis Baker - Boxes, Computers, Electronics, Mattress
Nicolas Lecompt - Boxes, Clothing, Mattress, Sports

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
June 6, 13, 2025 25-02361N

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: 2925 Tyrone Blvd N St Petersburg, FL 33710 on 06/27/2025 @11:30 am
James Berlin[appliances, outdoor yard games, luggage]
Linda Schneegold[appliances, electronics, toys and games]
Anne Tebo[clothing and shoes]
William Svette[sports and outdoors, tools and supplies]
Kyle Crain[Electronics, 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.
June 6, 13, 2025 25-02429N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 9999 Gandy Blvd. N. St. Petersburg, Fl. 33702 on June 25, 2025, at 11:00am.

Aysha Gardner Furniture, Office chair, printer, Bicycle, Scooter

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.
June 6, 13, 2025 25-02364N

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:
5890 54th Ave. N, Kenneth City, FL 33709 on June 26, 2025 at 11:30 AM

Yuniesby Sotolongo Portal - tools, construction materials
Toni Bryant - furniture, household items
Juanita Leggett - TV, clothing, bed frame, boxes
Jacqueline Bowling - stove, 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.
June 6, 13, 2025 25-02378N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

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

Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on June 27th, 2025 at 11AM

Justin Hamilton-Totes, appliances, dishware, lamps, toys, electronics, furniture, boxes, and sporting gear
Shakerra Howard- appliances, shelving, toys, wall art, mattress, boxes, electronics, and furniture
Pamela Thorn- Mattresses, electronics, boxes, furniture, and bags
Gregory Hartner- Totes, tools, and boxes

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 transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
June 6, 13, 2025 25-02415N


Q&A

**Who benefits from legal notices?**

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

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

LV18237_V25

## --- PUBLIC SALES ---

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 08759, 3657 Tampa Road, Oldsmar, FL 34677, (813) 259-7166**
**Time: 09:45 AM**
**Sale to be held at www.storagetreasures.com.**
0225 - Clark, Rayshan; 0402 - Rosenquist, Cameron; 0403 - Rosenquist, Cam; 0404 - Rosenquist, Cameron; 0406 - Tampa Patio LLC, Tampa Patio; 0517 - truth night life llc Sims, Thomas; 1009 - heyer, We William; 2065 - Minton, Megan; 2103 - Hatfield, Hope; 2108 - Stephens, Kelly; 2174 - Strickland, Brian; 3034 - RUSKIN, DR. LES
**PUBLIC STORAGE # 23431, 4080 Tampa Road East, Oldsmar, FL 34677, (813) 773-6571**
**Time: 10:30 AM**
**Sale to be held at www.storagetreasures.com.**
1027 - Taylor, Marti; 1069 - Montoney, Andrea; 2006 - Mcneill, Caroline; 2017 - Blanks, Brandi; 2043 - Castro, Stephanie; 2086 - Pavov, Volodymyr; 2088 - ATLAS FINTECH HOLDINGS CORP FIN TECH HOLDINGS CORP, ATLAS; 2118 - Lee, Patricia; 3034 - Rexroat, Jeff; 3064 - Daunis, Elaine; 3098 - Figueroa, Stephanie; 3100 - ATLAS FINTECH HOLDINGS CORP FIN TECH HOLDINGS CORP, ATLAS; B027 - Abernathy, Jennifer; D040 - Axiom Credibility Systems Cooper, Jacqueline; D042 - Schulz, Lisa; D054 - Beaverland, Jason; D055 - McCall, Stuart; D114 - rzasa, darren; E028 - Wheeler, Stephen; F035 - Gonzalez, Gilfredo; G053 - White, Juliet
**PUBLIC STORAGE # 28074, 1730 S Pinellas Ave, Ste I, Tarpon Springs, FL 34689, (727) 605-0137**
**Time: 12:45 PM**
**Sale to be held at www.storagetreasures.com.**
01007 - Filippelli, Annette; 237 - Lamparski, Sean; 238 - Murazzo, Richard; 253 - brown, Sharon; 277 - Carter, Clifton; 303 - Fatkin, Angela; 310 - Tirikos, George; 350 - Aguilar, Angela; 413 - Lucas, Mark; 511 - Henson, Roger; 908 - Harrison, Jeremy
**PUBLIC STORAGE # 28081, 38800 US Highway 19 North, Tarpon Springs, FL 34689, (727) 219-9944**
**Time: 01:00 PM**
**Sale to be held at www.storagetreasures.com.**
B060 - Gifford, James D; B066 - Sands, Melissa; B092 - Barros, Nady; C218 - Washlock, Joel; C257 - Mcneal, Rudolph; C267 - Augustine, Elizabeth; C272 - Kirkland III, LeRoy Kirkland; D297 - Kindinis, Colleen; E316B - fularz, David; F363 - nixon, Vito; H553 - Pagan, Janet; J733 - Ruiz, Sophia; J741 - athanasiou, aristea; K849 - slicker, Randy; K864 - Warmingham, Colin; K873 - Straubel, Jason; L904 - Rivera, Jesus; L915 - Pennoyer, Nicholas; M1029 - Johnston, Stephanie; N1105 - Mickelsen, William

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
June 6, 13, 2025 25-02349N

**NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Top Notch Trucking LLC 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 29th day of May, 2025.
AW Excavation & Trucking LLC
June 6, 2025 25-02354N

**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 Tropix Beach Bar located at 655 S. Gulfview Blvd in the City of Clearwater Beach, Pinellas County, FL 33767 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 28th day of May, 2025.
Dolphin Sands Clearwater Beach, LLC
June 6, 2025 25-02355N

**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 Salty Bum located at 3437 Snowy Egret Court in the City of Palm Harbor, Pinellas County, FL 34683 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 29th day of May, 2025.
Samantha Previch
June 6, 2025 25-02356N

**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 Pallet Hugger 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 29th day of May, 2025.
Faith Karst
June 6, 2025 25-02357N

**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 Moore Health Solutions LLC 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 3rd day of June, 2025.
Senior Market Consultants LLC
June 6, 2025 25-02423N

**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 RARE POWER 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 2nd day of June, 2025.
Eric van der Merwe
June 6, 2025 25-02411N

**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 Thrive with Veronica Diaz 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 2nd day of June, 2025.
Thrive with Veronica Diaz
June 6, 2025 25-02406N

**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 Ave Smiles Pediatric Dentistry located at 7901 4th St N 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 30th day of May, 2025.
Stacey Kutsch, D.D.S., M.S., PLLC
June 6, 2025 25-02374N

**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 EXCLUSIGN-bracelets located at 1469 Normandy Park Dr Unit 5 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 31st day of May, 2025.
Maria Julia Bastias
June 6, 2025 25-02372N

**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 BFOMI GLOBAL GEORGIA located at 270 COBB PKWY S SUITE 140-306 in the City of MARIETTA, Pinellas County, GA 30060 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 3rd day of June, 2025.
EDISON & MATTIE NOTTAGE
June 6, 2025 25-02422N

**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 Robinson Trucking and Logistics 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 30th day of May, 2025.
Robinson's Solutions, LLC
June 6, 2025 25-02369N

**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 Radiance Aesthetics and Wellness 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 29th day of May, 2025.
Jeanette Schuhmacher
June 6, 2025 25-02353N

FIRST INSERTION

**NOTICE OF PUBLIC SALE:**

Notice is hereby given that on 07/01/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: BERRIOS CUSTOMS LLC KMTG34TAXPU116781 2023 HYUN 17,733.68 Tel: 813-697-1791 MV#: MV110994 Location: 1104 35TH ST S St Petersburg, FL 33711
June 6, 2025 25-02383N

**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
LV10239

**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 Canopus Consulting located at 2333 Feather Sound Drive, Apt A605, Clearwater, FL 33762, Pinellas County, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Ordered for publication by:
JADED VENTURES LLC,
a Florida limited liability company
DocuSigned by:
Brian Krug, Manager
Dated: 5/29/2025
June 6, 2025 25-02382N

**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 Arcturus Marketing located at 2333 Feather Sound Drive, Apt A605, Clearwater, FL 33762, Pinellas County, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Ordered for publication by:
JADED VENTURES LLC,
a Florida limited liability company
DocuSigned by:
Brian Krug, Manager
Dated: 5/29/2025
June 6, 2025 25-02381N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 07111, 199 Missouri Ave N, Largo, FL 33770, (727) 315-0688**
**Time: 09:30 AM**
**Sale to be held at www.storagetreasures.com.**
1028 - Turner, Chrysie; 1033 - lashay, keona; 2005 - Talbot, Ashanti; 2046 - Baker, Daniel; 2062 - Barajas, Kathy; 2130 - Murray, Kelly; 2164 - Collins, DQjuwan; 2183 - Ward, Penny; 2190 - Schuelke, Thomas; 2212 - Godmaire, Mary; 2219 - Tahtinen, James; 2234 - Brown, Amelia; 2237 - Subramani, Shivani; 3024 - Ward, James; 3025 - Henry, Maleena; 3026 - Silva, Omar; 3053 - Clifton, Pamela; 3080 - Lazos, Reyna; 3103 - Starkey, Austin; 3115 - Gunnell, Hannah; 3117 - patrick, Colin; 3135 - Miles, Marcel; 3150 - milner, Shaniqua; 3158 - Turner, Janie; 3220 - Snead, Angela; 3226 - Jones, Quantrell; 3228 - Cox, Latearia; B109 - bedingfield, diana m.; B114 - McArdle, Francis; B119 - bedingfield, diana m.; B126 - Johnson, Keiosha; B129 - Brower, Stephen; C103 - conway, joseph; C134 - Espinoza, Kiara L; C154 - Hartmann, Jennifer; C163 - Hartmann, Jennifer; C173 - Howard, Keith; C175 - Thomas, Ashton; C187 - Pitts, Dearia; D103 - CosGriff, Angus
**PUBLIC STORAGE # 07119, 4221 Park Blvd, Pinellas Park, FL 33781, (727) 551-4378**
**Time: 09:45 AM**
**Sale to be held at www.storagetreasures.com.**
A220 - Johnson, Angel; A226 - constable, Anthony; A601 - Lupo, Gina; B105 - crenshaw, kristen; B114 - powell, Robbi marie; B121 - Fisher, Jill; B208 - SPRAGUE, DEIDRA; B423 - Lattimore, Tyjai; B504 - Flattery, Michael; B621 - Jaqua, Danielle; B633 - Savino, Aria; B638 - Franzese, Maureen; B722 - Atkins, Tanekia; B813 - Taguibao, Jonathan Soriano
**PUBLIC STORAGE # 08217, 6820 Seminole Blvd, Seminole, FL 33772, (727) 498-8744**
**Time: 10:00 AM**
**Sale to be held at www.storagetreasures.com.**
2116 - Hardeman, Melanie; 2225 - vance, elaine; 2620 - Flohr, Breanna; 2626 - Milanese, Sara Paulson; 2628 - Griffin, Lamar; 2709 - Gonzales, Melissa; 2832 - Garcia, Luz; 2902 - Camacho, Elias; 2916 - Longenette, Carol; 2926 - Ragers, Getara; 3206 - Cataldi, Giavanina; 3313 - Kolatosz, Joyce; 3415 - Pannell, Joseph; 3620 - Nogaj, Christopher; 3622 - Oliver, Raymond; 3710 - montanez, yashira; 3713 - kirchner, Eric; 4116 - Moulin, Dana; 4316 - Jones, Lori; 4400 - Smith, Cherrie; 4550 - Sarris, Leticia; 5003 - Oliver, Raymond
**PUBLIC STORAGE # 20173, 6543 34th St N, Pinellas Park, FL 33781, (727) 498-0622**
**Time: 10:15 AM**
**Sale to be held at www.storagetreasures.com.**
007A - Benton, Cortez; 017A - Gallegos, Alejandro; 402 - swint, Dana; 409 - Williams, Jhon; 411 - Crossland, Kirstee; 444 - keys, Charbria; 454 - Blanken, Breanna; 472 - Lopez, Tylor; 529 - Delgado, Stephen; 530 - ross, Isaiah; 584 - Bailey, Angel; 586 - Jones, TeReico; 596 - Barntley, Edward; 599 - McDonald, Clarence; B019 - Roy-Holman, Reshia; B030 - perez, alejandro; B067 - Havens, Sarah; C014 - Moore, Bobbieann; D011 - Jeffers, Jill; D013 - Quinones, Jorge; E016 - pennywell, Marissa; E018 - Garvin, Johnice; E021 - Glover, Curtis; E024 - Bell, Wanda; E025 - Massingill, Chad; E035 - Pinder, Jeanree; E041 - Byrd, Kristina; E053 - Johnson, Lakesha; F008 - Edge, Braiden; F011 - Johnson, Lance; F034 - kincade, Imani; F040 - Lugo, Luis; F057 - Flournoy, Elijah; F069 - brady, james; F079 - Royster, Latonya; F085 - Landrum, Justine; F088 - Howard, Ted; F101 - KRANTZ, JENNIFER; G009 - Pena, Franchesca; G032 - pummel, Brianna; RV8 - Brown, Deyvon
**PUBLIC STORAGE # 20410, 5880 66th Street N, St Petersburg, FL 33709, (727) 547-3460**
**Time: 10:30 AM**
**Sale to be held at www.storagetreasures.com.**
A001 - Weaver, Lauren; A002 - Smith, Angelek; A010 - Copeland, Benjamin; A015 - Davis, Bryan; A024 - lewis, Sheldon; A028 - Carter, Kaleb; A029 - Pennucci, Brianna; A052 - DOCKHAM, KATHY; B020 - ball, Cody; B040 - Deere, Elese; B043 - Sanford, Marion; C002 - Dixon, Terrika; C014 - Mop, ZsaZsa L; C017 - STEVENSON, LUCAS S; C043 - Branson, Tiffany; C053 - Martinez, Maria; C062 - smith, Jermya; C070 - Bennett, Heather; C075 - Cosper, Jordyn; C089 - Ramirez, Juan; C093 - Smithkey, Joshua; C108 - Juchem, Destiny; C119 - Lino, Celyne; C135 - Brown, Cody; C163 - Elkin, Del; C164 -Gipson, Kimberly; D021 - risola, James; D031 - Burgess, Sanitra; D034 - Hardy, Ilene Kischel; D043 - Benda, Lauren; D048 - Liott, Thomas; D050 - morton, traci; E001 - Epstein, Kelly; E029 - Stevens, Jeremy; E047 - Mannis, Gregory; F006 - ardolina, James; F009 - taylor, Benjamin; F025 - Cook, Cassandra; G003 - Leary, Albert; G018 - Spinks, Earl
**PUBLIC STORAGE # 20445, 8305 Ulmerton Road, Largo, FL 33771, (727) 249-0891**
**Time: 10:45 AM**
**Sale to be held at www.storagetreasures.com.**
A041 - Gonzalez, Tony; B002 - Bennie, Heather; B020 - Vanwart, Steve; B023 - Murphy, Brewce; B081 - House, Kim; B092 - Zuluaga, Jason; B095 - Bustamante, Cindy; B099 - Holt, Colleen; B101 - dowdy, destinee; C026 - Williamson, Percy; C028 - MAUNAKEA, ANGELA; C041 - Floyd, Kelvin; C044 - Sanz, Robert; C067 - mona, Bruno; C075 - Thomas, Deidrich; C081 - Fuentes, Sara; C110 - Filmon, Jesica L; C112 - Sullivan, Mikayla
**PUBLIC STORAGE # 20702, 1400 34th Street South, St Petersburg, FL 33711, (727) 502-6014**
**Time: 11:00 AM**
**Sale to be held at www.storagetreasures.com.**
B012 - Cohens, Terryelle; B014 - Canfall, Angela; B020 - Reed, Isaac; B023 - daniels, tyanna; B025 - Mcqueen, Phylicia; C017 - Brown, Allysia; C047 - webb, Sharron; C059 - jefferson, amanyal; C061 - Jackson, Tredina K.; C073 - Rushmore, Laura; C075 - Garcia, Enrique Quintero; C080 - ingram, Jasmyne; C087 - BOLDEN, TWANA; C094 - Cooper, Mercedes; C098 - Taylor, Thomas; C109 - Reynolds, Nate; D006 - Mcclendon, Alfreda; D007 - Tate, Tasha; D008 - Gray, Betty; D025 - curry, kyandre; D035 - wolfgram, Samantha; D040 - WITCHER, DAVE; E003 - McCullough, Alton; E009 - Stipe, Elaine; E010 - Davis, Tyrone; E021 - WARREN, Marquita; E022 - Ware, James; E032 - Coleman, Kristy; E033 - Curry, Lemisha; E037 - Williams, Jania M; E042 - Harris, Taren; E050 - FORD, ANTWANN; E054 - Morris, Willie; E087 - hinton, jaime; E091 - Owens, Venus; E100 - Ware, Larry; E106 - CADE, JOHNNY; E116 - Baker, Angelica; E131 - Byrd, Shery; E139 - ADDISON, MARICE; E143 - Hatcher, Yasmin; E158 - parker, damarius; E160 - Johnson, Jonnie; E173 - LESHORE, ANDREA
**PUBLIC STORAGE # 20714, 4500 34th Street North, St Petersburg, FL 33714, (727) 547-3606**
**Time: 11:15 AM**
**Sale to be held at www.storagetreasures.com.**
A014 - Brunkel, Tracy; A019 - Ramseur, William J; A025 - moody, Aretha; A046 - Nubia, Queen; A057 - Duff, Eric; B004 - Morgan, Millicent; B005 - Nielsen, Clinton; B015 - Banks, Chailey; B022 - Humpel, Laurie; B046 - Jones, William; B064 - Rhaney, Leslie; C005 - Crotts, Richard; C009 - Bryant, Porschaonna; C021 - Roebelt, kimberly; C034 - Juarez, Adolfo; C037 - butler, trayvon; C051 - Teal, Kale; C070 - Bethune, Rashiya; D058 - Wright, Tamyia; E011 - Barcenilla, Miguel; E014 - Moore, Kendrick; E018 - Paige, Dameshiea; E026 - Woodard, Vonchinna; E030 - williams, james; E039 - Williams, Zelda; E057 - mcnealy, stephanie d; F005 - Johnson, Laquita; F029 - Fultz, Jonathan; F035 - Thomas, Marhkia; F040 - Serrano, Lymarie; F045 - hollins, robert; F056 - wilson, Courtney; F062 - Blissett, Gina; F063 - Martinez, Marcus; G002 - Partridge, Roberta; G004 - Kenson, James; G010 - Britt, Lisa; G038 - Moore, Erica; G043 - Mahr, Philip D; G051 - Moore, Erica; G057 - Young, Ethan; G058 - aljaghbeir, Laith; H005 - Woods, Alfonso; H008 - Jefferson, Todd; H053 - Oliveras, Marybel; H055 - Smiley, Marqual; J020 - Fields, Maya; P020 - Murphy, Sara
**PUBLIC STORAGE # 25804, 14770 66th St N, Clearwater, FL 33764, (727) 304-3595**
**Time: 11:30 AM**
**Sale to be held at www.storagetreasures.com.**
A31 - Townsend, Cynthia; A46 - Davis, Tamesha; B03 - Sanchez de la Paz, Eduardo; B25 - Baroni, Aaron; B34 - Pierce, Latoya; B70 - dailey, Jocquelle; C114 - Tobin, Elizabeth; C127 - Parz, Josh; C134 - Losito, Antointte; C143 - Prutzman, Melissa; C25 - Estupinan, Jean; D010 - hounsell, Kelsey; D014 - perhot, Merlin; D019 - Harrell, John; D022 - Bernard, Dylan; D037 - Quick, Scott; D211 - Hicks, Stephen Chandler; D213 - Lewis, Matthew; D229 - cox, Brian; D241 - Mota, Damian; D246 - Solid Integrity LLC Frisoli, Rocco V; D252 - Casanova, Alissa; D265 - Gorhan, Tyler; D268 - mills, Ronald; D281 - Clifford, Leon; D284 - Walsh @, Kristin; D286 - Frizalone, Omani; D294 - Walsh @, Kristin; D300 - Walsh @, Kristin; D322 - Kijek, Paul; D323 - Rutenbeck, William; D339 - wiseman, Andrew; D349 - Clark, Olivia; D382 - Scruggs, Andrea; D385 - Stepniak, Jason; D396 - Dease, Devin L; E025 - Jones, Michael; E027 - Chaney, Melissa; E029 - Waltman, Kayla; E031 - Varela, Claudia; E034 - Cann, Ebony; E051 - Bostick, Yvette; E060 - Hillier, Richard; E166 - Mato, Juan Carlo; F008 - Diagonale, Umberto; F047 - Life Changing Ministries Long, Michael; F067 - Lacy, Kristyn
**PUBLIC STORAGE # 28072, 1615 North Highland Ave, Clearwater, FL 33755, (727) 373-6088**
**Time: 11:45 AM**
**Sale to be held at www.storagetreasures.com.**
147 - Monroe, Glynis; 316 - Ocrey, Dede; 480 - pearce, jessicah; 507 - campbell, latisha; 509 - Cabrera, Carlos; 523 - Hickok, Decker; 524 - Barnard, Shatara; 539 - Wilbur, Jay; 543 - Battle, Sophia; 547 - Cole, Ashley; 570 - Burt, Shikira; 571 - Watson, Alfred; 580 - Hagans, Franshan Rebecca; 614 - Vogt, Jeffery; 631 - Willas, Michael; 650 - Jackson, Ashley Ameshia; 677 - Marry, Marie; 687 - Young, Tealer; 691 - Holmes, Stacy; 704 - Harding, Angel; 711 - Sherman, Shawn; 718 - Diaz, Olivas; 735 - Trinidad, Raymond; 736 - Mary, Dieranda; 754 - burney, melvin
**PUBLIC STORAGE # 29147, 13750 Walsingham Road, Largo, FL 33774, (727) 493-0046**
**Time: 12:00 PM**
**Sale to be held at www.storagetreasures.com.**
2004 - bell, evelyn; 2009 - Coelho, Ruth; 2096 - Dimery, Audrey; 2131 - Menard, Tesha-Lyn; 2135 - Masey, Ally; 2143 - Zink, Amy R; 3012 - Borrelli, Christopher; 3074 - Tarozi, LLC Zimprich, Rob; 3094 - Wells, Sarah; 3179 - gaut, edward; 3185 - Dimery, Audrey; 3218 - Lewis, Linsey; B006 - Augsten, Regina; B010 - ADDISON, KESHANA; B014 - krehbiel, Joey
**PUBLIC STORAGE # 52102, 20865 US Hwy 19 North, Clearwater, FL 33765, (727) 258-2224**
**Time: 12:15 PM**
**Sale to be held at www.storagetreasures.com.**
A011 - Szabady, Zoltan; A020 - Kistulentz, Steve; A035 - Espinosa, Marco; A043 - Koceja, Denise; B005 - Miller, Lacee; B012 - Boyd, Briyonna; B023 - Bollea, Nicholas; B037 - Welch, Lorenzo; B055 - Kwak, Sung Min; B075 - Scheaffe, Amanda; C005 - Flynn, Bridget; C042 - Tarver, Deaonna; C046 - Ocasio, Juana; C051 - Shields, Leanna; C118 - Sullivan, John; C210 - Rollins, Sequoia; C213 - GHIENA, MIGUEL; C219 - smith, nicole; D006 - McCargo, Donna; D026 - Walker, Angelonio; D027 - Glenn, Britan; E001 - kerby, Bryan; E003 - Gogola, Madelyn; E006 - Behe, Jesse
**PUBLIC STORAGE # 52103, 16079 US Hwy 19 North, Clearwater, FL 33764, (727) 474-1763**
**Time: 12:30 PM**
**Sale to be held at www.storagetreasures.com.**
A005 - Kile, Aaron; B023 - Williams, Aurelia; C007 - Richardson, Tavaria; C012 - Young, Shawn; C020 - Manzano, Aibel; C030 - Smith, Jill; C042 - Baker, Christopher; C047 - Williams, Shanta; C063 - Dorn, Hunter; C085 - Dean, Steven; C096 - Speak lyfe inc Collins, Q; C127 - Prater, Isabel; C128 - Shack, Donte; C140 - Brunt, Whitleigh; C149 - Ayala, Marvin ; D001 - Morris, Timothy Duane; D010 - Reagon, Robert; D011 - Johnson, Mekala; D067 - Cecil, Sarah; E037 - Stratton, Skye; E042 - jones, Tierra; E057 - Wilson, Malik; F037 - Pena, Jefferskson; G004 - Morris, Eboni; G006 - welch, Tony; G010 - lache, Breanna; G016 - Cross, Joshua; G019 - Childs, Jenna; G020 - Morgan, Brian; G024 - Winkler, Alan; G028 - Williams, Zakiya; G032 - Suchan, Theresa; G034 - Petersen, Robert; G044 - Kellington, Haley; P004 - Bountham, Bouaphan

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
June 6, 13, 2025 25-02350N

## --- PUBLIC SALES ---

**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**

NOTICE IS HEREBY GIVEN that Chris Goble will engage in business under the fictitious name ARCTIC SUN GAMING, with a physical address 9 NORTH METEOR AVENUE CLEARWATER, FL 33765, with a mailing address 9 NORTH METEOR AVENUE CLEARWATER, FL 33765, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

June 6, 2025 25-02375N

**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 Tangled Vow Press 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 30th day of May, 2025.
Mindful Walk Media, LLC

June 6, 2025 25-02368N

**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 Where Wildlings Roam 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 3rd day of June, 2025.
Wildlings Media LLC

June 6, 2025 25-02431N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on June 24, 2025, for United Self Mini Storage - Countryside at www.StorageTreasures.com bidding to begin on-line June 13, 2025, at 6:00am and ending June 24, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

| Name | Unit |
|---|---|
| Rosanna Cox | 041 & 316 |
| Anna Hertrich | 211 |
| Rosario Masi | 134 |
| John M. Press | 527 |
| Brian St. Arnold | 342 |
| Cedrick Vaughn | 080 |

June 6, 13, 2025 25-02430N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Auction will be held on or thereafter the dates in 2025 and times indicated below, at www.storagetreasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

Staring at 10 am on Wednesday June 18, 2025.

U-STOR St. Pete
2160 21st Ave N.
St. Petersburg, FL 33713
727-822-8282

NONE

U-STOR 62nd
3450 62nd Ave N.
Pinellas Park, FL 33781
727-522-1663

| | |
|---|---|
| C-26 | Zoey Goley |
| G-17 | Thomas Donohue |
| J-3 | Linda (rios) Perez |
| L-18 | Anthony Aloe |
| P-10 | Larry Macala |
| R-18 | Elena Pierce |
| S-4 | Sharee Robinson |

U-STOR Gandy
2850 Gandy Blvd.
St. Petersburg, FL 33702
727-576-2004

| | |
|---|---|
| C-7 | Rock Catanzaro |
| T-1 | Julie Parsons |

U-STOR 66th
11702 66th St. N.
Largo, FL 33773
727-546-3605

NONE

U-Stor Lakeview
1217 Lakeview Rd.
Clearwater, FL 33756
727-461-0205

| | |
|---|---|
| G-16 | Jeneka Carrillo |
| L-15 | Randazzle Gainey |

June 6, 13, 2025 25-02405N

FIRST INSERTION

**NOTICE OF SALE ABANDONED VEHICLE**

In accordance with Section 32-13-1, Code of Alabama 1975, notice is hereby given to the owners, lienholders, and other interested parties that the following described abandoned vehicle will be sold at public auction for cash to the highest bidder at 9 am ON JULY 7, 2025 at 2285 ROSS CLARK CIRCLE, DOTHAN, AL 36301: 2020 HONDA CR-V, BLUE; VIN#7FARW1H50LE010095. PRESS REGISTER

June 6, 2025 25-02416N

**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 LandX 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 29th day of May, 2025.
BT Adams LLC

June 6, 2025 25-02352N

**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 Stank Destroyer 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 30th day of May, 2025.
Darren Grosche

June 6, 2025 25-02373N

**NOTICE OF AUCTION**

**TO: ALL INTERESTED PARTIES**

**NOTICE IS** hereby given that the Pinellas County Sheriff will sell at auction approximately twelve (12) vehicles. The auction will be held online, only proxy bid (in person viewing per dates set on website) at JJ Kane, https://www.jjkane.com on Tuesday and Wednesday, June 24-25, 2025. If you have any questions, please contact the Purchasing Manager at (727) 582-6866.

PINELLAS COUNTY
SHERIFF'S OFFICE
Eric Vincent, Purchasing Manager

June 6, 2025 25-02351N

**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 B&R Collectibles 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 29th day of May, 2025.
B&R ONLINE LLC

June 6, 2025 25-02370N

**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 Heavenly Arrangements located at 2725 Summit St in the City of Palm Harbor, Pinellas County, FL 34683 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of May, 2025.
RSST LLC
Robyn Johnson

June 6, 2025 25-02358N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on June 26, 2025 at 10:00 AM

Dennis Wyant - 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.

June 6, 13, 2025 25-02362N

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:
4319 Duhme Rd. St Petersburg Fl. 33708
Auction date is 06/25/2025 @ 10:30 AM

Jessica E Gilley – Household Items
Donell Barker – Clothes/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 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.

June 6, 13, 2025 25-02440N

**INVITATION TO BID**

TO: ALL **INTERESTED** BIDDERS

The following construction projects will be solicited within 30 days:

**25-0652-ITB-C Madonna Blvd over Pine Key Cutoff Bridge #154700 (PID 003678A)**
**25-0634-ITB-C FY2026 Pavement Preservation Package 4**

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

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

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

June 6, 2025 25-02442N

**PUBLIC NOTICE**

You will please take notice that the Pinellas County Board of County Commissioners at its regular meeting of May 20, 2025, in 333 Chestnut Street, Palm Room, Pinellas County Communications Building, Clearwater, Florida 33756, adopted a resolution vacating the following legally described property as petitioned by Caribbean Isles Owner LLC.

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA; VACATING THAT 15 FOOT RIGHT OF WAY, WEST OF AND ADJACENT TO LOTS 20 AND 29, AND A 15 FOOT RIGHT OF WAY, EAST OF AND ADJACENT TO LOTS 21 AND 28, NORTH OF WALSINGHAM ROAD AND SOUTH OF 122ND AVENUE N, PINELLAS GROVES SUBDIVISION, PLAT BOOK 1, PAGE 55, LYING IN THE SOUTHWEST QUARTER OF SECTION 10-30-15, PINELLAS COUNTY, FLORIDA; AND THAT PORTION OF GEORGE K. FOYE ROAD (COUNTY ROAD NUMBER 113), DECLARED TO BE A PUBLIC ROAD IN BOARD OF COUNTY COMMISSIONERS MINUTES BOOK 18, PAGES 163-164, FILED ON SEPTEMBER 21, 1943, BEING 66 FEET IN WIDTH, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE, AND ITS EASTERLY EXTENSION THEREOF, OF 122ND AVENUE N AS DESCRIBED IN OFFICIAL RECORDS BOOK 1041, PAGE 239, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WALSINGHAM ROAD, IN SECTION 10-30-15, PINELLAS COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

KEN BURKE, CLERK TO THE
BOARD OF COUNTY COMMISSIONERS
By: Derelynn Revie, Deputy Clerk

June 6, 2025 25-02348N

**NOTICE OF PUBLIC SALE:**

SUPERIOR TOWING INC. gives notice that on 06/20/2025 at 08:00 AM the following vehicles(s) may be sold by public sale at 1331 CLEVELAND ST.CLEARWATER, FL 33755-5104 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

JN8AS5MT5EW605933 2014 NISS

June 6, 2025 25-02450N

**NOTICE OF MEETING - GOVERNING BOARD, ST. PETERSBURG COLLEGIATE HIGH SCHOOLS**

The Board of Trustees of St. Petersburg College announces a public meeting to which all persons are invited. DATE AND TIME: June 17, 2025 Governing Board meeting to immediately follow the 9:00 am SPC Board of Trustees meeting.

PLACE: The meeting will be held at St. Petersburg College, EpiCenter, Room 1-453, 13805 58th Street N., Clearwater, FL
PURPOSE: The Board of Trustees of St. Petersburg College will also meet as the Governing Board of the St. Petersburg Collegiate High Schools.

A copy of the agendas may be obtained within seven (7) days of the meeting on the Board of Trustees website at www.spcollege.edu or by calling the Board Clerk at (727) 341-3241.

June 6, 2025 25-02449N

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

**A 1971 Mobile Home, VIN No. 24457351/24457352 and the contents therein, if any abandoned by former tenants, Kevin Michael Rowan and Mary Delaina Rowan.**

On June 19, 2025 at 9:00am at Lincolnshire Estates Mobile Home Park, 1071 Donegan Road, Lot 608, Largo, Florida 33771.

**THE EDWARDS LAW FIRM, PL**
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorneys for Lincolnshire Estates
Mobile Home Park
By: /s/ Sheryl A. Edwards
**SHERYL A. EDWARDS**
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com

June 6, 13, 2025 25-02420N

**NOTICE OF PUBLIC SALE**

JOE'S TOWING & RECOVERY, INC.
*** MAIN OFFICE ***
6670 114TH AVENUE
LARGO, FL. 33773
727-541-2695
727-541-1300

| YR | MAKE | ID # |
|---|---|---|
| 08 | BMW | WBANV13548CZ57727 |
| 06 | CHEVY | 1GCHG35U161242536 |
| 11 | FORD | 1FMCUOEG0BKB32590 |
| 11 | INFINITI | JN1CV6EK6BM213559 |
| 05 | SUZI | JS1GN7CA652106973 |

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 7-03-25 AT 11:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.
JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695

June 6, 2025 25-02447N

## --- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 522025CP001752XXESPR**
**Division 004**
**IN RE: ESTATE OF JAILEEN SANTOS SANTIAGO Deceased.**

The administration of the estate of Jaileen Santos Santiago, deceased, whose date of death was August 25, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, 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 June 6, 2025.

**Personal Representative:**
**Pablo Alberto Alequin Sanchez**
1760 Clearwater Largo Road 3201
Clearwater, Florida 33756

Attorney for Personal Representative:
Pilar V. Vazquez
for Rodolfo Suarez Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd,
Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
Pilar V. Vazquez, Esq. FBN 115839

June 6, 13, 2025 25-02452N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No.: 25-004524-ES**
**Division: 003**
**IN RE: ESTATE OF PEGGY A. CRISTINI, Deceased.**

The administration of the estate of PEGGY A. CRISTINI, deceased, whose date of death was December 7, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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 June 6, 2025.

**Personal Representative:**
**RICHARD A. CRISTINI**
11 Country Club Lane
Belleair, FL 33756

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

June 6, 13, 2025 25-02453N

## --- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-003668-ES**
**IN RE: ESTATE OF RICHARD MILTON ANDERSON, SR.,**
**Deceased.**

The administration of the Estate of RICHARD MILTON ANDERSON, SR., Deceased, whose date of death was July 31, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is June 6, 2025.

**Personal Representative:**
**AIMEE E. MONTGOMERY**
6526 Smoke Tree Avenue
Oak Park, CA 91377

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
June 6, 13, 2025 25-02427N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-003594-ES**
**Division: 004**
**IN RE: ESTATE OF ERIC R. KESSLER,**
**Deceased.**

The administration of the estate of ERIC R. KESSLER, deceased, whose date of death was February 1, 2025, 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.

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

The date of first publication of this notice is: June 6, 2025.

Signed on this 28th day of May, 2025.

**ERIC P KESSLER**
**Personal Representative**
6700 12Th Street N
St. Petersburg FL 33702
PEGGY CLARIE, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 0727946
CLARIE LAW OFFICES, P.A.
5922 9th Ave N.
St Petersburg, FL 33710
Telephone: (727) 345-0041
Email: email@clarielaw.com
eservice: enotify@clarielaw.com
June 6, 13, 2025 25-02366N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-4478-ES**
**Division 04**
**IN RE: ESTATE OF JOSE JOAQUIN PENA,**
**Deceased.**

The administration of the estate of JOSE JOAQUIN PENA, deceased, whose date of death was March 28, 2025, 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: June 6, 2025.

**LAURA WREN PENA-GERST**
**Personal Representative**
537 Barbara Lane
Jacksonville Beach, Florida 32250
DAVID F. WILSEY
Attorney for Personal Representative
Florida Bar No. 0652026
Fisher and Wilsey, P.A.
1000 16th Street North
St. Petersburg, FL 33705
Telephone: 727-898-1181
Email: dwilsey@fisher-wilsey-law.com
Secondary Email:
beisencoff@fisher-wilsey-law.com
June 6, 13, 2025 25-02398N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**UCN: 522025CP004575XXESPR**
**Ref: 25-004575-ES**
**IN RE: ESTATE OF JEANNE M. AUER,**
**Deceased.**

The administration of the estate of JEANNE M. AUER, deceased, whose date of death was April 15, 2025, 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 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: June 6, 2025

**Personal Representative:**
**ROBERT AUER, JR.**
**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: ryan@roothlaw.com
June 6, 13, 2025 25-02413N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-004185-ES**
**IN RE: ESTATE OF GISELA BROWN**
**Deceased.**

The administration of the estate of Gisela Brown, deceased, whose date of death was March 30, 2025, 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. The written demand must be filed with the clerk.

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 JUNE 6, 2025

**Personal Representative:**
**Richard A. Erwin**
1591 Gulf Blvd.
601-S
Clearwater, Florida 33767
Attorney for Personal Representative:
A.T. COOPER, III
Attorney for Petitioner
Florida Bar Number: 117986
1230 Myrtle Avenue So., Suite 102
CLEARWATER, FL 33756
Telephone: (727) 447-0212
Fax: (727) 441-4039
E-Mail: atc@atcooperlaw.com
Second E-Mail:
donna@atcooperlaw.com
June 6, 13, 2025 25-02443N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-003577-ES**
**IN RE: ESTATE OF BETTY LOU HUMMEL, A/K/A BETTY L. HUMMEL,**
**Deceased**

The administration of the estate of BETTY LOU HUMMEL, deceased, whose date of death was February 27, 2025, 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. The written demand must be filed with the clerk.

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 June 6, 2025.

**PERSONAL REPRESENTATIVE:**
**JENNIFER L. WINKLER**
1336 Indian Trail South
Palm Harbor, FL 34683
VOJA J. LONCARSKI, ESQ
Attorney for Personal Representative
Florida Bar No. 528811
JL LAW PLLC
801 West Bay Drive
Suite 312
Largo, FL 33770
Telephone: (727) 488-5869
Email Address: JL@jim-law.com
June 6, 13, 2025 25-02428N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-004564-ES**
**IN RE: ESTATE OF LOIS A. GOYER**
**Deceased.**

The administration of the estate of Lois A. Goyer, deceased, whose date of death was December 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 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. The written demand must be filed with the clerk.

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 June 6, 2025.

**Personal Representative:**
**G. Scott Goyer**
158 Marina Del Rey Ct.
Clearwater, FL 33767
Attorney for Personal Representative:
A.T. COOPER, II
Attorney for Petitioner
Florida Bar Number: 117986
1230 Myrtle Avenue So., Suite 102
Clearwater, FL 33756
Telephone: (727) 447-0212
Fax: (727) 441-4039
E-Mail: atc@atcooperlaw.com
Second E-Mail:
donna@atcooperlaw.com
June 6, 13, 2025 25-02433N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**Case Number: :25-001641-ES**
**IN RE: ESTATE OF EVELYN C ALTENBURG,**
**Deceased**

The administration of the estate of EVELYN C. ALTENBURG, deceased, whose date of death was July 29, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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, applies, or may apply, unless a written demand is made by a creditor as specified under section 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. June 6, 2025

**Natali Altenburg f/n/a**
**Natali Santiago**
138 Stahley Street
Brentwood, New York 11717

/s/ Richard D. Green
Richard D Green, Esquire
FLA BAR 205877
Attorney for Personal Representative
1010 Drew Street
Clearwater, Florida 33755
(727) 441-8813
Email: richglaw@aol.com
Email: kdileone@greenlawoffices.net
June 6, 13, 2025 25-02434N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-4188-ES**
**IN RE: ESTATE OF ELEANOR JENNINGS,**
**aka**
**ELLIE JENNINGS**
**Deceased.**

The administration of the estate of ELEANOR JENNINGS, also known as ELLIE JENNINGS, deceased, whose date of death was May 14, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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: June 6, 2025.

**KELLY JENNINGS**
**Personal Representative**
460 44th Avenue NE
St. Petersburg, FL 33703
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:
jrivera@hnh-law.com
June 6, 13, 2025 25-02403N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-003708-ES**
**IN RE: ESTATE OF MILLIE MARGARET WIGGINTON**
**Deceased.**

The administration of the estate of MILLIE MARGARET WIGGINTON, deceased, whose date of death was March 8, 2025, 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 June 6, 2025.

**Personal Representative:**
**LYNN M. KLEIN**
824 63rd St. S.
Gulfport, Florida 33707
Attorney for Personal Representative:
JOHN M. HEMENWAY
Florida Bar Number: 027906
Bivins & Hemenway, P.A.
1060 Bloomingdale Ave.
Valrico, FL 33596
Telephone: (813) 643-4900
Fax: (813) 643-4904
E-Mail: jhemenway@bhpalaw.com
Secondary E-Mail:
pleadings@brandonbusinesslaw.com
June 6, 13, 2025 25-02441N

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**FILE NO. 25-003214-ES**
**IN RE: ESTATE OF CODY NEAL CONLAY**

The administration of the estate of CODY NEAL CONLAY, deceased, whose date of death was July 22, 2024; File Number 25-003214-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 6, 2025.

**NICOLE BYRNE**
**Personal Representative**
15040 Avalon Avenue
Clearwater, Florida 33760
/s/Melissa Shafer
MELISSA SHAFER, ESQ.
Florida Bar No. 1032812
Hitchcock Law Group
635 Court Street, Suite 202
Clearwater, Florida 33756
(727) 223-3644 /
(727) 223-3479 Fax Melissa@hitchcocklawyer.com
Assistant@hitchcocklawyer.com
Attorney for Personal Representative
June 6, 13, 2025 25-02399N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25–004292-ES**
**Division 3**
**IN RE: ESTATE OF PHYLLIS E. FRENCH**
**Deceased.**

The administration of the estate of PHYLLIS E. FRENCH, deceased, whose date of death was January 27, 2025, 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 June 6, 2025.

**Personal Representative:**
**Marcelle R. Petzold**
1303 W. High Acres Street
Lecanto, FL 34461
Attorney for Personal Representative:
G. Andrew Gracy
Florida Bar No. 0570451
Peebles & Gracy, PA
826 Broadway
Dunedin, Florida 34698
June 6, 13, 2025 25-02426N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File 25-004199-ES**
**IN RE: ESTATE OF JASON ROBERT LANGLEY**
**Deceased.**

The administration of the estate of JASON ROBERT LANGLEY deceased, whose date of death was February 11, 2025; File Number 25-004199-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 6, 2025.

**DENISE COONFARE**
**Personal Representative**
12332 84th Way
Largo, FL 33773
WILLIAM K. LOVELACE,
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Avenue
Clearwater, Florida 33756
(727) 446-1036
SPN 01823633
FBN 0016578
Attorney For Personal Representative
June 6, 13, 2025 25-02412N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 24-010180-ES**
**IN RE: ESTATE OF JAMES LEE COHEN, Deceased.**

The administration of the estate of James Lee Cohen, deceased, whose date of death was June 20, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 June 6, 2025.

**Personal Representative:**
**Anthony Wayne Cohen**
2018 Canton Park Drive
Winter Haven, Florida 33881
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
June 6, 13, 2025 25-02425N

FIRST INSERTION

**NOTICE TO CREDITORS**
**IN RE: ESTATE OF ELIZABETH F. HOPPER**

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

You are hereby notified that a Trust estate is being administered ELIZABETH F. HOPPER, a resident of PINELLAS County, Florida, who died on May 7, 2025, was the settlor of a Trust titled: THE ELIZABETH F. HOPPER TRUST AGREEMENT U/T/D June 2, 1999. The name and address of the Trustee are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS HEREIN SET FORTH WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is June 6, 2025.

**Trustee:**
**ROGER L. HOPPER, Trustee**
629 Fresno Ave
Hernando, FL 34442

Attorney for Trustee:
Francis M. Lee, Attorney
Florida Bar Number: 0642215
SPN 00591179
4551 Mainlands Boulevard, W.,
Suite F
Pinellas Park, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: Frank@FrankLeeLaw.com
Secondary E-Mail:
Patricia@FrankLeeLaw.com
June 6, 13, 2025 25-02435N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-004606-ES**
**Division PROBATE**
**IN RE: ESTATE OF CYNTHIA SCOTT**
**Deceased.**

The administration of the estate of CYNTHIA SCOTT, deceased, whose date of death was March 8, 2025, 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 apples to the subject property unless a timely written demand is made.

The date of first publication of this notice is June 6, 2025.

**Personal Representative:**
**LINDA WALLS**
1036 N Missouri Ave.
Clearwater FL 33755
Attorney 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
June 6, 13, 2025 25-02446N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**REF: 25-4588 ES**
**UCN: 522025CP004588XXESPR**
**IN RE: ESTATE OF JEFFREY RICHMOND**
**Deceased**

The administration of the estate of JEFFREY RICHMOND, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 6, 2025.

**Personal Representative:**
**MICHAEL RICHMOND**
400 64th Avenue,
Unit 705
St. Pete Beach, Florida 33706
Attorney for Personal Representative:
MICHAEL W. PORTER, Esquire
Law Firm of Michael W. Porter
Attorney for Personal Representative
Florida Bar Number: 607770
535 49th Street North,
St. Petersburg, FL 33710
Telephone (727) 327-7600
Primary Email:
Mike@mwplawfirm.com
June 6, 13, 2025 25-02410N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No.: 25-003393-ES**
**Division: 003**
**IN RE: ESTATE OF THOMAS LEONARD O'BRIEN a/k/a LEONARD THOMAS O'BRIEN,**
**Deceased.**

The administration of the estate of THOMAS LEONARD O'BRIEN a/k/a LEONARD THOMAS O'BRIEN, deceased, whose date of death was January 14, 2025, 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 June 6, 2025.

**Personal Representative:**
**DONALD T. O'BRIEN**
705 Hidden Harbour Drive
Indian Rocks Beach, 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
June 6, 13, 2025 25-02451N

FIRST INSERTION

**NOTICE OF TRUST**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
Probate Division
**File No. 25-005079-ES**
**IN RE: TRUST ESTATE OF MELINDA M. HUESING**
**DECEASED**

MELINDA M. HUESING, a resident of Pinellas County, Florida, who died on March 22, 2025, was the Trustor of a trust entitled:

The Melinda Huesing Trust U/A/D September 4, 2003, 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 21st day of May, 2025.

**RAMONA BILLINGS, Trustee**
559 Quintana Place NE
St Petersburg, FL 33703
Copy mailed to Cynthia E. Orozco,
Attorney for the Trustee
June 6, 13, 2025 25-02396N

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: 25-002551-CI**
**IN RE: FORFEITURE OF $2,300.00 U.S. CURRENCY**
**BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner,**
**vs.**
**Denardo M. Woffard, Claimant.**

TO: Denardo M. Woffard, and all others who may claim an interest in the above-described $2,300.00 U.S. Currency (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about May 11, 2025, at or near the area of 4700 34th Street North, St. Petersburg, FL, 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).

Nicole E. Durkin,
Senior Associate Counsel, FBN: 78069
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
ndurkin@pcsonet.com;
rreuss@pcsonet.com
Attorney for Petitioner
June 6, 13, 2025 25-02444N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 24-011380-ES**
**Division PROBATE**
**IN RE: ESTATE OF BEATRICE L. KELLOGG f/k/a BEATRICE L. STONER**
**Deceased.**

The administration of the Florida estate of Beatrice L. Kellogg f/k/a Beatrice L. Stoner, deceased, whose date of death was April 8, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 June 6, 2025.

**Personal Representative:**
**Mr. Jack L. Kellogg**
890 Vernon Heights Blvd.
Marion, OH 43302
Attorney for Personal Representative:
Tasha A. Warnock, Esq.
Attorney for Personal Representative
Florida Bar Number: 116474
The Warnock Law Group
6843 Porto Fino Circle
Fort Myers, FL 33912
Telephone: (239) 437-1197
Fax: (239) 437-1196
E-Mail:
service@warnocklawgroup.com
Secondary E-Mail:
twarnock@warnocklawgroup.com
June 6, 13, 2025 25-02397N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-003824-ES**
**Division 003**
**IN RE: ESTATE OF CAROLE FAHRER AKA CAROLE J. FAHRER AKA CAROLE JEAN FAHRER**
**Deceased.**

The administration of the estate of CAROLE FAHRER AKA CAROLE J. FAHRER AKA CAROLE JEAN FAHRER, deceased, whose date of death was August 27, 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. The written demand must be filed with the clerk.

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 June 6, 2025

**Personal Representative:**
**ANITA COLBY McCARTY**
2680 Walnut Drive
Palm Harbor, Florida 34683
Attorney for Personal Representative:
BARBARA A. EPSTEIN, ESQ.
Attorney
Florida Bar Number: 917265
BARBARA A. EPSTEIN & ASSOCIATES, P.A.
P.O. Box 847
New Port Richey, Florida 34656-0847
Telephone: (727) 845-8433
Fax: (727) 475-9822
E-Mail: barbeps@msn.com
Secondary E-Mail:
maryellen_BEpstein@outlook.com
June 6, 13, 2025 25-02407N

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
LV10184

## --- ESTATE ---

FIRST INSERTION

**NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
STATE OF FLORIDA
**CASE NO.: 25-003728-ES**
**Division: Probate Section: 03**
**IN RE: ESTATE OF MARIA C. SUTERA A/K/A MARY SUTERA, Deceased.**

The administration of the Estate of MARIA C. SUTERA A/K/A MARY SUTERA, deceased, Case No.: 2025-003728-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 June 6, 2025.

**Deborah Morvec,**
**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:
wlawmedicaid@gmail.com
June 6, 13, 2025 25-02408N

FIRST INSERTION

**NOTICE TO CREDITORS**
(**Summary Administration**)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-003562**
**Division ES**
**IN RE: ESTATE OF HARRY F. ROBERTS, 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 Harry F. Roberts, deceased, File Number , 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 December 30, 2024; that the total value of the estate is $21,488.22 and that the names and addresses of those to whom it has been assigned by such order are:

Name Elizabeth B. Hamilton
Trustee of the Residuary Trust Estate created under the Harry F. Roberts Living Trust, dated February 20, 1985, as amended
Address 709 Ponce de Leon Blvd.
Belleair, FL 33756

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 June 6, 2025.

**Person Giving Notice:**
**Elizabeth B. Hamilton**
709 Ponce de Leon Blvd.
Belleair, FL 33756

Attorney for Person Giving Notice
/s/ Kit Van Pelt
Kit Van Pelt
Attorney
Florida Bar Number: 106754
Griffin & Van Pelt, P.A.
1455 Court Street
Clearwater, FL 33756
Telephone: (727) 449-9800
Fax: (727) 446-2748
E-Mail: kit@lawyergriffin.com
Secondary E-Mail:
jennie@lawyergriffin.com
June 6, 13, 2025 25-02409N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-004679-ES**
**IN RE: ESTATE OF JOLEEN R. SHULTZABARGER, Deceased.**

The administration of the estate of JOLEEN R. SHULTZABARGER, deceased, whose date of death was September 8, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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: June 6, 2025.

Signed on this 6/3/2025.

**Signed by:**
**SCOTT SHULTZABARGER**
**Personal Representative**
185 Lido Drive
St. Pete Beach, FL 33706

/s/ Kole J. Long
Kole J. Long, Esq.
Attorney for Personal Representative
Florida Bar No. 99851
Special Needs Lawyers, PA
901 Chestnut Street,
Suite C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email:
Kole@specialneedslawyers.com
Email:
Jennifer@specialneedslawyers.com
June 6, 13, 2025 25-02438N

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-004435-ES**
**Division: 004**
**IN RE: ESTATE OF BEVERLY KATHERINE BRANCH, Deceased.**

The administration of the estate of BEVERLY KATHERINE BRANCH, deceased, whose date of death was February 16, 2025, 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.

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

The date of first publication of this notice is: June 6, 2025.

Signed on this 29th day of May, 2025.

**SARA BRANCH MINNICH**
**Personal Representative**
1104 Lady Victoria Way,
Virginia Beach, VA 23464

PEGGY CLARIE, ESQ.
Attorney for Personal Representative
Florida Bar No. 0727946
CLARIE LAW OFFICES P.A.
1101 Pasadena Ave. S suite 3
South Pasadena, FL 33707
Telephone: (727) 345-0041
Email: email@clarielaw.com
Eservice: enotify@clarielaw.com
June 6, 13, 2025 25-02367N

## --- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF DEFAULT AND INTENT TO FORECLOSE**

Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by **WYNDHAM VACATION RESORTS, INC., F/K/A FAIRFIELD RESORTS, INC., F/K/A FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION** for the purposes of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856. The following owners are hereby notified that you are in default of the note and mortgage for the following properties located in Pinellas County, Florida:

Contract Number: 392100524 - PAMELA A BEHNE, 126 WELLINGTON DR, PALM COAST, FL 32164; Principal Balance: $30,191.13; Interest: $11,509.59; Late Charges: $50.00; TOTAL: $41,850.72 through January 21, 2025 (per diem: $11.99/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 567,000/327,902,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1071, S1072, S1074, S1076, S1077, S1078, S1079, S1080, S1081, S1082, S1083, S1171, S1172, S1174, S1176, S1177, S1178, S1179, S1180, S1181, S1182, S1183 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 567,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

ALL within CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"), together with all appurtenances thereto, according and subject to the Declaration of Condominium of Clearwater Beach Resort VO Condominium ("Condominium Declaration"), as recorded on February 2, 2017 in Official Records Book 19507, Page 176 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; and the Declaration of Vacation Plan for Clearwater Beach Resort Vacation Ownership Plan ("Timeshare Declaration"), as recorded in Official Records Book 19519, Page 2693 et seq., public records of Pinellas County, Florida together with any and all amendments and supplements thereto; and Master Declaration of Covenants, Conditions and Restriction of Clearwater Beach Resort (("MASTER DECLARATION"), as recorded on February 2, 2017 in Official Records book 19507, Page 20 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; the said Condominium Declaration, Master Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declarations".

**The owners must pay the TOTAL listed above plus the per diem and a $250.00 fee for trustee foreclosure sale plus costs as they accrue, if any**. Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S.721.856. You have the right to submit an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Early Law, P.A f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822
1347.CBRNJNOA0625
June 6, 13, 2025 25-02388N

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: 25-002625-CI**
**IN RE: FORFEITURE OF $4,606.00 U.S. CURRENCY**
**BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner,**
**vs.**
**Deshawn Dorns, Claimant.**

TO: Deshawn Dorns, and all others who may claim an interest in the above-described $4,606.00 U.S. Currency (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about May 14, 2025, at or near the area of 3001 66th St. N., St. Petersburg, FL, 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).

Nicole E. Durkin,
Senior Associate Counsel, FBN: 78069
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
ndurkin@pcsonet.com;
rreuss@pcsonet.com
Attorney for Petitioner
June 6, 13, 2025 25-02448N


# PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

or email **legal@businessobserverfl.com**

## --- ACTIONS / SALES ---

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. 25-002282-CI**
**U.S. BANK NATIONAL ASSOCIATION,**
**Plaintiff, vs.**
**DILLON LYNCH, et. al.**
**Defendant(s),**

TO: DILLON LYNCH, UNKNOWN SPOUSE OF DILLON LYNCH,
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 85, OF THIRTIETH AVENUE SUBDIVISION EXTENSION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 11, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, 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.

"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."

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 30 day of May, 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
25-274329
June 6, 13, 2025 25-02401N

FIRST 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. 23-007083-CI**
**CARRINGTON MORTGAGE SERVICES, LLC,**
**Plaintiff, vs.**
**KRISTEN E. WALSH A/K/A KRISTIN WALSH; SHANE HOFFMAN; JPMORGAN CHASE BANK, N.A.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed April 29, 2025 and entered in Case No. 23-007083-CI, of the Circuit Court of the 6th Judicial Circuit in and for PINELLAS County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is Plaintiff and KRISTEN E. WALSH A/K/A KRISTIN WALSH; SHANE HOFFMAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; JPMORGAN CHASE BANK, N.A.; 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 June 25, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 42, GLENWOOD, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14, 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.

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 28th day of May 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.: 23-00405 CMS
V6.20190626
June 6, 13, 2025 25-02391N

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
**CASE NO.: 25-000305-CI**
**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL4, MORTGAGE-BACKED NOTES, SERIES 2023-RTL4,**
**Plaintiff, v.**
**RAD DIVERSIFIED REIT, INC., a Maryland Corporation; UNKNOWN BENEFICIARIES OF RAD DIVERSIFIED REIT, INC; UNKNOWN TRUSTEES OF RAD DIVERSIFIED REIT, INC.; SPANISH OAKS HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 28, 2025 entered in Civil Case No. 25-000305-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL4, MORTGAGE-BACKED NOTES, SERIES 2023-RTL4, Plaintiff and RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION; UNKNOWN BENEFICIARIES OF RAD DIVERSIFIED REIT, INC; UNKNOWN TRUSTEES OF RAD DIVERSIFIED REIT, INC.; SPANISH OAKS HOMEOWNER'S ASSOCIATION, INC. are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at www.pinellas.realforeclose.com beginning at 10:00 AM on June 26, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 46, BLOCK E, SPANISH OAKS, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 62-64 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 943 Spanish Oaks Boulevard, Palm Harbor, FL 34683

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Taji S. Foreman
Taji S. Foreman, Esq.
FBN: 0058606
File No: 3843.000147
June 6, 13, 2025 25-02389N

FIRST INSERTION

**NOTICE OF SALE**
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
**Case No. 24-009638-CO**
**COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.,**
**Plaintiff, vs.**
**BEN LOPER, and JEFFERY M. LOPER,**
**Defendants.**

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 24-009638-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Unit 2423 of Coachman Creek, a Condominium according to the Plat thereof recorded in Condominium Plat Book 36, Pages 88 through 105, inclusive, and being further described in that certain Declaration of Condominium, recorded in Official Records Book 4913, Page(s) 1436, and of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

PARCEL ID NO.: 08-29-16-16809-024-2423 ("Property")

Property Address: 2625 State Road 590, Unit 2423, Clearwater, Florida 33759

at public sale, to the highest and best bidder for cash at 10:00 a.m. on July 31, 2025. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.

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

Dated this 29th day of May 2025.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholaos T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10223-179
June 6, 13, 2025 25-02390N

FIRST INSERTION

**NOTICE OF CIVIL ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
**Case No: 24-005615-CI**
**HUMBERTO VARGAS,**
**Plaintiff, v.**
**ABBEY MARIE FRAZIER,**
**Defendant.**

TO: Abbey Marie Frazier
8551 Fenhalloway Court
Trinity, FL 34655

YOU ARE NOTIFIED that a negligence action for personal injuries and damages relating to a motor vehicle collision that occurred on December 13, 2022, has been filed against you and that you are required to serve a copy of your written defenses, if any, to:

Thomas J. Nessler, Esq.
(Fla. Bar. No.: 1005206)
Frederick W. Nessler & Associates
1600 West Bay Drive
Largo, Florida 33770
Phone: 727-333-7093
Fax: 727-333-7116
Primary Email:
Tjnessler@nesslerlaw.com
Secondary Email:
Smullins@nesslerlaw.com
ATTORNEY FOR PLAINTIFF

on or before May 12, 2025, and file the original at the Office of the Circuit Court Clerk of Pinellas County, Sixth Judicial Circuit, for the State of Florida, 315 Court Street, Clearwater, FL 33756 before service on Plaintiff or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint. 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 Rules of General Practice and Judicial Administration 2.516.) 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: April 10, 2025.
/s/ Thomas J. Nessler
Thomas J. Nessler, Esq.
Fla. Bar. No.: 1005206
Frederick W. Nessler & Associates
1600 West Bay Drive
Largo, Florida 33770
Phone: 727/333.7093
Fax: 727/333.7116
Primary Email:
Tjnessler@nesslerlaw.com
Secondary Email:
Smullins@nesslerlaw.com
ATTORNEY FOR PLAINTIFF
June 6, 13, 20, 27, 2025 25-02394N

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. 25-001859-CI**
**FINANCE OF AMERICA REVERSE LLC,**
**Plaintiff, vs.**
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLORIA DEMPSEY, DECEASED, et. al.**
**Defendant(s),**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLORIA DEMPSEY, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

THE SOUTH 25 FEET OF LOT 7 AND NORTH 37 1/2 FEET OF LOT 8, BLOCK 2, HANCOCK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11,PAGE 109, 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 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.

"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."

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 29th day of May, 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, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-280181
June 6, 13, 2025 25-02393N

FIRST INSERTION

**NOTICE OF ACTION**
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
**Case No. 25-002600-CO**
**VILLAGE LAKE CONDOMINIUM ASSOCIATION, INC.,**
**Plaintiff, vs.**
**FREEDOM HOMES REAL ESTATE GROUP, LLC and UNKNOWN TENANT(S),**
**Defendants.**

TO: FREEDOM HOMES REAL ESTATE GROUP, LLC

YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:

Unit 101, Building 720, of Village Lake, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4829, Page(s) 464, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.
PARCEL ID NO.: 18-30-17-94108-003-1010 ("Property")
Property Address: 720 North Village Drive, Unit 101, St. Petersburg, Florida 33716

A Lawsuit has been filed against you in Pinellas County Court, VILLAGE LAKE CONDOMINIUM ASSOCIATION, INC. v. FREEDOM HOMES REAL ESTATE GROUP, LLC and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once each week for two consecutive weeks in The Business Observer.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, 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 this Court on this 28th day of May, 2025.

Ken Burke, Clerk of Court
BY: /s/ Thomas Smith
DEPUTY CLERK

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10286-103
June 6, 13, 2025 25-02385N

FIRST INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY
CIVIL DIVISION
**Case No. 24-004007-CI**
**Division 13**
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-SPL1 TRUST**
**Plaintiff, vs.**
**DOUG HARRIS, LONG BAYOU CONDOMINIUM ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS,**
**Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 14, 2025, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as:

THE CONDOMINIUM PARCEL CONSISTING OF UNIT 10, BUILDING 7, OF THE LONG BAYOU CONDOMINIUM (INCLUDING THE COMMON ELEMENTS APPURTENANT THERETO) AS IDENTIFIED IN THE DECLARATION OF CONDOMINIUM OF LONG BAYOU CONDOMINIUM (AS AMENDED AND RESTATED) RECORDED IN OFFICIAL RECORD BOOK 4522, AT PAGE 1451, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETHER WITH ALL PERSONAL PROPERTY LOCATED IN SAID CONDOMINIUM PARCEL.

and commonly known as: 10038 62ND TERRACE NORTH, SAINT PETERSBURG, FL 33708; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.pinellas.realforeclose.com, on August 13, 2025 at 10:00 A.M..

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

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

Dated this June 2, 2025
By: /s/ Donna S. Glick
Donna S. Glick
Attorney for Plaintiff
Invoice to:
Donna S. Glick
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2425208/CMP
June 6, 13, 2025 25-02419N

Q&A

**Do I need to register my business' name?**

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

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

To publish your legal notice call: 941-906-9386

LV18237_V7

## --- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF SALE**
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
**CASE NO: 21-3286-CO**
**THE FOUNTAINS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,**
**Plaintiff, vs.**
**ALISON HONE SADLER and ANY UNKNOWN OCCUPANTS IN POSSESSION,**
**Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as:

Unit F-105, of THE FOUNTAINS AT COUNTRYSIDE, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 14128, Page 301, and all exhibits and amendments thereof, of the Public Records of Pinellas County, Florida; together with an undivided interest or share in the common elements appurtenant thereto. With the following street address: 2500 Winding Creek Boulevard, #F-105, Clearwater, Florida, 33761.

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 28th day of May, 2025.

KEN BURKE
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
June 6, 13, 2025 25-02402N

FIRST INSERTION

**NOTICE OF ACTION**
IN THE COUNTY COURT FOR PINELLAS COUNTY, FLORIDA
**CIVIL DIVISION CASE NO. 522025CC001179XXCOCO**
**CIVIL DIVISION**
**REFERENCE NO. 25-001179-CO-41**
**WESTGATE PARK CORP., a Florida corporation dba WESTGATE COMMUNITY,**
**Plaintiff, vs**
**QURINDA OKENKA, KENNETH ALLEN NYE, SHEVAWN DERENDA NYE, and all other unknown occupants of the mobile home, jointly and severally,**
**Defendants.**

TO: KENNETH ALLEN NYE
Defendant
7111 - 142 Avenue North
Lot 48
Largo, FL 33771-4649

YOU ARE NOTIFIED that an action for enforcement of landlord's lien on the following described property in Pinellas County, Florida:

1973 TOWN mobile home with identification no. 112602021, title no. 9892773 and decal no. 16941348 located on Lot 1136 in WESTGATE COMMUNITY,

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 May 30, 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
June 6, 13, 2025 25-02387N

FIRST INSERTION

**NOTICE OF ACTION**
IN THE COUNTY COURT FOR PINELLAS COUNTY, FLORIDA
**CIVIL DIVISION CASE NO. 522025CC004793XXCOCO**
**CIVIL DIVISION**
**REFERENCE NO. 25-004793-CO-41**
**WESTGATE PARK CORP., a Florida corporation dba WESTGATE COMMUNITY,**
**Plaintiff, vs**
**EDWARD BRINTON VAN VOORHIS and All Other Unknown Occupants of the Mobile Home, jointly and severally,**
**Defendants.**

TO: EDWARD BRINSON VAN VOOHIS
Defendant
14099 South Belcher Road
Lot 1219
Largo, FL 33771-4528

YOU ARE NOTIFIED that an action for enforcement of landlord's lien on the following described property in Pinellas County, Florida:

1974 WRANG mobile home with identification no. F3601600, title no. 6224119 and decal no. 18699410 located on Lot 1219 in WESTGATE COMMUNITY,

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 5-30-2025.

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
June 6, 13, 2025 25-02386N

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
**CASE NO. 25-001255-CI**
**FIGURE LENDING LLC,**
**Plaintiff, vs.**
**ELINOR ALFONSO A/K/A ELINOR A. ALFONSO, et al.,**
**Defendant.**

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE UNRECORDED TRUST AGREEMENT DATED THE 16TH DAY OF NOVEMBER, A.D., 2019 AND KNOWN AS ELINOR A. ALFONSO REVOCABLE TRUST AGREEMENT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS
8308 91st Terrace
Largo, FL 33777
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 14, CRESTRIDGE SUBDIVISION FIFTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before , or 30 days from the first publication, otherwise a Judgment may 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 the 28 day of May, 2025.

KEN BURKE, CPA
CLERK OF COURT
OF PINELLAS COUNTY
As Clerk of the Court
BY: /s/ Thomas Smith
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
Kimberlee.Masters@mccalla.com
24-11015FL
June 6, 13, 2025 25-02384N

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
**CASE NO. 22-004641-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 1st day of July, 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.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-08199FL
June 6, 13, 2025 25-02424N

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
**Case No: 24-004960-CI**
**DAVID M BELLAMY,**
**Plaintiff(s), v**
**CINDY L BYRNE,**
**Defendant(s).**

TO: CINDY L BYRNE, whose last known address is as follow:
492 Cedar Ridge Road
Mount Washington, KY 40047
(Last known residence)

YOU ARE HEREBY NOTICED that an action has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, LAW OFFICE OF GREGORY K. SHOWERS, PLLC, 2520 NE Coachman Road, Clearwater, FL33765; gshowers@gkshowerslaw.com or dsnyder@gkshowerslaw.com before thirty (30) days from the first date of publication on or before , 2025 and file the original with the Clerk of this Court either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint filed herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pinellas County Customer Service, 315 Court Street, Clearwater, FL 33756, (727) 464-3000 or the Pinellas County Risk Management Office, 400 South Fort Harrison Avenuet, Suite 3, Clearwater, FL 33756, (727) 464-3664, at least seven (7) days before your scheduled response or court appearance, or immediately upon receiving this notification if the time before the response or scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court at Pinellas County, Florida this 30th day of May, 2025.

Ken Burke, CPA
Clerk of the Circuit
Court & Comptroller
By: /s/ Thomas Smith
As Deputy Clerk

Publish:
Gregory K. Showers
LAW OFFICE OF GREGORY K. SHOWERS, PLLC
2520 NE Coachman Road
Clearwater, FL 33765
P: (727) 314-2800
gshowers@gkshowerslaw.com
dsnyder@gkshowerslaw. com
June 6, 13, 20, 27, 2025
25-02392N

FIRST INSERTION

**NOTICE OF ACTION**
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
**Case No. 25-003272-CO**
**THE MOORINGS OF MAXIMO, A CONDOMINIUM, INC.,**
**Plaintiff, vs.**
**GLEN BURKE, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST GLEN BURKE, and UNKNOWN TENANT(S),**
**Defendants.**

TO: GLEN BURKE, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST GLEN BURKE

YOU ARE NOTIFIED that an action for foreclosure on the following property in Pinellas County, Florida:

That certain Condominium Parcel consisting of Unit No. 112-D Building I, as show on Condominium Plat of MOORING OF MAXIMO, A Condominium, according to the Condominium Plat Book 16, Page 18-through 22. Public Record of Pinellas County, Florida being further described in that certain Declaration of Condominium filed November, 13 1973, in O.R Book 410, page 231 through 296, together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made, all of the Public Record of Pinellas County, Florida, together with the exhibit attached thereto and made a part thereof, and together with an undivided share in the common elements appurtenant thereto.

PARCEL ID NO.: 03-32-16-58919-009-1120 ("Property")

Property Address: 4920 38th Way South, Unit 112, St. Petersburg, Florida 33711

A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once each week for two consecutive weeks in The Business Observer.

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

WITNESS my hand and the seal of this Court on this 30th day of May, 2025.

Ken Burke, Clerk of Court
BY: /s/ Thomas Smith
DEPUTY CLERK

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10545-006
June 6, 13, 2025 25-02400N

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO.: 25-001075-CI**
**FREEDOM MORTGAGE CORPORATION**
**PLAINTIFF, VS.**
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET A. MOZO A/K/A MARGARET ANN MOZO A/K/A MARGARET MOZO A/K/A MARGARET BURGETT, ET AL.,**
**DEFENDANT(S).**

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Margaret A. Mozo A/K/A Margaret Ann Mozo A/K/A Margaret Mozo A/K/A Margaret Burgett
Last Known Address: 7929 Tasso Ct, Seminole, FL 33777
Current Residence: UNKNOWN
TO: Unknown Spouse of Margaret A. Mozo A/K/A Margaret Ann Mozo A/K/A Margaret Mozo A/K/A Margaret Burgett
Last Known Address: 7929 Tasso Ct, Seminole, FL 33777
Current Residence: UNKNOWN
TO: Michael Mozo A/K/A Michael A. Mozo
Last Known Address: 7929 Tasso Ct, Seminole, FL 33777
Current Residence: UNKNOWN
TO: Michael Mozo A/K/A Michael A. Mozo
Last Known Address: 18411 Dajana Ave Land O Lakes FL 34638
Current Residence: UNKNOWN
TO: Michael Mozo A/K/A Michael A. Mozo
Last Known Address: 10016 Landport Way Land O Lakes FL 34638
Current Residence: UNKNOWN
TO: Michael Mozo A/K/A Michael A. Mozo
Last Known Address: 1050 Starkey Rd Unit 2610 Largo FL 33771
Current Residence: UNKNOWN
TO: Michael Mozo A/K/A Michael A. Mozo
Last Known Address: 9369 Pebble Beach Ct E Seminole 33777
Current Residence: UNKNOWN
TO: Michael Mozo A/K/A Michael A. Mozo
Last Known Address: 1404 Temple St Clearwater FL 33756
Current Residence: UNKNOWN

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

Being Known and Designated as Lot 1, Block 41, as shown on plan entitled, "Hidden Bayou Townhomes", as Recorded in Plat Book 132, Page 31, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before , within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document 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.

WITNESS my hand and the seal of this Court this 29th day of May, 2025.

KEN BURKE
As Clerk of Court
By: /s/ Thomas Smith
As Deputy Clerk

25FL373-0035
June 6, 13, 2025 25-02395N

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
**CASE NO.: 24-001182-CI**
**BANK OF AMERICA, N.A.,**
**Plaintiff, VS.**
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANCHORAGE HOMEOWNER'S ASSOCIATION, INC.; RICHARD MATTHEW YANKUS; KARA YANKUS; JACQUELINE YANKUS; ROCHELLE OSWALD F/K/A ROCHELLE KATHLEEN YANKUS; JENNIFER SALISBURY F/K/A JENNIFER YANKUS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS**
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 23, 2025 in Civil Case No. 24-001182-CI, of the Circuit Court of the Judicial Circuit in and for Pinellas County, Florida, wherein, BANK OF AMERICA, N.A. is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANCHORAGE HOMEOWNER'S ASSOCIATION, INC.; RICHARD MATTHEW YANKUS; KARA YANKUS; JACQUELINE YANKUS; ROCHELLE OSWALD F/K/A ROCHELLE KATHLEEN YANKUS; JENNIFER SALISBURY F/K/A JENNIFER YANKUS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on June 26, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 13, THE ANCHORAGE OF TARPON LAKE UNIT THREE, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 99-101 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.

IMPORTANT

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

Dated this 29th day of May, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: John J Cullaro ,
FL Bar No. 66699
2025.05.29
16:20:30-04'00'
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1092-13085B
June 6, 13, 2025 25-02417N

## --- ACTIONS / SALES ---

FIRST INSERTION

**AMENDED NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**CASE NO. 17-004765-CI**
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR3,**
**Plaintiff, vs.**
**OSAMA EL-ALAMI, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 12, 2022, and thereafter Amended Final Judgment Nunc Pro Tunc and entered in 17-004765-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR3 is the Plaintiff and OSAMA EL-ALAMI; UNKNOWN SPOUSE OF OSAMA EL-ALAMI; GULF STATES CAPITAL- TONY CONDER 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 July 01, 2025, the following described property as set forth in said Final Judgment, to wit:

A PART OF TRACT #2, LYING NORTHWEST OF U.S. 19A. TAMPA & TARPON SPRINGS LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF SAID TRACT #2 AND RUN SOUTH 47 DEGREES 00' 00" E, 160 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF U.S.19A; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTH 43 DEGREES 00'00" W, 174 FEET; THENCE RUN NORTH 237 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 4365 PALM HARBOR DRIVE, PALM HARBOR, FLORIDA 34683
N/K/A 4365 PALM HARBOR BLVD., PALM HARBOR, FLORIDA 34683
(THE "PROPERTY").

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

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 2 day of June, 2025.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
17-046505 - MaM
June 6, 13, 2025 25-02432N

FIRST INSERTION

**CORRECTED NOTICE OF SALE PURSUANT TO CHAPTER 45**
**(TO INCLUDE EXHIBIT ""A")**
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
**CASE NO. 23-007408-CI**
**ESSA BANK AND TRUST f/k/a EAGLE NATIONAL BANK,**
**Plaintiff, vs.**
**NIKKI M. KAVOUKLIS, UNKNOWN SPOUSE OF NIKKI M. KAVOUKLIS, UNITED STATES OF AMERICA, UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2, as UNKNOWN TENANTS IN POSSESSION,**
**Defendants.**

NOTICE IS HEREBY GIVEN, that the Clerk of Circuit Court of Pinellas County, Florida, Ken Burke, CPA, will on the 24th day of June, 2025 at 10:00 a.m. at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions, offer and sell to the highest bidder for cash the following described property situated in Pinellas County, Florida:

SEE ATTACHED EXHIBIT "A"
Exhibit A

ALL THAT CERTAIN DESCRIBED LAND, SITUATE, LYING AND BEING IN PINELLAS COUNTY, FLORIDA, TO WIT:
EAST 1/2 OF LOT 2, ALL OF LOT 3, 16 AND 17, BLOCK 1, SUNSET HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;
LESS AND EXCEPT:
A PORTION OF LOT 16, BLOCK 1, SUNSET HILLS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 1, THENCE RUN NORTH 01 DEGREES 38 MINUTES 57 SECONDS WEST, 102.73 FEET THENCE EAST 12.00 FEET ALONG THE NORTH BOUNDARY LINE OF SAID LOT 16, THENCE SOUTH 05 DEGREES 02 MINUTES 00 SECONDS WEST 103.08 FEET ALONG THE EAST BOUNDARY LINE OF SAID LOT 16 TO THE POINT OF BEGINNING.
TOGETHER WITH
A portion of Lot 18, Block 1, SUNSET HILLS, as shown on plat recorded in Plat Book 7, page 38, of the Public Records of Pinellas County, Florida, more particularly described as follows:
Begin at the Southeast corner of said Lot 18, Block 1; thence run along the Northerly right-of-way line Hillcrest Avenue, as now established, 15.00 feet along the arc of a 740.0 foot curve concave to the right, subtended by a chord distance of 15.0 feet, bearing North 70 degrees 37 minutes 56 seconds West; thence North 23 degrees 32 minutes 11 seconds East, 100.98 feet; thence South 74 degrees 13 minutes 00 seconds East, 5.34 feet along the Northerly boundary line of said Lot 18 to the Northeast corner of said Lot 18; thence South 18 degrees 03 minutes 00 seconds West, 101.08 feet along the Easterly boundary line of said Lot 18 to the POINT OF BEGINNING;
TOGETHER WITH a parcel of submerged land located between a Northerly projection of the West boundary of the East 1/2 of Lot 2 and the Northerly projection of the East boundary of Lot 3, Block 1, SUNSET HILLS SUBDIVISION, recorded in Plat Book 7, page 38, of the Public Records of Pinellas County, Florida, being a portion of submerged land described in Deed recorded in Deed Book 1400, page 550, of the Public Records of Pinellas County, Florida.

Parcel No. 11-27-15-87786-001-0030
a/k/a 530 Riverside Drive, Tarpon Springs, FL 34689

pursuant to that Amended Final Judgment of Foreclosure entered in this case on November 25, 2024, pending in said Court, the style of which is indicated above.

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

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days."

Dated in Palm Beach County, Florida this 2nd day of June, 2025.
FRANK, WEINBERG & BLACK, P.L.
Attorneys for Plaintiff
1875 NW Corporate Boulevard, Suite 100
Boca Raton, Florida 33431
Telephone: 561-989-0700
Facsimile: 954-474-9850
By: /s/ BRIAN M. BECHER
Florida Bar No. 160393
bbecher@fwblaw.net
June 6, 13, 2025 25-02418N

# SUBSEQUENT INSERTIONS

## --- 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:
1016 N Belcher Rd Clearwater FL, 33765, 06/20/2025 @ 1:30pm

Cianna Johnson 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.
May 30; June 6, 2025 25-02311N

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
18524 US Hwy 19 N Clearwater, FL 33764 on 06/19/2025 @11:00 AM

Diane Lee Casagrande Cribb Furniture, Household Items
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.
May 30; June 6, 2025 25-02283N

THIRD INSERTION

**NOTICE OF ACTION**
IN THE COUNTY CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
**CASE NO. 23-001801-CO**
**CLASSIC CONSTRUCTION LTD. CO.,**
**Plaintiff, v.**
**JEFFERY P. CURTIN and CHRISTINE CURTIN,**
**Defendants.**

TO: JEFFERY P. CURTIN and CHRISTINE CURTIN
2929 Cypress Rdg.
Palm Harbor, FL 34684

YOU ARE NOTIFIED that an action has been filed against you in the above-styled court regarding a dispute involving construction services, and you are required to serve a copy of your written defenses, if any, to it on:
Celeste O. Murphy-Gerling, Esq.
Williams Chartered, P.A.
222 Pasadena Place
Orlando, FL 32803
Attorney for Plaintiff
within 28 days after the 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.

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

DATED this 20th day of May, 2025.
KEN BURKE, CPA
Clerk of the Circuit Court
Pinellas County, Florida
315 Court Street
Clearwater, FL 33756
By: /s/ Thomas Smith
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-02239N

THIRD INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
**CASE NO.: 24-005307-CI**
**DISCOVER BANK**
**Plaintiff(s), vs.**
**LARRY JONES JR.; SHERINA MAHASIN AQEEL-JONES AKA SHERINA AQEEL-JONES ; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LARRY JONES A/K/A LARRY JONES, SR. AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN SPOUSE OF LARRY JONES A/K/A LARRY JONES, SR.; THE UNKNOWN TENANT IN POSSESSION,**
**Defendant(s).**

TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LARRY JONES A/K/A LARRY JONES, SR. AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pinellas County, Florida, to foreclose certain real property described as follows:

UNIT NO. 408, JEFFERSON BUILDING, TERRACE PARK OF FIVE TOWNS NO 15, A CONDOMINIUM, AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4931, PAGE 1742, TOGETHER WITH ANY AMENDMENTS THERETO, AND ALSO RECORDED IN CONDOMINIUM PLAT BOOK 37, PAGES 70 THROUGH 72, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property address: 7975 58th Avenue North, Unit 408, Saint Petersburg, FL 33709

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

DATED this the 20th day of May, 2025.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: Thomas Smith
/s/ Thomas Smith
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-012455-1
May 23, 30; June 6, 13, 2025
25-02231N

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
2180 Drew St, Clearwater, FL 33765, 6/20/2025 at 11:00am

Abel Rodriguez Clothes, shoes, suits, sporting goods, golf clubs
Scott Paquet Storing 2 to 3 bedrooms

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.
May 30; June 6, 2025 25-02340N

SECOND INSERTION

**Notice of Public Sale**
Out O' Space Storage
1891 main St.
Dunedin, FL 34698

Personal property of the following tenants will be sold at public auction to the highest bidder, for cash only, to satisfy a rental lien in accordance with Florida Self Service Storage Act statutes 83.801-83.809. **The auction will take place Monday,June16 2025 at 10:30** Contents include Tools Materials and miscellaneous items including sealed boxes of unknown contents. Tenant maintains right to redeem the contents prior to the sale of the unit.

| | | |
|---|---|---|
| David Oldak | unit-070 | Tools Materials |
| David Oldak | unit-016 | Tools Materials |
| David Oldak | unit-015 | Tools Materials |
| David Oldak | unit-014 | Tools Materials |
| David Oldak | unit-p026 | Truck and trailer |

May 30; June 6, 2025 25-02258N

## --- ACTIONS / SALES ---

THIRD INSERTION

**NOTICE OF ACTION**
IN THE COUNTY CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
**CASE NO. 23-001801-CO**
**CLASSIC CONSTRUCTION LTD. CO.,**
**Plaintiff, v.**
**JEFFERY P. CURTIN and CHRISTINE CURTIN,**
**Defendants.**

TO: JEFFERY P. CURTIN and CHRISTINE CURTIN
2929 Cypress Rdg.
Palm Harbor, FL 34684

YOU ARE NOTIFIED that an action has been filed against you in the above-styled court regarding a dispute involving construction services, and you are required to serve a copy of your written defenses, if any, to it on:
Celeste O. Murphy-Gerling, Esq.
Williams Chartered, P.A.
222 Pasadena Place
Orlando, FL 32803
Attorney for Plaintiff
within 28 days after the 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.

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

DATED this 20th day of May, 2025.
KEN BURKE, CPA
Clerk of the Circuit Court
Pinellas County, Florida
315 Court Street
Clearwater, FL 33756
By: /s/ Thomas Smith
Deputy Clerk
May 23, 30; June 6, 13, 2025
25-02239N

THIRD INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PINELLAS COUNTY
JUVENILE DIVISION
**CRC22-00293DPANO-5**
**IN THE INTEREST OF:**
**G.M., DOB: 04/26/2017**
**PID 311952181**
**A CHILD.**

TO: Jamal Mobley

You are hereby notified that a Petition under oath has been filed in the above- styled Court for the termination of your parental rights for the child GM, DOB: 04/26/2017, who was born to the mother Genesis Garcia, and permanent commitment of the child to the State of Florida Department of Children and Families for subsequent adoption. You are hereby noticed and commanded to be and appear before the Honorable Patrice Moore, Judge of the Circuit Court, at the Pinellas County Criminal Justice Center, 14250 49th Street North, Annex Building Courtroom D, Clearwater, Florida 33762, on Monday June 30, 2025 at 9:30am.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD, YOUR FAILURE TO ASSERT PARENTAL RIGHTS AND WAIVER OF YOUR RIGHT TO PARTICIPATE IN THESE PROCEEDINGS. IF YOU FAIL TO PERSONALLY APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THE PETITION. AN ATTORNEY CANNOT APPEAR FOR YOU. YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

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

In accordance with the Americans with Disabilities Act, person(s) with a disability requiring reasonable accommodations to participate in this proceeding should contact the Office of the Court Administrator at (727) 464-4062 (V/TDD), no later than seven days before the proceeding.

Witness my hand and seal of this Court at Pinellas County, Florida, this day of MAY 14 2025.
(SEAL) CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
KEN BURKE
Clerk of the Circuit Corut
By: Deputy Clerk
BRUCE BARTLETT,
State Attorney
Sixth Judicial Circuit of Florida
By: Kristen Arrojo Gnage
Assistant State Attorney
Bar Number: 0092685
P.O. Box 17500
Clearwater, Florida 33762
727-464-6221
May 23, 30; June 6, 13, 2025
25-02167N

Q&A

**Who benefits from legal notices?**

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

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

LV18237_V25

## --- PUBLIC SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

U-Stow-N-Go, wishing to avail itself of the provisions of applicable laws of this state, Civil Code Sections 83.801-83.809, hereby gives notice of sale under said law.

On: 6/11/25, U-Stow-N-Go, located at 1351 Heather Ridge Blvd., Dunedin, Florida, 34698, (727-735-0047), at 1:00 P.M. will conduct a public sale to the highest bidder for cash, of miscellaneous items.

Kristen Lucas Unit # 114, 137, 152

Owner reserves the right to bid, and to refuse or reject any and all bids. The sale is being held to satisfy cost of storage, which has not been paid.
U-STOW-N-GO
1351 HEATHER RIDGE BLVD.
DUNEDIN, FL. 34698
727-735-0047
FAX:727-735-0790
May 30; June 6, 2025 25-02255N

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

**a 1971 Mobile Home, VIN 6012M7568 and the contents therein, if any, abandoned by former tenant, Donald Lewis Haynes**

On June 12, 2025 at 9:00am at Tarpon Lakeview Mobile Home Park, 37376 US Highway 19 N, Lot 143, Palm Harbor, FL 34684.

**THE EDWARDS LAW FIRM, PL**
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Tarpon Lakeview MHP
By: /s/ Sheryl A. Edwards
**SHERYL A. EDWARDS**
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
May 30; June 6, 2025 25-02290N

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1016 N Belcher Rd Clearwater FL, 33765, 06/20/2025 @ 1:30pm

Cianna Johnson 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.
May 30; June 6, 2025 25-02311N

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1675 Starkey Road, Largo, FL 33771 06.20.25 at 1:00Pm

David Abbott Chair, Room Divider, Lattice, Crutches, Totes, Boxes, File Cabinet
Barbara Gibson Lamp, Tent, Antiques, Hamper, End Table, Carpet, Boxes, Totes
Reyes Rangel Santos Tires, Fishing Rods, Bird Cage, Lamp, Totes, Boxes, Toys, Bags

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.
May 30; June 6, 2025 25-02253N

SECOND INSERTION

**NOTICE OF SALE**

**BARNEY'S MINI STORAGE**
**10891 OAK STREET N.E.**
**ST. PETERSBURG, FL 33716**
**Phone: (727) 578-9543**

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below belonging to the individuals listed below which are located at Barney's Mini Storage, 10891 Oak Street N.E., St. Petersburg, FL 33716 to enforce a lien imposed on said property under The Florida Self Storage Act Statutes (Section 83.801-83.809). The undersigned will sell at a public sale to be held on JUNE 16, 2025 at www.storagetreasures.com with bidding to begin online MAY 30, 2025 at 1pm and is scheduled to end JUNE 16, 2025 at 1pm.

| NAME: | UNIT#: | CONTENTS: |
|---|---|---|
| CUMMINS, PATRICK | I254 | HOUSEHOLD |
| ELLIOTT, PETER | G042 | HOUSEHOLD |

Purchases must be made in cash only and paid to the above referenced facility in order to complete the transaction. Barney's Mini Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
May 30; June 6, 2025 25-02281N

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
10700 US Highway 19 N, Pinellas Park, FL 33782 on 06/18/2025 @ 11am EST

Kayla Covington - bed, couch, clothes, other 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.
May 30; June 6, 2025 25-02254N

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1426 McMullen Booth Rd N, Clearwater, FL 33759, Friday June 20th, 2025, at 10:30AM

George Dollar Hshld Gds/Furn

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with CASH only and paid at the above facility to complete the transaction. Extra Space may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
May 30; June 6, 2025 25-02300N

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
10833 Seminole Blvd. Seminole, FL 33778 6/ 19/2025 at 12:30pm

Kayla Covington Clothes, Shoes, Boxes, Bags
Ann Johnson Household furniture, Stereo, Art, 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.
May 30; June 6, 2025 25-02284N

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
13880 Walsingham Road, Largo, FL 33774 on June 19 ,2025, at 10:30am.

Scott Steiner furniture, TV, lamps, totes, bags and boxes
Michelle Maguerite Gibb power tools, shelves, boat motor, fans, crab trap, framing horse

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.
May 30; June 6, 2025 25-02298N

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 9125 Ulmerton Rd Largo, FL 33771 6/18/2025 at 12:30pm

Virginia Ann Grant Books, Furniture, 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.
May 30; June 6, 2025 25-02299N

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, 6/19/2025 at 12:00pm

Alexandria Garcia 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.
May 30; June 6, 2025 25-02339N

SECOND INSERTION

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 6/18/25 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

| | |
|---|---|
| 1012 Blickensderfer, Dana | Household Goods |
| 1015 Green Nelson, Latavia | Household Goods |
| 1144 Mincy, Latisha | Household Goods |
| 2025 Cummings, Shaquilla | Bags, Toys, Clothing |
| 2030 Sales, Angel | Household Goods |
| 2105 Perkins, Jamie | Household Goods |
| 2151 Pearson, Marquay | Household Goods |
| 2217 Hakala, Sheryl | Frames, Kitchenware, Books |
| 2218 Smith, Michael | Household Goods |
| 2327 Cunningham, Faith | Baby items, Boxes, Bags |
| 3149 Kennedy, Samara | Household Goods |
| 3153 Morris, Beatrice | Household Goods |
| 3274 Epps, Broderick | Household Goods, |

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Please contact the property with any questions. (727)-509-0254
May 30; June 6, 2025 25-02256N

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 06/13/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1983 TWIN mobile home bearing vehicle identification numbers T24714761A and T24714761B and all personal items located inside the mobile home. Last Tenant: George A. Durnford; Estate of George Durnford; All Unknown Beneficiaries, Heirs, Successors, and Assigns of George Durnford, Unknown Party or Parties in Possession, Christopher Adams Durnford, as possible Heir, and Joseph David Durnford, as possible Heir. Sale to be held at: Ranchero Village MHC, 7100 Ulmerton Road, Largo, Florida 33771, (727) 536-5573.
May 30; June 6, 2025 25-02346N

THIRD INSERTION

**NOTICE**

Effective June 14, 2025,
Matthew Nichols, MD
will no longer be
practicing medicine at WellMed.

Patients of Dr. Nichols may continue
care at WellMed at Bay Area.

Patients can obtain copies of their
medical records at:
WellMed at Bay Area
6350 Central Ave.
St. Petersburg, FL 33707
Phone: 1-727-381-1144
Fax: 1-727-381-6901

May 23, 30; June 6, 13, 2025
25-02249N

FOURTH INSERTION

**NOTICE**

Optum Main Street
will be relocating
effective May 19, 2025.

NEW LOCATION
Optum Pinehurst
1415 Pinehurst Rd.,
Dunedin, FL 34698
Phone: 1-727-733-5100
Fax: 1-727-498-2401

For questions or copies of
medical records call or fax:
Phone: 1-727-733-5100
Fax: 1-727-498-2401

May 16, 23, 30; June 6, 2025
25-02072N

SECOND INSERTION

**NOTICE OF ADMINISTRATION**
**(Testate)**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
**PROBATE CASE NO. 25-003838-ES**
**RE: THE ESTATE OF**
**FRANCIS LEWIS ROSENBERG,**
**a/k/a FRANCIS LEWIS**
**ROSENBERG, III,**
**Deceased.**

The administration of the estate of FRANCIS LEWIS ROSENBERG, a/k/a FRANCIS LEWIS ROSENBERG, III, Deceased, Case Number 22-003838-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All interested persons on whom a copy of the Notice of Administration is served must file objections that challenge the validity of the will, the qualifications of the Personal Representative, venue, or jurisdiction of this Court, by filing a petition or other pleading requesting relief with this Court, in accordance with the Florida Probate Rules, 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 OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

**Peggy Elizabeth Rosenberg**
**Petitioner/ Personal Representative**
5672 Lime Avenue
Seminole, FL 33772
Marc A. Tenney, Esquire
Attorney for Petitioner/
Personal Representative
7011 Central Avenue, Suite B
St. Petersburg, FL 33710
Ph. (727) 321-5370
Email: marctenneylaw@gmail.com
SPN: 3825/FBN 0221708
May 30; June 6, 2025 25-02313N

SECOND INSERTION

**PROPOSED PETITION TO VACATE**

Notice is hereby given that the Board of County Commissioners will hold a public hearing during its regularly scheduled public meeting, with virtual public participation and an on-site participation option, to be held on **June 17, 2025 , at 9:30am** or thereafter in 333 Chestnut Street, Palm Room, Pinellas County Communications Building, Clearwater, Florida 33756, with virtual participation utilizing Communications Media Technology (CMT) on the Zoom platform.

**The hearing is to consider the petition of Pinellas Housing Authority, to vacate, abandon and/or close the following:**

**ADAMS CIRCLE, AS DEDICATED IN OFFICIAL RECORDS BOOK 4719, PAGE 1833, LYING IN THE SOUTHWEST ¼ OF SECTION 04-30-15, PINELLAS COUNTY, FLORIDA.**

The public hearing will be streamed live at https://youtube.com/pcctv1 and www.pinellascounty.org/TV, and broadcast on the Pinellas County cable public access channels:
Spectrum Channel 637 Frontier Channel 44 WOW! Channel 18

Members of the public wishing to address the body may attend in person, attend virtually or provide comments in advance.

To address the County Commission in person, members of the public are encouraged to preregister at PinellasCounty.org/comment. Preregistration is encouraged but not required if individuals plan to attend the meeting at the Assembly Room. Those who have not preregistered may register when they arrive.

**Members of the public wishing to address the body virtually via Zoom or by phone are required to preregister by 5:00 P.M. the day before the meeting** by visiting pinellascounty.org/comment. The registration form requires full name, address and telephone number if joining by phone, along with the topic or agenda item to be addressed. Members of the public who cannot access the registration form via the internet may call (727) 464-3000 to request assistance preregistering. Only members of the public who have preregistered by 5:00 P.M. the day before the meeting will be recognized and unmuted to offer comments. If a member of the public does not log in with the same Zoom name or phone number provided in the registration form, they may not be recognized to speak.

Members of the public wishing to provide comments in advance may call the Agenda Comment Line at (727) 464-4400 or complete the online comment form at pinellascounty.org/BCCagendacomment. Comments on any agenda item must be submitted by 5:00 P.M. the day before the meeting.

Persons who are deaf or hard of hearing may provide public input on any agenda item through use of the State of Florida's relay service at 7-1-1.

All comments on any agenda item received by 5:00 P.M. the day before the meeting will be included as part of the official record for this meeting and will be available to be considered by the County Commission prior to any action taken.

The agenda for this meeting and information about participation options can be found at pinellascounty.org/bcc.

Persons are advised that if they decide to appeal any decision made at the meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**SPECIAL ACCOMMODATIONS**
Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing such requests to accommodations@pinellascounty.org at least three (3) business days in advance of the need for reasonable accommodation. You may also call (727) 464-4882.

KEN BURKE, CLERK TO
THE BOARD OF COUNTY COMMISSIONERS
By: Derelynn Revie, Deputy Clerk
May 30; June 6, 2025 25-02257N

Business Observer
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
LV10244

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer
LV4769

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
**File No. 24-008269-ES**
**Division Probate**
**IN RE: ESTATE OF KENNETH E. KRAUSS, A/K/A ENRICH KENNETH KRAUSS**
**Deceased.**

The administration of the estate of Kenneth E. Krauss A/K/A Enrich Kenneth Krauss, 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, 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 May 30, 2025.

**Personal Representative:**
**Kevin G. Krauss**
1100 - 81st Street S.
St. Petersburg, FL 33707
Attorney for Personal Representative:
/s/ Nicole Bell Cleland
Nicole Bell Cleland, Esq.
Attorney for Personal Representative
Florida Bar Number: 124934
LEGACY PROTECTION LAWYERS, LLP
100 Second A venue South, Suite 900
St. Petersburg, Florida 33701
Telephone: 727.471.5868
E-Mail:
nbell@legacyprotectionlawyers.com
Secondary E-Mail:
karen@legacyprotectionlawyers.com
May 30; June 6, 2025 25-02278N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-002364-ES**
**Division 004**
**IN RE: ESTATE OF ANTONIO MANGIONE A/K/A ANTONINO MANGIONE**
**Deceased.**

The administration of the estate of Antonio Mangione a/k/a Antonino Mangione, 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, Room 400, 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. The written demand must be filed with the clerk.

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 [*May 30, 2025*].

**Personal Representative:**
**Nicolina M. Mendolia**
28565 Sicily Loop
Bonita Springs, Florida 34135
Attorney for Personal Representative:
R. Nadine David, Esq.
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
May 30; June 6, 2025 25-02276N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-001903-ES**
**Division Probate**
**IN RE: ESTATE OF LEWIS EVERARD RAINEY A/K/A LEWIS E. RAINEY A/K/A LEWIS RAINEY**
**Deceased.**

The administration of the estate of Lewis Everard Rainey a/k/a Lewis E. Rainey a/k/a Lewis Rainey, deceased, whose date of death was June 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Ste. 300, 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 May 30, 2025.

**Personal Representative:**
**Becky Ann Buckley**
10517 Evergreen St.
New Port Richey, Florida 34654
Attorney for Personal Representative:
Mercedes Buntz, Esq.
Attorney for Personal Representative
Florida Bar Number: 139076
Mercedes Buntz Law, PLLC
918 Drew Street, Ste. A
Clearwater, Florida 33755
Telephone: (727) 474-0228
Fax: (888) 317-3513
E-Mail: Mercedes@MBuntzLaw.com
Secondary E-Mail:
service@lawsprt.com
May 30; June 6, 2025 25-02266N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-001224-ES**
**IN RE: ESTATE OF MARY G. HOGARTH,**
**Deceased.**

The administration of the estate of Mary G. Hogarth, deceased, whose date of death was December 5, 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 [*May 30, 2025*].

**Personal Representative:**
**Daniel Brandon Sotir**
11145 4th Street East
Treasure Island, Florida 33706
Attorney for Personal Representative:
Michael J. Heath, Esquire Attorney
Florida Bar Number: 0010419
167 108th Ave
Treasure Island, FL 33706
Telephone: (727) 360-2771
Fax: (727) 475-5323
E-Mail:
mike@attorneymichaelheath.com
Secondary E-Mail:
Jennifer@attorneymichaelheath.com
May 30; June 6, 2025 25-02317N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE SIXTH JUDICAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-003368-ES**
**Division 3**
**IN RE: ESTATE OF IRA ISAAC TODRES**
**Deceased.**

The administration of the estate of Ira Isaac Todres, deceased, whose date of death was August 17, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court 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 May 30, 2025

**Personal Representative:**
**Giselle M. Rodriguez**
101 Federal St., # 1900
Boston, Massachusetts 02110
Attorney for Personal Representative:
/s/ Carol A. Lawson
Carol A. Lawson
Attorney
Florida Bar Number: 132675
P.O. Box 2381
Dunedin, FL 34697
Telephone: (727) 410-2705
E-Mail: calh@gate.net
May 30; June 6, 2025 25-02268N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-003236-ES**
**IN RE: ESTATE OF JOSEPH ANTHONY CAMILLO,**
**Deceased.**

The administration of the estate of Joseph Anthony Camillo, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, Florida 33702. 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. The written demand must be filed with the clerk.

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 May 30, 2025.

**Personal Representative:**
**Don A. Camillo**
62 Fawn Ct.
Cheektowaga, New York 14227

Attorney for Personal Representative:
JAMES R. (RUSTY) SPOOR
Florida Bar Number: 27058
SPOOR LAW, P.A.
877 Executive Center Dr. W., Suite 100
St. Petersburg, FL 33702
Telephone: (727) 822-4355
May 30; June 6, 2025 25-02318N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-004889-ES**
**IN RE: ESTATE OF LOIS Y. MATOCHA,**
**Deceased.**

The administration of the estate of LOIS Y. MATOCHA, deceased, whose date of death was March 2, 2025; File Number 25-004889-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 representatives and the personal representatives' attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: May 30, 2025.

Signed on this 5/22/2025.

**Signed by:**
**Janet Y. Higgins**
**JANET Y. HIGGINS**
**Personal Representative**
5344 Canyon Ridge Drive
Liberty Township, OH 45011
**Signed by:**
**Melynne Youngblood McArthur**
**MELYNNE YOUNGBLOOD MCARTHUR AKA ANNA M. YOUNGBLOOD**
**Personal Representative**
4 Twin Creek Drive
Peru, NY 12972
/s/ Kole J. Long
Kole J. Long, Esq.
Attorney for Personal Representatives
Florida Bar No. 99851
Special Needs Lawyers, PA
901 Chestnut Street, Suite C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email: Kole@specialneedslawyers.com
Email:
Jennifer@specialneedslawyers.com
May 30; June 6, 2025 25-02309N

SECOND INSERTION

**NOTICE TO CREDITORS**
THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**REF NO. 25-004289-ES**
**In re: Estate of MARILYN KRAMM DEEB A/K/A MARILYN K. DEEB,**
**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 February 19, 2025. The date of first publication of this notice is May 30, 2025.

**Co-Personal Representatives:**
**KATHLEEN A. ROBERTS**
10265 Shady Oak Lane
Seminole, FL 33777
**TERRENCE J. DEEB**
6699 - 13th Avenue North, Suite 4B
St. Petersburg, FL 33710
**STEPHEN W. DEEB**
976 Amston Ct.
Dunedin, FL 34698
Attorney for co-Personal Representatives:
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
E-Mail: servicekat@deebelderlaw.com
E-Mail: servicedck@deebelderlaw.com
E-Mail: servicejcj@deebelderlaw.com
Florida Bar Number: #997791
May 30; June 6, 2025 25-02261N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File Number: 25-002028-ES**
**IN RE: ESTATE OF FRANK J. CAPUTO JR.,**
**Deceased.**

The administration of the estate of Frank J. Caputo Jr., deceased, whose date of death was August 7, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st 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.

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. The written demand must be filed with the clerk.

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 May 30, 2025.

**Personal Representative:**
**Brittany A. Caputo**
2400 Formosa Ave.
Orlando, Florida 32804

Attorney for Personal Representative:
Andrew Ponnock
Florida Bar Number: 195420
10100 West Sample Road, 3rd floor
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (1-800) 809-1774
E-Mail: andy@ponnocklaw.com
May 30; June 6, 2025 25-02264N


# PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

or email **legal@businessobserverfl.com**

## --- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY
FLORIDA
PROBATE DIVISION
**UCN:522025CP004123XXESXX**
**File# 25-004123-ES**
**IN RE: ESTATE OF**
**JOHN DANIEL O'CONNOR,**
**aka DANIEL O'CONNOR,**
**aka K D O'CONNOR**
**Deceased.**

The administration of the estate of JOHN DANIEL O'CONNOR, also known as DANIEL O'CONNOR, AKA K D O'CONNOR, deceased, whose date of death was July 24, 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 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: May 30, 2025.

Signed on this 22nd day of May, 2025.

**/s/Brian Rehka**
**BRIAN REHKA**
**Personal Representative**
7014 59th Street N.
Pinellas Park, FL 33781
/s/Danielle McManus Noble
Danielle McManus Noble
Attorney for Personal Representative
Florida Bar No. #119451
McMANUS & McMANUS, P.A.
79 Overbrook Blvd.
Largo, Florida 33770-2899
Telephone: (727) 584-2128
Fax: (727) 586-2324
Email: danielle@
mcmanusestateplanning.com
Secondary Email: lawoffice@
mcmanusestateplanning.com
May 30; June 6, 2025 25-02262N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-003671-ES**
**IN RE: ESTATE OF**
**SONDRA I. GROMADZYN,**
**Deceased.**

The administration of the estate of Sondra I. Gromadzyn, deceased, whose date of death was January 31, 2025, 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 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 May 30, 2025.

**Personal Representative:**
**Joseph Gromadzyn**
13 Yawl Lane #13
Palm Harbor, FL 34683
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, FL 33772
Telephone: (727) 393-8822
May 30; June 6, 2025 25-02260N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
**PROBATE CASE NO. 25-003838-ES**
**RE: THE ESTATE OF**
**FRANCIS LEWIS ROSENBERG,**
**a/k/a FRANCIS LEWIS**
**ROSENBERG, III,**
**Deceased.**

The administration of the Estate of FRANCIS LEWIS ROSENBERG, a/k/a FRANCIS LEWIS ROSENBERG, III, Case Number 25-003838-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons upon whom this notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or jurisdiction of this Court are required to file their objections 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.

The 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 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 must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this Notice has begun on this 30 day of May, 2025.

**Peggy Elizabeth Rosenberg**
**Petitioner/ Personal Representative**
5672 Lime Avenue
Seminole, FL 33772
Marc A. Tenney, Esquire
Attorney for Petitioner/
Personal Representative
7011 Central Avenue,
Suite B
St. Petersburg, FL 33710
Ph. (727) 321-5370
Email: marctenneylaw@gmail.com
SPN: 3825/FBN 0221708
May 30; June 6, 2025 25-02312N

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
LV10250
Business Observer

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY FLORIDA
PROBATE DIVISION
**File No. 25-003717 Division ES**
**IN RE: ESTATE OF**
**JOHN F. HEINZ Also known as**
**JOHN FRANKLIN HEINZ**
**Deceased.**

The administration of the estate of JOHN F. HEINZ also known as JOHN FRANKLIN HEINZ, deceased, whose date of death was November 18, 2024, and whose Social Security Number is xxx-xx-6323, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED 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 May 30, 2025.

**Personal Representative:**
**STEPHEN P. HEINZ**
**Personal Representative**
12340 Field Point Way
Spring Hill, Florida 34610
Attorney for Personal Representative:
WESLEY R. STACKNIK, Attorney
Florida Bar No. 0233341
6260 Seminole Boulevard
Seminole, FL 33772-6837
Telephone: (727) 398-4496
E-Mail: stackniklaw@yahoo.com
May 30; June 6, 2025 25-02275N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
Probate Division
**File No. 25-003662-ES**
**IN RE: ESTATE OF**
**WILLIAM J. ERKLIN, III**
**Deceased**

The administration of the Estate of WILLIAM J. ERKLIN, III, deceased, File Number 25-003662-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave N, Rm 300. The decedent's date of death is 12/23/2024. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, 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, THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is May 30, 2025.

**Person Giving Notice:**
**CONSTANCE M. ERKLIN**
**Personal Representative**
505 Cranborne Lane
Cary, NC 27519

Attorney for Personal Representative:
Cynthia E. Orozco
Florida Bar No. 449709
P.O. Box 47277
St. Petersburg, FL 33743-7277
(727) 346-9616
email: cattorney1@tampabay.rr.com
May 30; June 6, 2025 25-02345N

SECOND INSERTION

**NOTICE OF ADMINISTRATION**
(**Testate**)
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY FLORIDA
PROBATE DIVISION
**File No. 25-003717**
**Division ES**
**IN RE: ESTATE OF**
**JOHN F. HEINZ Also known as**
**JOHN FRANKLIN HEINZ**
**Deceased.**

The administration of the estate of JOHN F. HEINZ also known as JOHN FRANKLIN HEINZ, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The estate is testate, and the date of the decedent's Will and any Codicils are July 5, 2001. The name and address of the personal representative and the personal representative's attorney are set forth below.

Any interested person on whom a copy of the notice of administration is served must object to the validity of the will (or any codicil), qualifications of the personal representative, venue, or jurisdiction of the court, by filing a petition of other pleading requesting relief in accordance with the Florida Probate Rules, WITHIN 3 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE ON THE OBJECTING PERSON, OR THOSE OBJECTIONS ARE FOREVER BARRED.

Any person entitled to exempt property is required to file a petition for determination of exempt property WITHIN THE TIME PROVIDED BY LAW OR THE RIGHT TO EXEMPT PROPERTY IS DEEMED WAIVED. Any person entitled to elective share is required to file an election to take elective share WITHIIN THE TIME PROVIDED BY LAW OR THE RIGHT TO CLAIM AN ELECTIVE SHARE IS DEEMED WAIVED.

**Personal Representative:**
**STEPHEN P. HEINZ**
**Personal Representative**
12340 Field Point Way
Spring Hill, Florida 34610
Attorney for Personal Representative:
WESLEY R. STACKNIK, Attorney
Florida Bar No. 0233341
6260 Seminole Boulevard
Seminole, Florida 33772-6837
Telephone: (727) 398-4496
e-mail: stackniklaw@yahoo.com
May 30; June 6, 2025 25-02274N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**UCN 522025CP003946XXESXX**
**Ref No. 25-003946ES4**
**IN RE: ESTATE OF**
**EDWARD P. KUBA,**
**Deceased.**

The administration of the estate of EDWARD P. KUBA, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Ref No. 25-003946-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 the first publication of this Notice is May 30, 2025.

**Co-Personal Representatives:**
**ERIC T. KUBA**
375 Conifer Road
Libby, Montana 59923

**KYLE J. KUBA**
201 Shirewood Drive
Rochester, New York 14625

Attorney for Personal Representative:
THOMAS G. TRIPP
4930 Park Boulevard,
Suite 12
Pinellas Park, Florida 33781
Phone (727) 544-8819
Facsimile (727) 546-0529
Email: tom@tomtripplaw.com
FL Bar No. 0377597
May 30; June 6, 2025 25-02308N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**UCN: 25-003573ES**
**IN RE: The Estate of**
**VIOLET M. CRISPIN a/k/a**
**VIOLET MAE CRISPIN,**
**Deceased.**

The administration of the estate of Violet M. Crispin a/k/a Violet Mae Crispin, deceased, whose date of death was December 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. 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 May 30, 2025.

**Personal Representative**
**Byron R. Crispin**
771 Friesburg Aldine Road
Elmer, NJ 08318
Dated: 5/22/2025
Attorney for Personal Representative
Keith A. Ringelspaugh, Esq.
Keith A. Ringelspaugh, P.A.
3347 49th Street North
St. Petersburg, Fl 33710
(727) 525-1958 / Fax (727) 525-1958
FBN 0175680
Attorney for Personal Representative
Dated: 5-22-2025
May 30; June 6, 2025 25-02273N

SECOND INSERTION

**NOTICE TO CREDITORS**
(**Summary Administration**)
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
**File No. 25-001567**
**Division ES**
**IN RE: ESTATE OF**
**MAURICE E. HARWOOD**
(**A/K/A**
**MAURICE E. HARWOOD, JR.**),
**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 Maurice E. Harwood (a/k/a Maurice E. Harwood, Jr.), deceased, File Number , by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, Florida 33756; that the decedent's date of death was August 19, 2024; that the total value of the non-exempt assets of the estate is approximately $800.00. ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 30, 2025.

**Person Giving Notice:**
**Signed by:**
**David E. Harwood**
14682 Pinecrest Drive
Largo, FL 33774

Attorney for Person Giving Notice
/s/ Kit Van Pelt
Kit Van Pelt
Attorney
Florida Bar Number: 106754
Griffin & Van Pelt, P.A.
1455 Court Street
Clearwater, FL 33756
Telephone: (727) 449-9800
Fax: (727) 446-2748
E-Mail: kit@lawyergriffin.com
Secondary E-Mail:
jennie@lawyergriffin.com
May 30; June 6, 2025 25-02265N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-001083-ES**
**IN RE: ESTATE OF:**
**MARY ALYCE BENDER,**
**Deceased**

The administration of the Estate of Mary Alyce Bender, whose date of death was January 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 25-001083-ES, the address of which is 545 1st 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 the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATTER OF THREE (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 THREE (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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is: May 30, 2025

**Personal Representative**
**Brandon Mark Bender**
4606 N. Hermitage Ave. Apt 106
Chicago IL 60640
Attorney for Petitioner:
Kathleen A. Engelman, Esq.
Engelman Law Firm, PA
11991 NE Highway 314
Silver Springs, FL 34488
Telephone (727) 688-3044
Email katengelman@gmail.com
Florida Bar Number 100539
May 30; June 6, 2025 25-02267N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-004193-ES**
**Division ES**
**IN RE: ESTATE OF**
**CRAIG DOUGLAS MCCORKLE,**
**Deceased.**

The administration of the estate of Craig Douglas McCorkle, deceased, whose date of death was April 2, 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.

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: May 30, 2025.

Signed on April 30, 2025.

**April D. Hill a/k/a April Shaw Mosley**
**Personal Representative**
5235 16th Street North,
Ste. 200
St. Petersburg, Florida 33703

Kathleen M. Good
Attorney for Personal Representative
Florida Bar No. 635847
HKH Elder Law
5235 16th Street North,
Ste. 200
St. Petersburg, FL 33703
Telephone: (727) 343-8959
Email: Kathleen@HKHElderLaw.com
Secondary Email:
staff2@HKHElderLaw.com
May 30; June 6, 2025 25-02325N

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2025-3018 -ES Division 3**
**IN RE: ESTATE OF RAYMOND E. BASSETT, aka RAYMOND EUGENE BASSETT Deceased.**

The administration of the estate of RAYMOND E. BASSETT, also known as RAYMOND EUGENE BASSETT, 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 31 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. The written demand must be filed with the clerk.

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: May 30, 2025.

Signed on this 27th day of May, 2025.

**ANGELA C. BASSETT**
**Personal Representative**
4963 91st Ave, #5
Pinellas Park, FL 33782

SCOTT W. VIETH
Attorney for Personal Representative
Florida Bar No. 0059584 SPN#
MACFARLANE FERGUSON & MCMULLEN
PO Box 1669
Clearwater, FL 33757
Telephone: 727-441-8966
Email: swv@macfar.com
Secondary Email: meh2@macfar.com
May 30; June 6, 2025 25-02314N

SECOND INSERTION

**NOTICE TO CREDITORS**
(**Summary Administration**)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-001958**
**Division ES**
**IN RE: ESTATE OF BETTY L. HUGHES, 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 Betty L. Hughes, deceased, File Number 25-001958, by the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756; that the decedent's date of death was October 4, 2024; that the total value of the estate non-exempt assets is $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Kevin J. Hughes
Address 921 15th Ave. NW
Largo, FL 33770

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is May 30, 2025.

**Person Giving Notice:**
**Kevin Hughes**
**Kevin J. Hughes**
921 15th Ave. NW
Largo, FL 33770

Attorney for Person Giving Notice
/s/ Kit Van Pelt
Kit Van Pelt Attorney
Florida Bar Number: 106754
Griffin & Van Pelt, P.A.
1455 Court Street
Clearwater, FL 33756
Telephone: (727) 449-9800
Fax: (727) 446-2748
E-Mail: kit@lawyergriffin.com
Secondary E-Mail:
jennie@lawyergriffin.com
May 30; June 6, 2025 25-02277N

SECOND INSERTION

**NOTICE OF ADMINISTRATION**
(**Testate**)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
**PROBATE CASE NO. 25-003838-ES**
**RE: THE ESTATE OF FRANCIS LEWIS ROSENBERG, a/k/a FRANCIS LEWIS ROSENBERG, III, Deceased.**

The administration of the estate of FRANCIS LEWIS ROSENBERG, a/k/a FRANCIS LEWIS ROSENBERG, III, Deceased, Case Number 22-003838-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All interested persons on whom a copy of the Notice of Administration is served must file objections that challenge the validity of the will, the qualifications of the Personal Representative, venue, or jurisdiction of this Court, by filing a petition or other pleading requesting relief with this Court, in accordance with the Florida Probate Rules, 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 OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

**Peggy Elizabeth Rosenberg**
**Petitioner/ Personal Representative**
5672 Lime Avenue
Seminole, FL 33772

Marc A. Tenney, Esquire
Attorney for Petitioner/
Personal Representative
7011 Central Avenue, Suite B
St. Petersburg, FL 33710
Ph. (727) 321-5370
Email: marctenneylaw@gmail.com
SPN: 3825/FBN 0221708
May 30; June 6, 2025 25-02313N

SECOND INSERTION

**NOTICE TO CREDITORS**
JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**FILE #: 25-001054-ES Section 004**
**IN RE: THE ESTATE OF LARRY GENE ADKINSON Deceased**

The administration of the estate of Larry Gene Adkinson, deceased, Reference Number 25-001054-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, continent or unliquidated claims, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is May 30, 2025.

**Personal Representative**
**TOM ADKINSON**
4707 Berini Drive
Durham NC, 27705

Attorney for Personal Representative
ROBERT L. ULRICH, ESQUIRE
Second Street North,
Suite 310
St. Petersburg, Florida 33701
Telephone: (727) 898-1996
FBN: 0082896
Email: rulrichlaw@gmail.com
May 30; June 6, 2025 25-02331N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-002324-ES**
**Division: Probate**
**IN RE: ESTATE OF JOSEPH ANTHONY EDMONDS (A/K/A JOSEPH A. EDMONDS A/K/A JOSEPH EDMONDS) Deceased.**

The administration of the estate of Joseph Anthony Edmonds (a/k/a Joseph A. Edmonds a/k/a Joseph Edmonds), deceased, whose date of death was February 5, 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.

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 May 30, 2025.

**Personal Representative:**
**Victoria Kluck**
300 East Avenue
Waldo, Wisconsin 53093

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
May 30; June 6, 2025 25-02297N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-003488-ES**
**Division: Probate**
**IN RE: ESTATE OF ANTHONY C. AKSTIN Deceased.**

The administration of the estate of Anthony C. Akstin, deceased, whose date of death was January 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st 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.

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. The written demand must be filed with the clerk.

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 May 30, 2025.

**Personal Representative:**
**Amy Melissa Meads**
609 Potomac Dr.
Tyler, Texas 75703

Attorney for Personal Representative:
/s/ Stephanie Sanders
Stephanie S. Sanders, Esquire
Attorney
Florida Bar Number: 0150843
6931 FOURTH STREET NORTH
SAINT PETERSBURG, FL 33702
Telephone: (727) 328-7755
Fax:(727) 328-7744
E-Mail:
stephanie@sanderslawgroup.com
Secondary E-Mail:
eservice@sanderslawgroup.com
May 30; June 6, 2025 25-02279N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**Case No: 25-004171-ES**
**In Re: Estate of Moseley, Justin M. Deceased.**

The administration of the estate of Moseley, Justin M., deceased, whose date of death was December 3, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33761. The names and addresses of the personal representatives and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 First date of this publication is May 30, 2025.

**Personal Representatives:**
**Micah Moseley**
4969 13th Ave N.
St. Petersburg, FL 33710

Attorney for personal representative:
JAMES W. O'NEILL, ESQ.
2120 52nd Street South
Gulfport, FL 33707
SPN: 78069/FBN: 277339
jamesoneilllaw@gmail.com
727-327-4586
May 30; June 6, 2025 25-02263N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**CASE No. 522025CP003164XXESPR**
**IN RE: ESTATE OF EVELYN SERRANO MARTINEZ**

The administration of the Estate of EVELYN SERRANO MARTINEZ, deceased, whose date of death was July 9, 2024 and who's last four digits of Social Security Number are: 0333 is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIMS FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this Notice is May 30, 2025.

**Personal Representative:**
**Deliz Serrano Martinez**

Attorney for Personal Representative:
ADA C. SOTO PADILLA, P. A.
1118 NW 17th St.
Fort Lauderdale, FL 33311
787-248-2337/ adacelma@gmail.com
Ada Celma Soto Padilla, Esquire
Fla. Bar. No. 1018962
May 30; June 6, 2025 25-02344N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-003570-ES**
**Division: Probate**
**IN RE: ESTATE OF GEORGE FRANK LECROY III (A/K/A GEORGE F. LECROY A/K/A GEORGE LECROY) Deceased.**

The administration of the estate of George Frank LeCroy III (a/k/a George F. LeCroy a/k/a George LeCroy), deceased, whose date of death was August 9, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, 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 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 May 30, 2025.

**Personal Representative:**
**Gregory Frank LeCroy**
1226 Patterson Road
Smith Grove, Kentucky 42171

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
May 30; June 6, 2025 25-02296N

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-004933-ES**
**Division Probate**
**IN RE: ESTATE OF BRIAN MARK ANTHONY CHIN A/K/A BRIAN CHIN Deceased.**

The administration of the estate of Brian Mark Anthony Chin a/k/a Brian Chin, deceased, whose date of death was November 23, 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.

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. The written demand must be filed with the clerk.

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 May 30, 2025.

**Personal Representative:**
**Marcia Simone Chin**
29 Jennifer Court
Dunedin, Florida 34698

Attorney for Personal Representative:
s/ Patrick D. Quarles
Patrick D. Quarles, Esq.
Attorney for Personal Representative
Florida Bar Number: 106599
Richert Quarles P.A.
5801 Ulmerton Road, Suite 100
Clearwater, Florida 33760
Telephone: (727) 235-6461
E-Mail: patrick@rq.law
Secondary E-Mail: emina@rq.law
May 30; June 6, 2025 25-02280N

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
LV10249

## --- 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. 10-012557-CI**
**UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII,**
**Plaintiff, vs.**
**Kimberly R. Parmelee, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 10-012557-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII is the Plaintiff and Kimberly R. Parmelee; Tenant #1; Florida Housing Finance Corporation 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 9th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 17, FIRST ADDITION TO J. W. FISCHER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

TAX ID: 36-30-16-27882-000-0170

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 23rd day of May, 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. 32106
File # 15-F03908
May 30; June 6, 2025 25-02294N

SECOND INSERTION

**NOTICE OF ACTION**
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
**CASE NO 25-003552-CO**
**EAGLES NEST RESIDENTS, INC., a Florida not-for-profit corporation,**
**Plaintiff, v.**
**THE ESTATE OF CYNTHIA S. CHEW, deceased, and the unknown, heirs, devisees, grantees, creditors and all other parties claiming by, through, under or against CYNTHIA S. CHEW, deceased,**
**Defendant.**

TO: THE ESTATE OF CYNTHIA S. CHEW, deceased, and the unknown, heirs, devisees, grantees, creditors and all other parties claiming by, through, under or against CYNTHIA S. CHEW, deceased.

YOU ARE NOTIFIED that an action to foreclose a condominium lien on real property in Pinellas County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, to PETER D. GRAHAM, ESQ. of ZACUR & GRAHAM, P.A., Plaintiff's attorney whose address is 5200 Central Avenue, St. Petersburg, Florida 33707, within thirty (30) days after the first publication of this Notice of Action, 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. Any persons with a disability requiring reasonable accommodations should call (352) 754-4201 (V/T.D.), no later than two (2) days prior to any proceeding.

The property proceeded against is described as follows:

Unit 32, of EAGLES NEST RESIDENTS, INC, according to Exhibit "C-2", (plot plan) of the Master Occupancy Agreement (Master Form Proprietary Lease) as recorded in O.R. Book 8399, Pages 638-662, of the Public Records of Pinellas County, Florida, commonly known as Lot 32, EAGLES NEST MOBILE HOME PARK, 7801 34th Street North, St. Petersburg, Florida, Parcel Identification Number 12/31/15/23785/000/0320, for a term of years from the 31st day of July, 1989, until the 30th day of July, 2088, in consideration of the mutual covenants contained in that certain Master Occupancy Agreement which form of Agreement and all amendments thereto are incorporated herein by reference, the original of which is maintained in the Office of the Association 7801 34th Avenue North, St. Petersburg, Florida.

TOGETHER WITH the mobile home situated thereon and all other appurtenances thereto.

WITNESS my hand and the seal of this Court on this the 27 day of May, 2025.
KEN BURKE
CLERK OF THE CIRCUIT COURT
BY: /s/ Thomas Smith
DEPUTY CLERK
PETER D. GRAHAM, ESQ. of
ZACUR & GRAHAM, P.A.,
Plaintiff's attorney
5200 Central Avenue,
St. Petersburg, Florida 33707
May 30; June 6, 2025 25-02316N

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO.: 25-001935-CI**
**NATIONSTAR MORTGAGE LLC,**
**Plaintiff, vs.**
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS ILLINGWORTH A/K/A THOMAS J. ILLINGWORTH N/K/A THOMAS J. ILLINGWORTH, et al.,**
**Defendants.**

TO:
ADELE HERY A/K/A ADELE M. HERY A/K/A ADELE ILLINGWORTH
5155 67TH WAY N,
SAINT PETERSBURG, FL 33709

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

LOT 4, BLOCK C, OF LEE BAYNARD JR. NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 46, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 21st day of May, 2025.
KEN BURKE
As Clerk of the Court
By /s/ Thomas Smith
As Deputy Clerk
De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
25-00945
May 30; June 6, 2025 25-02272N

SECOND INSERTION

**AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**
**(NO CHILD OR FINANCIAL SUPPORT)**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA
FAMILY LAW DIVISION
**CASE NO.: 24-006749-FD**
**IN RE: The Marriage Of**
**CHIRAG D. PATEL,**
**Petitioner,**
**and**
**MONALIBEN P. PATEL,**
**Respondent.**

TO: MONALIBEN P. PATEL
5290 70th Avenue N
Pinellas, FL 33781

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on

CHIRAG D. PATEL
C/O JOSEPH M. WILLIAMS, ESQ.,
Attorney for Petitioner
1409 Thonotosassa Road
Plant City, FL 33563

On or before 28 Days after 1st publication, 2025, and file the original with the clerk of this Court, 315 Court Street, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is not asking the court to decide how real or personal property should be divided due to there not being any real or personal property to be divided in this matter; In addition no minor children or financial relief requested in this matter.

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 address(es) on record at the clerk's offices.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of Documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.

DATED: 5/21st, 2025
(Court Seal)
KEN BURKE
As Clerk, Circuit Court
By: /s/ Thomas Smith
As Deputy Clerk
May 30; June 6, 13, 20, 2025
25-02269N

SECOND INSERTION

**NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY,
CIVIL DIVISION
**CASE NO.: 25-001704-CI**
**CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP,**
**Plaintiff, vs.**
**KATHERINE HOLLOMON; et al.,**
**Defendants,**

TO: KATHERINE HOLLOMON, 1031 NEWTON AVE S ST. PETERSBURG, FL 33705
UNKNOWN SPOUSE OF KATHERINE HOLLOMON, 1031 NEWTON AVE S ST. PETERSBURG, FL 33705
UNKNOWN TENANT #1, 1031 NEWTON AVE S ST. PETERSBURG, FL 33705
UNKNOWN TENANT #2, 1031 NEWTON AVE S ST. PETERSBURG, FL 33705

YOU ARE NOTIFIED that an action to foreclose to the following property in Pinellas County, Florida:

THE WEST 35 FEET OF LOT 12, HUME AND HERRICK'S FAIRVIEW HEIGHT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

Also known as 1031 NEWTON AVE S, ST. PETERSBURG, FL 33705 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 30 Days after 1st Publication, 2025, 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 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 5/21, 2025.
KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road,
Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
May 30; June 6, 2025 25-02271N

SECOND INSERTION

**NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
**CASE NO.: 24-002241-CI**
**U.S. BANK NATIONAL ASSOCIATION,**
**Plaintiff, vs.**
**ROBERT W. RASMUSSEN AKA ROBERT WILLARD RASMUSSEN, et al,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated April 15, 2025 and entered in Case No. 24-002241-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which U.S. Bank National Association, is the Plaintiff and Robert W. Rasmussen aka Robert Willard Rasmussen ,Florida Housing Finance Corporation, Wachovia Bank, National Association NKA Wells Fargo Bank, N.A., Discover Bank, Portfolio Recovery Associates, LLC, City of Tarpon Springs, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pinellas.realforeclose.com, Pinellas County, Florida at 10:00 am on the June 18, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

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

A/K/A 603 CYPRESS ST, TARPON SPRINGS, FL 34689

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

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 18 day of April, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Lauren Heggestad
Florida Bar #85039
Lauren Heggestad Esq.
IN/24-007642
May 30; June 6, 2025 25-02338N

SECOND INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**
**(NO CHILD OR FINANCIAL SUPPORT)**
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
**Case No.: 25-DR-000822**
**Division: B**
**CHRISTIAN HOUSTON,**
**Petitioner,**
**and**
**CAJIA WASHINGTON,**
**Respondent,**

TO: {name of Respondent}
CAJIA E. WASHINGTON
{Respondent's last known address}
2415 52nd Avenue North, St. Petersburg, Florida 33714

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner} Christian Houston c/o Monica P. Da Silva, Esq. whose address is 6338 U.S. Hwy 301 S, Suite 105, Riverview, FL 33578, monica@familymaritallaw.com on or before {date} 6/23/2025, and file the original with the clerk of this Court at {clerk's address} 800 E. Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

NONE

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

You must keep the Clerk of the 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 address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.

Dated: MAY 16 2025
(SEAL)
CLERK OF CIRCUIT COURT & COMPTROLLER
HILLSBOROUGH COUNTY, FL
CLERK OF THE CIRCUIT COURT
By: Mary Glover
Deputy Clerk
May 30; June 6, 13, 20, 2025
25-02324N

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. 19-000452-CI**
**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,**
**Plaintiff, vs.**
**ARTHUR D. ANDREWS AND EDWINA U. ANDREWS, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 16, 2024, and entered in 19-000452-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein MCLP ASSET COMPANY, INC. is the Plaintiff and ARTHUR D. ANDREWS; EDWINA U. ANDREWS; TIERRA VERDE COMMUNITY ASSOCIATION, INC. are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on June 17, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, IN BLOCK 19, OF TIERRA VERDE, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, AT PAGE 42 THROUGH 55, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 243 3RD STREET W, SAINT PETERSBURG, FL 33715

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 23 day of May, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
18-215630 - RaO
May 30; June 6, 2025 25-02320N

SECOND INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
**CASE NO.: 25-002413-CI**
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE GSAMP TRUST 2006-HE6 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE6,**
**Plaintiff, vs.**
**UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VICTOR M. VILLALOBOS A/K/A VICTOR VILLALOBOS A/K/A VICTOR MANUEL VILLALOBOS, DECEASED; VICTOR VILLALOBOS; CLERK OF THE COURT, PINELLAS COUNTY, FLORIDA; STATE OF FLORIDA,**
**Defendant(s).**

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Victor M. Villalobos a/k/a Victor Villalobos a/k/a Victor Manuel Villalobos, deceased
5600 55th Street North
Saint Petersburg, Florida 33709

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

LOT 3, BLOCK A, SUNNY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Street Address: 5600 55th Street North, Saint Petersburg, Florida 33709

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, 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 5/21, 2025.
Ken Burke, CPA
Clerk of said Court
By: /s/ Thomas Smith
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:22-400252
May 30; June 6, 2025 25-02270N

## --- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO. 24-000132-CI**
**HARVEY SCHONBRUN, AS TRUSTEE,**
**Plaintiff, vs.**
**RENA BAILEY and RANDY OATMAN, wife and husband,**
**Defendants.**

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure and Agreed Order Granting Plaintiff's Motion to Reset Foreclosure Sale entered in the above styled cause, in the Circuit Court of Pinellas County, Florida, the Office of Ken Burke, Clerk of the Circuit Court, will sell the property situate in Pinellas County, Florida, described as:

Lot 14, Block A, PAINE'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 8, Page 24, of the Public Records of Pinellas County, Florida.

in an online sale, to the highest and best bidder, for cash, on July 8, 2025 beginning at 10:00 a.m. at www.pinellas.realforeclose.com, in accordance with Chapter 45 Florida Statutes.

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 working days of your receipt of this notice, please contact the Human Rights Office, 400 S. Ft. Harrison Avenue, Suite 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD).

Dated May 23, 2025.
/s/
Harvey Schonbrun, Esquire
HARVEY SCHONBRUN, P. A.
Post Office Box 20587
Tampa, Florida 33622-0587
813/229-0664 phone
May 30; June 6, 2025 25-02288N

SECOND INSERTION

**AMENDED NOTICE OF SALE PURSUANT TO FLORIDA STATUTES, CHAPTER 45**
IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA
**Case No. 24-010107-CO**
**Civil Division**
**Landlord/Tenant Action**
**CPI JAPANESE GARDEN OWNER, L.L.C. d/b/a BAYSIDE WATERS,**
**Plaintiff, v.**
**HAROLD GRAY; IF DECEASED, ALL BENEFICIARIES, HEIRS, SUCCESSORS AND ASSIGNS OF HAROLD GRAY, AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, SUSAN GRAY and CALLIE GRAY,**
**Defendants.**

NOTICE IS GIVEN that pursuant to a Final Judgment for Damages and Foreclosure of Lien dated March 18, 2025, in the above-styled cause, and published in the Business Observer, I will sell to the highest and best bidder for cash at: www.pinellas.realforeclose.com, on the 27th day of June, 2025 beginning at 10:00 a.m., the following described property:

The mobile home located on Plaintiff's property at 2642 Nagano Drive, Clearwater, Pinellas County, Florida 33764, a 2008 SKYO Mobile Home, VIN #31620141WB, Title #0101255624.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

/s/ J. Matt Bobo
J. Matt Bobo
Florida Bar No. 0113526
Grace E. Desmond
Florida Bar No. 1030751
LUTZ, BOBO & TELFAIR, P.A.
North Tamiami Trail,
Suite 500
Sarasota, Florida 34236-5575
Telephone: (941) 951-1800
Facsimile: (941) 366-1603
Attorneys for Plaintiff
mbobo@lutzbobo.com
gdesmond@lutzbobo.com
May 30; June 6, 2025 25-02330N

SECOND INSERTION

**NOTICE OF FORFEITURE PROCEEDINGS**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
**Case No: 25-002423-CI**
**IN RE: FORFEITURE OF $23,272.00 U.S. CURRENCY**
**BOB GUALTIERI, as Sheriff of Pinellas County, Florida,**
**Petitioner,**
**vs.**
**Molar Gourgy, Claimant.**

TO: Molar Gourgy, and all others who may claim an interest in the above-described $23,272.00 U.S. Currency (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about April 28, 2025 at or near the area of 7298 Ulmerton Road, #511, Largo, FL, 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).

Nicole E. Durkin,
Senior Associate Counsel,
FBN: 78069
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
ndurkin@pcsonet.com;
rreuss@pcsonet.com
Attorney for Petitioner
May 30; June 6, 2025 25-02315N

SECOND INSERTION

**NOTICE OF FORFEITURE PROCEEDINGS**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
**Case No: 25-002447-CI**
**IN RE: FORFEITURE OF $1,570.00 U.S. CURRENCY**
**BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner,**
**vs.**
**Sophia Storm Cubero, Claimant.**

TO: Sophia Storm Cubero, and all others who may claim an interest in the above-described $1,570.00 U.S. Currency (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about April 28, 2025, at or near the area of 223 Dolphin Pt, Unit 10, Clearwater Beach, FL, 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).

Nicole E. Durkin,
Senior Associate Counsel,
FBN: 78069
Pinellas County Sheriff's Office,
10750 Ulmerton Road,
Largo, FL 33778;
Phone: (727) 582-6274
ndurkin@pcsonet.com;
rreuss@pcsonet.com
Attorney for Petitioner
May 30; June 6, 2025 25-02310N

SECOND INSERTION

**NOTICE OF FORFEITURE PROCEEDINGS**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
**Case No. 25-001848-CI**
**IN RE: FORFEITURE OF 2015 JEEP RENEGADE VIN: ZACCJABT9FPB81559**
**BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida,**
**Petitioner.**
**vs.**
**Jamil Brown, Mikayla McMahan and Exeter Finance, LLC.**

TO: JAMIL BROWN and MIKAYLA McMAHAN, and all others who may claim an interest in the above-described 2015 JEEP RENEGADE, VIN: ZACCJABT9FPB81559 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, seized the Property on or about April 9, 2025, at or near the area of Huey Avenue South and Tarpon Avenue East, Tarpon Springs, 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
May 30; June 6, 2025 25-02342N

FOURTH INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO.: 25-001638-CI**
**MY HOSPITALITY FL LLC,**
**Plaintiff, v.**
**ALI HASAN**
**Defendant.**

TO: ALI HASAN
1041 Gulf Boulevard, Bellaire Beach, FL 33786

YOU ARE NOTIFIED that a civil lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Melissa Karp, Esquire, Attorney for Plaintiff, whose address is 871 Venetia Bay Blvd., Suite 200, Venice, FL 34285 on or before , a date at least thirty (30) days, after the first publication of this Notice in the (Please publish in the BUSINESS OBSERVER) and file the original with the Clerk of 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 an individual with a disability who needs an accommodation in order to participate in a court proceeding or other course service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached ADA Accommodation Request form (see website) and return it to the Clerk of Court 6th Judicial Circuit for Pinellas County as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. If you need specific assistance or have questions, 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. Upon request by a qualified individual with a disability, this document will be made available in an alternate format and assistance can be provided, as necessary, in completing this form.

WITNESS my hand and the seal of this Court this 13th day of May, 2025.

KEN BURKE
As Clerk of The Court
By: /s/ Thomas Smith
As Deputy Clerk
May 16, 23, 30; June 6, 2025
25-02138N

FOURTH INSERTION

**AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
**CaseNo.: 2025-DR-1165**
**SHERYL LYNN BROWN,**
**Petitioner, and**
**SCOTT DAVID BROWN,**
**Respondent,**

TO: {name of Respondent}
SCOTT DAVID BROWN
{Respondent's last known address}
426 Inverrary Lane, Deerfield, IL 60015

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner} Attorney for the Petitioner, Timothy M. Doud, whose address is PO Box 1777, Tarpon Springs, FL 34688 on or before {date} June 1, 2025, and file the original with the clerk of this Court at {clerk's address 315 court Street, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

Vehicles, Household furnishings, Jewelry

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 address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.

Dated: May 13, 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
May 16, 23, 30; June 6, 2025
25-02137N

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**Case No. 22-001663-CI**
**Wells Fargo Bank, N.A.,**
**Plaintiff, vs.**
**Raymond C. Waldspurger, Jr. a/k/a Raymond C. Waldspurger,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 22-001663-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 Raymond C. Waldspurger, Jr. a/k/a Raymond C. Waldspurger 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 July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 266 OF GREENDALE ESTATES SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, ON PAGE 78, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TAX ID: 21-30-16-33246-000-2660

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 27th day of May, 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. 32106
File # 22-F00548
May 30; June 6, 2025 25-02329N

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. 24-001153-CI**
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST,**
**Plaintiff, vs.**
**AURORA MIRANDA AND FAUSTINO LOPEZ MAGBANUA, et al.**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 24, 2025, and entered in 24-001153-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and AURORA MIRANDA; FAUSTINO LOPEZ MAGBANUA; CITY OF ST. PETERSBURG, FLORIDA; MV REALTY PBC, LLC are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on June 18, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 17 IN BLOCK 10 OF JUNGLE TERRACE SECTION A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 35 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 8077 25TH AVE N, SAINT PETERSBURG, FL 33710

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 23 day of May, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
22-070295 - NaC
May 30; June 6, 2025 25-02321N

FOURTH INSERTION

**NOTICE OF ACTION – CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
**CASE NO.: 25-002112-CI**
**SECTION: 11**
**GEORGE A. SCRIBANO,**
**Plaintiffs, vs.**
**444-12 LLC, a Florida limited liability company, JOSEPH GALLAS, an individual, KENNETH KEEFE, an individual, PINELLAS COUNTY, an administrative agency of the State of Florida, CITY OF ST PETERSBURG, a municipal corporation, and UNKNOWN TENANT 1 and UNKNOWN TENANT 2, the names being fictitious to account for unknown parties in possession,**
**Defendants.**

TO: JOSEPH GALLAS
1601 5th Ave N
St. Petersburg, FL 33713

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

LOT 1, ROYAL PALM SUB'DN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 95, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LESS AND EXCEPT RIGHT OF WAY FOR 16TH STREET NORTH AS CONVEYED BY DEED BOOK 388, PAGE 255 AND DEED BOOK 414, PAGE 380, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
Parcel #
13-31-16-77292-000-0010
A/K/A - 1601 5th Ave N,
St. Petersburg, FL 33713.

has been filed against you and you are required to serve a copy of your written defenses, if any, on plaintiff's attorney, to wit: J. PATRICK WALSH, ESQUIRE, whose address is Coats Schmidt, P.A., 4055 Central Avenue, St. Petersburg, FL 33713, 30 days from first publication of this Notice, and to file the original of the defenses with the Clerk of this Court at 315 Court Street, Clearwater, Florida 33756, either before service on Plaintiff's attorney, or immediately thereafter.

IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DEFENDANT FOR THE RELIEF DEMANDED IN THE COMPLAINT OR PETITION.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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."

THIS NOTICE SHALL BE PULISHED ONCE A WEEK FOR FOUR (4) CONSECUTIVE WEEKS

WITNESS my hand and seal of this Court on May 13, 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
As Deputy Clerk

J. Patrick Walsh, Esq.
Coats Schmidt, P.A.
4055 Central Avenue
St. Petersburg, FL 33713
Pleadings@Coats-Schmidt.com
May 16, 23, 30; June 6, 2025
25-02130N

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
LV20906_V24
SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

--- ACTIONS / SALES ---

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.: 52-2023-CA-008069**
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**
**Plaintiff, vs.**
**THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST PATRICIA C. MARKWELL AKA PATRICIA MARKWELL, DECEASED, et al,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 3, 2025, and entered in Case No. 52-2023-CA-008069 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Newrez LLC d/b/a Shellpoint Mortgage Servicing, is the Plaintiff and , The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Patricia C. Markwell aka Patricia Markwell, deceased, On Top of the World Condominium Association, Inc, Johnnie Markwell, Kevin Markwell, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pinellas.realforeclose.com, Pinellas County, Florida at 10:00 am on the June 18, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF APARTMENT NO. 49, BUILDING B-34, OF ON TOP OF THE WORLD UNIT THIRTY-EIGHT, A CONDOMINIUM AND AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH, AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM, AS RECORDED IN O.R. 4425, PAGES 46 THROUGH 71, AND ANY AMENDMENTS THERETO, AND THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 22, PAGE 116, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
A/K/A 2331 FINLANDIA LANE CLEARWATER FL 33763

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

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 16 day of April, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/23-005487
May 30; June 6, 2025 25-02337N

SECOND INSERTION

**NOTICE OF SHERIFF'S SALE**

NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued in the Circuit Court of Pinellas County, Florida, on the 29th day of January A.D., 2025, in the cause wherein, Cathryn Ann Parsons and Thomas Adam Jacob Yarnell, was plaintiff(s) and Orlando Mejia aka Orlando Mejia Rangel, was defendant(s), being Case No. 2024 CA 000640 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), Orlando Mejia aka Orlando Mejia Rangel, 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: 11447 Park Blvd Apt 305, Seminole, FL 33772
Legal description:
An undivided 1/40th interest in and to that certain piece, parcel or tract of land, situate, lying and being in the County of Pinellas and the State of Florida, known and described as;
A part of RIDGEWOOD GROVES UNIT 4 TRACT A, according to the plat thereof recorded in Plat Book 56, Page 61, Public Records of Pinellas County, Florida, described as follows:
From the Northeast corner of said RIDGEWOOD GROVES UNIT 4, TRACT A, run thence N. 88° 45' 10"W, along the North line of Ridgewood Groves Unit 4, Tract A, a distance of 518.45 feet, to the Point of Beginning of Parcel "A" Revised. From said Point of Beginning, continue N. 88° 45'10" W., a distance of 354.18 feet to the West line of Parcel "A" Revised; thence S. 00° 14'25" W., along said West line, a distance of 256.06 feet to a point on a curve on the North right of way line of State Road 694, thence by a curve to the right along said right of way line for an arc distance of 175.70 feet, said curve being further defined as having a radius of 1,195.92 feet, a central angle of 8° 25'04" a chord length of 175.54 feet, and a chord bearing of S. 75° 14'35" E.; thence N 00° 29'25" E., a distance of 113.99 feet; thence S 89° 30'35" E., a distance of 3.00 feet; thence N 00° 29'25" E., a distance of 47.61 feet thence S. 89° 30'35" E., a distance of 66.00 feet, thence N 00° 29'25" E., a distance of 56.00 feet, thence S. 89° 30'35" E a distance of 114.00 feet; thence N 00° 29'25" E a distance of 77.00 feet to the Point of Beginning.
Excepting, however, therefrom any and all buildings and improvements of any nature located on said land beyond that part and portion of said buildings and improvements hereinafter specifically included.
Together with that certain apartment located on said land consisting of approximately 650 square feet, known and designated as Apartment Number 305 and so designated on the entrance door of said Apartment and shown by the Apartment Unit Plan, including the right of Ingress and Egress to and from said Apartment; and an undivided 1/40th interest in and to the walls and other structural supports necessary for said building
Parcel Identification Number: 28-30-15-75204-000-3050
Physical Address: 11447 Park Blvd Apt 305, Seminole, FL 33772

and on the 30th day of June 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
Attorney Francis M. King PLLC
Francis M. King
2944 10th Avenue North
St. Petersburg, FL 33713
May 30; June 6, 13, 20, 2025
25-02295N

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. 24-003365-CI**
**Truist Bank,**
**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 Karen T. St Laurent a/k/a Karen T. StLaurent a/k/a Karen St. Laurent a/k/a Stlaurent Karen a/k/a Karen St Laurent, Deceased, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-003365-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Truist Bank 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 Karen T. St Laurent a/k/a Karen T. StLaurent a/k/a Karen St. Laurent a/k/a Stlaurent Karen a/k/a Karen St Laurent, Deceased; J.S., a minor child by and through the State of Florida; H.S., a minor child by and through the State of Florida; GoodLeap, LLC 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 15th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, TRADE WINDS ESTATES. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67 PAGES 49, 50, 51 AND 52 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TAX ID: 20-30-16-91665-000-0110

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 27th day of May, 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. 32106
File # 24-F01299
May 30; June 6, 2025 25-02328N

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.: 23-008101-CI**
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,**
**Plaintiff, vs.**
**JEFFREY J. MCPHERSON, et al,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 2, 2025, and entered in Case No. 23-008101-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which U.S. Bank Trust National Association, Not In Its Individual CAPA City But Solely As Owner Trustee For RCAF Acquisition Trust, is the Plaintiff and Jeffrey J. Mcpherson, Cheri C. Mcpherson, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pinellas.realforeclose.com, Pinellas County, Florida at 10:00 am on the June 18, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA: A PORTION OF THE NORTH 210 FEET OF THE SOUTH 420 FEET OF LOT 2, MAP OF TAMPA AND TARPON SPRINGS LAND COMPANY, IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY, THENCE NORTH 01 DEGREES 14'26" WEST, A DISTANCE OF 210.00 FEET, THENCE WEST, A DISTANCE OF 525.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, A DISTANCE OF 332.23 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01 DEGREES 07'42" WEST, ALONG, THE WEST LINE OF SAID LOT 2, A DISTANCE OF 210.20 FEET; THENCE SOUTH 89 DEGREES 59'42" EAST A DISTANCE OF 331.82 FEET, THENCE SOUTH 01 DEGREES 14'26" EAST, A DISTANCE OF 210.18 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH A INGRESS/EGRESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY, THENCE NORTH 01 DEGREES 14'26" WEST, A DISTANCE OF 210.00 FEET FOR A POINT OF BEGINNING; RUN THENCE WEST A DISTANCE OF 525.00 FEET, THENCE NORTH 01 DEGREES 14'26" WEST, A DISTANCE OF 25.00 FEET, THENCE EAST, A DISTANCE OF 525.00 FEET, THENCE SOUTH 01 DEGREES 14'26" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.
A/K/A 691 GEORGE ST N TARPON SPRINGS FL 34688

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

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 17 day of April, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Lauren Heggestad
Florida Bar #85039
Lauren Heggestad Esq.
IN/23-008129
May 30; June 6, 2025 25-02336N

SECOND INSERTION

**NOTICE OF SALE**
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
**Case No. 2024-CC-001067-CO**
**WATERSIDE AT COQUINA KEY DOCK CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,**
**Plaintiff, vs.**
**ANDREY SAVENOK,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 8, 2025 entered in the above styled case, Case No. 2024-CC-001067-CO of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein WATERSIDE AT COQUINA KEY DOCK CONDOMINIUM ASSOCIATION, INC. is the Plaintiff and ANDREY SAVENOK is the Defendant, that Ken Burke, the Clerk of the Circuit Court and Comptroller, will sell the following property, in PINELLAS County, Florida, described as:

UNIT 82SS (A/K/A BOAT UNIT) OF WATERSIDE AT COQUINA KEY DOCK CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 15697, PAGE(S) 1248, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
Property Address: Beach Dr. SE #82SS St. Petersburg, FL 33705

at public sale, to the highest and best bidder for cash, at www.pinellas.realforeclose.com, 10:00 A.M. on June 23, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

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

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

Dated this 21 day of May 2025.
By: ROBERT L. TODD, ESQUIRE
Florida Bar No. 045091
Association Assessment Attorneys, PA
111 Second Ave NE #539
St. Petersburg, FL 33701
727-748-2435 Telephone
rtodd@AssociationAA.com
Service Address: attorney@AssociationAssessmentAttorneys.com
Attorneys for Plaintiff
May 30; June 6, 2025 25-02286N

SECOND INSERTION

**RE-NOTICE OF SALE**
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
**CASE NO.: 22-004258-CI**
**NUBRIDGE COMMERCIAL LENDING LLC,**
**Plaintiff, vs.**
**SUMMIT EXECUTIVE LLC; et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 19, 2023, entered in Civil Case No. 22-004258-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein NUBRIDGE COMMERCIAL LENDING LLC, is Plaintiff and SUMMIT EXECUTIVE LLC; et al., are Defendant(s).

The Clerk, KEN BURKE, will sell to the highest bidder for cash online at www.pinellas.realforeclose.com at 10:00 o'clock a.m. on June 18, 2025 on the following described property as set forth in said Final Judgment, to wit:

A PORTION OF LOTS 1 AND 2, OF RUBIN ICOT CENTER, AS RECORDED IN PLAT BOOK 88, PAGES 79 THROUGH 85, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID RUBIN ICOT CENTER, THENCE NORTH 89 DEGREES 45 MINUTES 12 SECONDS WEST, AND ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF ULMERTON ROAD (STATE ROAD 688) 157.95 FEET; THENCE NORTH 48 DEGREES 18 MINUTES 20 SECONDS WEST, 224.45 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 48 DEGREES 18 MINUTES 20 SECONDS WEST, 318.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 58TH STREET NORTH; THENCE NORTH 15 DEGREES 35 MINUTES 30 SECONDS EAST, AND ALONG SAID RIGHT-OF-WAY 124.10 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 143.14 FEET, SAID CURVE HAVING A RADIUS OF 517.00 FEET, DELTA OF 15 DEGREES 51 MINUTES 48 SECONDS, A CHORD BEARING OF NORTH 07 DEGREES 39 MINUTES 36 SECONDS EAST, AND A CHORD OF 142.68 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 17 SECONDS WEST, 140.42 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 89 DEGREES 43 MINUTES 43 SECONDS EAST, 223.11 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 17 SECONDS EAST, 12.00 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 43 SECONDS EAST, 143.60 FEET; THENCE SOUTH 24 DEGREES 30 MINUTES 19 SECONDS WEST, 49.64 FEET; THENCE SOUTH 42 DEGREES 29 MINUTES 38 SECONDS WEST, 132.23 FEET; THENCE SOUTH 15 DEGREES 03 MINUTES 34 SECONDS WEST 70.37 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 03 SECONDS WEST, 11.57 FEET; THENCE SOUTH 13 DEGREES 08 MINUTES 59 SECONDS EAST, 105.26 FEET; THENCE SOUTH 38 DEGREES 58 MINUTES 05 SECONDS WEST, 168.19 FEET; THENCE SOUTH 48 DEGREES 18 MINUTES 20 SECONDS EAST, 122.00 FEET; THENCE SOUTH 41 DEGREES 41 MINUTES 40 SECONDS WEST, 89.00 FEET TO THE POINT OF BEGINNING.
Property address: 13575 58th Street North, Clearwater, Florida 33760

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

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

DATED this 22nd day of May, 2025.
LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A.
Attorneys for Plaintiff
1900 N.W. Corporate Blvd., Ste. 200W
Boca Raton, FL 33431
Telephone: (561) 826-1740
Facsimile: (561) 826-1741
Email: service@mls-pa.com
BY: /s/ Matthew B. Leider
MATTHEW B. LEIDER, ESQ.
FLORIDA BAR NO. 84424
May 30; June 6, 2025 25-02287N

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com