

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FICTITIOUS NAME NOTICE		
Notice is hereby given that MARK LESLIE BYRNE, OWNER, desiring to engage in business under the fictitious name of TAMPA BAY PARTY AND BALLOON located at 906 CASLER AVE , CLEARWATER, FLORIDA 33755 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.		
June 13, 2025	25-02531N	

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Foxworth Jewelry, located at 24 Booth Blvd., in the City of Safety Harbor, County of Pinellas, State of FL, 34695, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 5 of June, 2025. Sheryl Marie Foxworth Krajcik 24 Booth Blvd. Safety Harbor, FL 34695		
June 13, 2025	25-02454N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
TROPICANA MINI STORAGE – LARGO , located at 220 Belcher Rd., Largo, FL 33771 , gives notice that the following units will be advertised and sold by competitive bidding on www.storage-treasures.com to satisfy the owner's lien. #E075 - Mae Borasio, #G230 - Hillaire Sarjeant, #G251 Samantha Patino The bidding will CONCLUDE and the Lien sale will be deemed COMPLETE upon the owner's acceptance of a bid on June 30th, 2025 @ 11:00 AM . Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Largo may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. June 13, 20, 2025		
	25-02516N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
TROPICANA STORAGE, 29712 US Hwy 19 N, Clearwater, FL 33761 gives notice that the following units will be advertised and sold by competitive bidding on www.storage-treasures.com to satisfy the owner's lien. #0092 Terry Banks, #0646 Lyn Mitchell, #U019 Tanner Pittman #0942 Greenleaf Title, LLC/Clifford Gephart , #0500 Charlenea Williams The bidding will CONCLUDE and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on June 30, 2025 @ 11:00am. Purchases must be made in cash only and paid for at Tropicana Storage to complete the transaction. Tropicana Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. June 13, 20, 2025		
	25-02513N	

FIRST INSERTION		
Pinellas County Sheriff's Office Property & Evidence Unclaimed Abandoned or Lost Property, Unclaimed Evidence		
Pursuant to State Statute 705, any unclaimed abandoned or lost property, or unclaimed evidence stored by the Pinellas County Sheriff's Office, may be destroyed, retained for agency use, donated to a charitable organization, surrendered to the finder, sold at public auction, or traded to another government unit. Types of property received between 05/01/2025 – 05/31/2025: BICYCLE, BICYCLE PART, BRACELET, CAMERA/VIDEO CAMERA, CARDS (OTHER), CELLULAR PHONE, CHECK/MONEY ORDER, CLOTHING ACCESSORY, EARRINGS, ELECTRONIC DEVICE, EQUIP/TOOL, FOOTWEAR, GUN, GUN AMMO, GUN CASE/HOLSTER/ACCESSOR, GUN CLIP/ SPEED LOADER, GUN PARTS, HOUSEHOLD FURNITURE/GOODS, KNIFE/SWORD, MEDICAL EQUIPMENT, OFFICE EQUIPMENT, PURSE/POUCH/PACK, RING, SPORTS EQUIPMENT, SUNGLASSES/EYEGLASSES, US CURRENCY, WALLET, WATCH The Pinellas County Sheriff's Office uses the services of PropertyRoom.com Auction Company. Please contact them for further information regarding time of any sale or the viewing of any property. Visit Property Room.com at http://www.propertyroom.com June 13, 20, 2025		
	25-02518N	

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 #
13	BMW	WBA3A5C59DJ461967
17	FORD	NM0LS7E7XH1332374
03	HONDA	2HKYF18663H595444
04	HYUNDAI	KMHDN46D94U764833
18	HYUNDAI	5NPE34AF3JH663784
06	KAWASAKI	JKAZX4J196A061684
12	KIA	KNDJT2A64C7457450
20	KIA	KNDPMPAC8L7673417
12	LINCOLN	3LNDL2L38CR838142
22	NISSAN	3N1CN8EV7NL832854
19	NISSAN	3N1CN7APXKL847099
17	NISSAN	1N4AL3APXHC133101
07	TOYOTA	5TBRV54197S468575
13	TOYOTA	JTEZU5JRXD5049443
10	TOYOTA	3TMJU4GN8AM099683
JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 7-11-25 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 13, 2025		
	25-02530N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Notice is hereby given that on 07/08/2025 at 11 00 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant CALLAHAN ROBERT ALAN ANDREWS 1982 27ft CTY Sailboat HIN # CTYL5019M82D FL4804RZ vessel may be released prior to the Sale. Held at Island Harbor Marina LLC 123 Orange St. Palm Harbor FL 34683 Island Harbor Marina LLC reserves the right to accept /reject any or all bids June 13, 20, 2025		
	25-02505N	

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 Nine Tails Gambit 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. Carlos G. Plantada June 13, 2025		
	25-02527N	

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 CONSULTME.TECH located at PO BOX 3755 in the City of SEMINOLE, Pinellas County, FL 33775 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of June, 2025. CASHBEAR CONSULTING INC THOMAS LATTO June 13, 2025		
	25-02483N	

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Smile Solutions Modern Dental Arts, located at 10225 Ulmerton RD STE 4C, in the City of Largo, County of Pinellas, State of FL, 33771, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 5 of June, 2025. Amanda Puustinen DMD PA 10225 Ulmerton RD STE 4C Largo, FL 33771 June 13, 2025		
	25-02455N	

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 7-11-2025 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. 19UUA9F58CA005419 2012 ACUR 09706 2011 ALLY 310 2G4GN5EX3F9120307 2015 BUIC 1G6KY54982U112728 2002 CAD1 1G1ZWG3156F141836 2006 CHEV 2GCEC19V521134947 2002 CHEV 2GNALCEK3G1142422 2016 CHEV KL8CB6S96EC473308 2014 CHEV KL8CB6SA2HC791005 2017 CHEV 1FDLE40S4VHB61690 1997 COAC 2B3CL3CG6BH506964 2011 DODG 2C3CDXGJ0NH226054 2022 DODG 2C4RDGBGOHR743175 2017 DODG 2D6WB11Y4K3514753 2003 DODG 1FTYW2A66FEC50205 2015 FORD 3FMC9R4A62MRA20634 2021 FORD 5FNYF4H24FB062140 2015 HOND 5N6YH28504L025681 2004 HOND KNADM5A32E6327738 2014 KIA SALVP2RX1JH277507 2018 LNDR 1N4AL2EP7BC162258 2011 NISS 3N1CB51D45L480501 2005 NISS 5N1BA0NF0BN600683 2011 NISS KNMAT2MV2HP594350 2017 NISS JTDKKB20U073247996 2007 TOYT NO VIN 2000 TRAILER LLOTCKPJ8LY806128 2020 YNGF Vin 09706 Make Infla/Boat Model Ally-310 June 13, 2025		
	25-02523N	

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 Aurora 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 10th day of June, 2025. Schmidt and Pace LLC June 13, 2025		
	25-02521N	

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 Excite Capital 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 9th day of June, 2025. OLD PARKLAND QUANT STRATEGIES I GP, LLC June 13, 2025		
	25-02502N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Notice is hereby given that on 07/07/2025 at 11 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant Jimmy (James) Brown Registered owner(s) DANIEL J MC GIVNE/ Nancy A MC GIVNE 1997 Sea Ray Hin # SERV4424B797 Tag: FL1691JR. Title: 0002028130 sale to be held at PORT 32 TIERRA VERDE LLC 200 Madonna Blvd Tierra Verde FL 33715 vessel may be released prior to the Sale. PORT 32 TIERRA VERDE LLC reserves the right to accept /reject any or all bids June 13, 20, 2025		
	25-02504N	

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 Captain's Quartes Popcorn located at 8500 29th Way N., Unit 201 in the City of Pinellas Park, Pinellas County, FL 33782 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of June, 2025. Siegs 7 Adventures LLC Steven Siegel June 13, 2025		
	25-02489N	

FIRST INSERTION		
NOTICE		
Optum – Pasadena will be relocating effective July 14, 2025. NEW LOCATION Optum – Tyrone 7655 38th Ave. N., Suite 101 St. Petersburg, FL 33710 Phone: 1-727-345-1132 Fax: 1-727-828-4615 For questions or copies of medical records call or fax: Phone: 1-727-343-6119 Fax: 1-727-345-6286 June 13, 20, 27; July 4, 2025		
	25-02474N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Notice is hereby given that on 07/08/2025 at 11 00 a m the following vessel/Trailers may be sold at public sale for storage charges to VSTL-28 Section 83.805-83.806 & TL-28 Section 83.805-83.806 Florida Statutes Tenant/Registered Owner JOSEPH SIMON GOSPEL 1968 14ft Starcraft VIN: 945174 FL2456EC Title:0000948714 Trailer 2015 ASPT Vin # NOVINO201102555 tag EJJQ13 #2) Trailer Homemade. No Vin No Tag. #3) Trailer. Homemade No Tag No Vin No Record Found vessel/trailers may be released prior to the Sale.Held at SOUTHWEST PINELLAS STORAGE CENTER LLC 5111 8th Ave South Gulfport FL 33707 SOUTHWEST PINEL-LAS STORAGE CENTER LLC reserves the right to accept /reject any or all bids June 13, 20, 2025		
	25-02506N	

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 MB Finance located at 3167 Bay Ln in the City of Clearwater, Pinellas County, FL 33759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 9th day of June, 2025. Michelle Bailey June 13, 2025		
	25-02488N	

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 Oasis Machining and Fabrication 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 9th day of June, 2025. EMMEL INDUSTRIES LLC June 13, 2025		
	25-02515N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Notice is hereby given that on 07/03/2025 at 11:00 a.m. the following Vessel may be sold by public sale to satisfy the lien for the amount owed on vessel for any recovery, towing,\$700.00 storage Charge \$500.00 administrative fees 250.00 allowed PURSUANT TO S. 713.78 FS 1980 Hunter Vin HUN-33300M80G Registered Owner SEA RESULTS LLC / JAKOB P MARTIN Sale to be held at 500 1ST AVE SE ST PETERSBURG FL 33712 vessel may be released prior to the Sale. MAVERICK MARINE SERVICES LLC reserves the right to bid/reject June 13, 20, 2025		
	25-02507N	

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 Sisodia Signature Health Care located at 2135 Camden Way, in the County of Pinellas, in the City of Clearwater, Florida 33759 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Clearwater, Florida, this 4th day of June, 2025. MY CHOICE PRIMARY CARE, PLLC June 13, 2025		
	25-02462N	

FIRST INSERTION		
Notice of Public Sale		
Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999 Sale Date July 3, 2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309		

V13213 2003 Searay NC4388EM Hull ID#: SERV5363D303 in/outboard pleasure gas fiberglass 24ft R/O Randall Marcum Mccomas Lienor: Largo Intercoastal Marina 12458 145 Ln No Largo June 13, 20, 2025	25-02460N	
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FICTITIOUS NAME NOTICE		
NOTICE is hereby given that the undersigned, desiring to do business under the fictitious name of STAR REALTORS at the address of 4590 Ulmerton Road, Clearwater, Florida 33762, intends to register said name with the Division of Corporations of the Florida Department of State, pursuant to Section 865.09, Florida Statutes. SUNCOAST TAMPA ASSOCIATION OF REALTORS, INC., a Florida not for profit corporation By: /s/ David B. Bennett, Co-Chief Executive Officer James N. Powell JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 360 Central Avenue, Suite 500 St. Petersburg, Florida 33701 Attorneys for Applicant Telephone: 727-999-9900 June 13, 2025		
	25-02485N	

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 Fantasy Smoke 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 9th day of June, 2025. Fantasy Tree LLC June 13, 2025		
	25-02503N	

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 Timberworks Interiors 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 6th day of June, 2025. Riverside entities LLC June 13, 2025		
	25-02490N	

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES		
NOTICE IS HEREBY GIVEN that ANDREAS GROSSGOLD / GOLD PRIMARY CARE, LLC will engage in business under the fictitious name INTEGRAL URGENT AND GOLD PRIMARY CARE, with a physical address 609 LAKEVIEW RD CLEARWATER, FL 33756, with a mailing address 609 LAKEVIEW RD CLEARWATER, FL 33756, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. June 13, 2025		
	25-02461N	

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 Dolphin Sands Clearwater Beach 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 4th day of June, 2025. Dolphin Sands Clearwater Beach, LLC Steve Page June 13, 2025		
	25-02457N	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
The following personal property of Carl Joseph McNew will on the 30th day of June 2025 at 10:00 a.m., on property at 6250 Roosevelt Boulevard, Lot #16, Clearwater, Pinellas County, Florida 33760, in Satellite Bay be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1973 SKYL Mobile Home VIN No.: 01611498G Title No.: 11861651 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 13, 20, 2025		
	25-02484N	

FICTITIOUS NAME NOTICE		
NOTICE is hereby given that the undersigned, desiring to do business under the fictitious name of SUNCOAST TAMPA REALTORS at the address of 4590 Ulmerton Road, Clearwater, Florida 33762, intends to register said name with the Division of Corporations of the Florida Department of State, pursuant to Section 865.09, Florida Statutes. SUNCOAST TAMPA ASSOCIATION OF REALTORS, INC., a Florida not for profit corporation By: /s/ David B. Bennett, Co-Chief Executive Officer James N. Powell JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 360 Central Avenue, Suite 500 St. Petersburg, Florida 33701 Attorneys for Applicant Telephone: 727-999-9900 June 13, 2025		
	25-02486N	

--- PUBLIC SALES ---

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO
FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Scuba Star 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 6th day of June, 2025.

Seas The Day Scuba LLC
June 13, 2025

25-02487N

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 Sunside Living located at 291 Keating Dr in the City of Largo, Pinellas County, FL 33770 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of June, 2025.

Eric Suarez
Sunside Travels, LLC
June 13, 2025

25-02541N

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 BAU SUPPLY 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 10th day of June, 2025.

Nvision Supplies LLC
June 13, 2025

25-02519N

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

Dated this 6th day of June, 2025.

Amanda Nicole, LLC
June 13, 2025

25-02491N

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 BFSS Consulting 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 11th day of June, 2025.

Bubba-Fatz Strategic Solutions LLC
June 13, 2025

25-02536N

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 Wayground 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 5th day of June, 2025.

Quizzzz Inc.
June 13, 2025

25-02470N

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 Pop Up Paint Studio located at 324 San Jose Dr, in the County of Pinellas, in the City of Dunedin, Florida 34698 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Dunedin, Florida, this 09th day of June, 2025.

Traci Barber Johnson
June 13, 2025

25-02514N

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 Colorful Heart Studios 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.

T ampersand A innovations LLC
June 13, 2025

25-02456N

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 Global Harvest International located at 455 Riviere Road 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 4th day of June, 2025.

Nick S. Panico
June 13, 2025

25-02458N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 HONE mobile home bearing vehicle identification number 1H9PH0524E1025169 and all personal items located inside the mobile home. Last Tenant: Maria Peidad Macas Davila, Xavier Villacis and Claribel Velez. Sale to be held at: Heritage Village, 12840 Seminole Boulevard, Largo, Florida 33778, (727) 247-9991.

June 13, 20, 2025

25-02522N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1981 SAND mobile home bearing Vehicle Identification Numbers SB8020FLA and SB8020FLB and all personal items located inside the mobile home. Last Tenant: Karen Ann Jurson. Sale to be held at: Sunshine MHC, 7403 46th Avenue North, St. Petersburg, Florida 33709, (727) 541-1079.

June 13, 20, 2025

25-02539N

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 PREMIER CANCER CENTER located at 3155 N MCMULLEN BOOTH RD in the City of CLEARWATER, Pinellas County, FL 33761 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of June, 2025.

PREMIER RADIATION ONCOLOGY ASSOCIATES, L.L.C.
MICHAEL D. GAUWITZ
as Co-Manager
June 13, 2025

25-02526N

FIRST INSERTION

NOTICE TO CREDITORS

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

Case No: 25-003665 ES

IN RE: ESTATE OF SIOUX YOHE

Deceased

The administration of the estate of SIOUX YOHE, deceased, whose date of death was on March 10, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

All other creditors of the decedent and persons having claims or demands against the decedent's curatorship / estate, including unmaturred, contingent or unliquidated claims, must file their claim 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 THAT 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 13, 2025

Personal Representative:
Marianne Fisher
c/o McLane McLane & McLane
275 Clearwater-Largo Road North
Largo, FL 33770

Attorney for Personal Representative:
Sara Evelyn McLane, Esquire
275 Clearwater-Largo Road North
Largo, FL 33770-2300
(727) 584-2110
Florida Bar #0845930
E-mail: McLane@McLane-Law.com
June 13, 20, 2025

25-02537N

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-001005-ES

Division Probate

IN RE: ESTATE OF CAMIL HASANBASIC

Deceased.

The administration of the estate of Camil Hasanbasic, deceased, whose date of death was February 27, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas: 315 Court St # 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 13, 2025.

Co-Personal Representatives:
Samir Hasanbasic,
Co-Representative
Mirela Hadzic,
Co-Representative

Attorney for Personal Representatives:
Debra A. Faulkner, Esq.
Florida Bar Number: 94212
The Faulkner Firm, P.A.
4056 Tampa Road
Oldsmar, FL 34677
Telephone: (727) 939-4900
E-Mail: debbie@thefaulknerfirm.com
Secondary E-Mail: probate@thefaulknerfirm.com
June 13, 20, 2025

25-02529N

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-004637-ES

Division

IN RE: ESTATE OF BARBARA R. DUNCAN

Deceased.

The administration of the Estate of Barbara R. Duncan, deceased, whose date of death was April 10, 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 13, 2025.

Personal Representative:
Susan Bennett
706 Leffingwell Avenue
Ellenton, FL 34222

Attorney for Personal Representative:
John M. Sakellarides
Attorney for Personal Representative
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North, Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@herdviclaw.com
June 13, 20, 2025

25-02492N

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

Case No: 25-000911-ES

IN RE: ESTATE OF DENISE MILLS,

Decedent.

The administration of the estate of Denise Mills, deceased, whose date of death was May 16, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division; the address of which is 545 1st Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT ALLOWED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of the first publication of this notice is June 13, 2025.

Personal Representative:
Dianne Mills
1650 SE 17th St.
Fort Lauderdale, FL 33316
Attorney for Personal Representative:
Kristen D. Montgomery, Esq.
Demesmin & Dover, PLLC
1650 SE 17th St.
Fort Lauderdale, FL 33316
June 13, 20, 2025

25-02469N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS

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

Case No: 25-004183 ES

IN RE: ESTATE OF NEYSA B. NEUMANN

Deceased

The administration of the estate of NEYSA B. NEUMANN, deceased, whose date of death was on February 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

All other creditors of the decedent and persons having claims or demands against the decedent's curatorship / estate, including unmaturred, contingent or unliquidated claims, must file their claim 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 THAT 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 13, 2025

Personal Representative:
Marianne Fisher
c/o McLane McLane & McLane
275 Clearwater-Largo Road North
Largo, FL 33770

Attorney for Personal Representative:
Sara Evelyn McLane, Esquire
275 Clearwater-Largo Road North
Largo, FL 33770-2300
(727) 584-2110
Florida Bar #0845930
E-mail: McLane@McLane-Law.com
June 13, 20, 2025

25-02538N

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-009915-ES

IN RE: ESTATE OF DAVID A. BERG,

Deceased.

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

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

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

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 13, 2025.

Personal Representative:
Lecann Pierson
9915 East Bay
Seminole, FL 33776

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 13, 20, 2025

25-02498N

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

REF No. 25-005134-ES

IN RE: ESTATE OF Brian M. Murphy,

Deceased.

The administration of the estate of BRIAN M. MURPHY, deceased, whose date of death was April 7, 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 name and address of the personal representative is 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 13, 2025.

Signed on this 8th day of June, 2025.

DEANNA M. MURPHY,
Personal Representative
12407 Quail Run Row
Hudson, FL 34667
Phone: 727-417-0461

Email: deannamurphy1995@msn.com
June 13, 20, 2025

25-02508N

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-004529-ES4

IN RE: ESTATE OF Verlajean Thomas-Franke

Deceased.

The administration of the estate of Verlajean Thomas-Franke, deceased, whose date of death was June 8th, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Attn: Probate, Rm. 106, 315 Court St, Clearwater, FL 33756-5165. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 13th, 2025

Personal Representative:
Lanona Robinson
4128 100th Ave N
Pinellas Park, FL 33782

Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses: rw@inherit-Florida.com
June 13, 20, 2025

25-02477N



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

UN1077

ESTATE

FIRST INSERTION			
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-004262-ES</div><div>IN RE: ESTATE OF FRANCESCO ROSANO AKA FRANK ROSANO,</div><div>Deceased.</div><div>The administration of the estate of FRANCESCO ROSANO AKA FRANK ROSANO, deceased, whose date of</div></div>			
<div>death was September 14, 2024 is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>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 AF-</div>			
<div>TER 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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES</div>			
<div>SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act set forth in Florida Statutes Section 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.</div>			
<div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 13, 2025.</div> <div>Personal Representative: Louis Rosano 8 Wetland Way Kitchener, Ontario, Canada N2P0C2</div> <div>Attorney for Personal Representative:</div>			

FIRST INSERTION	
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-003195-ES</div><div>Division 003</div><div>IN RE: ESTATE OF NORA ELLEN CONAHEY, A/K/A NORA E. CONAHEY</div><div>Deceased.</div><div>The administration of the estate of Nora Ellen Conahey, a/k/a Nora E. Conahey, deceased, whose date of death was February 21, 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.</div><div>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.</div><div>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,</div></div>	
<div>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 13, 2025.</div> <div>Personal Representative: Jaclyn Conahey Jaclyn Conahey 240 Fairton-Cedarville Rd. Cedarville, New Jersey 08311 Attorney for Personal Representative: Richard A. Venditti Richard A. Venditti Florida Bar Number: 280550 500 East Tarpon Avenue Tarpon Springs, FL 34689 Telephone: (727) 937-3111 Fax: (727) 938-9575 E-Mail: richard@tarponlaw.com Secondary E-Mail: celeste@tarponlaw.com June 13, 20, 202525-02494N</div>	

FIRST INSERTION	
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25- 4429-ES</div><div>IN RE: ESTATE OF YVONNE SERICE ABERNETHY,</div><div>Deceased.</div><div>The administration of the estate of YVONNE SERICE ABERNETHY, deceased, whose date of death was June 18, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>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.</div><div>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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is: June 13, 2025.</div><div>WENDELL ABERNETHY Personal Representative 1744 45th Street South St. Petersburg, FL 33711 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: jrvera@hnh-law.com June 13, 20, 202525-02511N</div></div>	

FIRST INSERTION	
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No.: 25-004439-ES-3</div><div>IN RE: THE ESTATE OF MADALINE L. HICKS,</div><div>a/k/a MADALINE LOUISE HICKS</div><div>deceased.</div><div>The administration of the estate of MADALINE L. HICKS, deceased, whose date of death was April 11, 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below.</div><div>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.</div><div>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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of the first publication of this Notice is June 13, 2025.</div><div>KENNETH C. GIBSON, Personal Representative 70 Laurel Oak Ct. Palm Harbor, FL 34683</div><div>David B. Smitherman, Esq. David B. Smitherman, P.A. 600 Bypass Drive, Suite 106 Clearwater, FL 33764 (727) 466-1456 David@dbsmithermanlaw.com FBN 346659 Attorney for Personal Representative June 13, 20, 202525-02510N</div></div>	

FIRST INSERTION	
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA, PROBATE DIVISION</div><div>REF #25-004178-ES-3</div><div>IN RE: ESTATE OF LINDA WELLS CALVERT</div><div>Deceased.</div><div>The administration of the estate of LINDA WELLS CALVERT, deceased, whose date of death was on April 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater, FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.</div><div>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 claim with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DEATH SI BARRED.</div><div>The date of first publication of this Notice is June 13, 2025.</div><div>Personal Representative: Diane K. Landry c/o McLane McLane & McLane 275 N Clearwater-Largo Road Largo, FL 33770 Attorney for Personal Representative: Sara Evelyn McLane 275 N. Clearwater-Largo Road Largo, FL 33770-2300 (727) 584-2110 mclane@mcclane-law.com June 13, 20, 202525-02509N</div></div>	

FIRST INSERTION	
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 24-01899-ES</div><div>IN RE: ESTATE OF KEVIN MICHAEL ANDREWS,</div><div>Deceased.</div><div>The administration of the estate of Kevin Michael Andrews, deceased, whose date of death was August 28, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>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.</div><div>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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is June 13, 2025.</div><div>Personal Representative: Krista Colombo 1 Harbor Point Place Safety Harbor, FL 34695 Attorney for Personal Representative: /s/ Nicholas J. Roefaro E-Mail Addresses: Nick@roefarolaw.com Cherrie@roefarolaw.com Florida Bar No. 89217 ROEFARO LAW 1700 N. McMullen Booth Rd., Ste. A-6 Clearwater, FL 33759 Telephone: (727) 796-9191 June 13, 20, 202525-02478N</div></div>	

FIRST INSERTION	
<div><div>NOTICE TO CREDITORS</div><div>IN THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>CASE NO. 24-012014-ES</div><div>IN RE: ESTATE OF RICHARD A. KOCH,</div><div>Deceased.</div><div>The administration of the estate of RICHARD A. KOCH, deceased, whose date of death was SEPTEMBER 6, 2023, 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.</div><div>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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</div><div>The date of first publication of this notice is: June 13, 2025.</div><div>KENNETH KROELL Personal Representative 1527 Victoria Street Baldwin, NY 11510 MATTHEW MCCONNELL, Esq. Florida Bar No. 126161 Attorney for Personal Representative Dickman Law Firm Post Office Box 111868 Naples, FL 34108 T: 239-434-0840 - F : 239-434-0940 matthew@dickmanlawfirm.org June 13, 20, 202525-02499N</div></div>	

FIRST INSERTION	
<div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-003850-ES</div><div>IN RE: ESTATE OF MARY JANE FARRELL,</div><div>Deceased.</div><div>The administration of the estate of Mary Jane Farrell, deceased, whose date of death was February 21, 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.</div><div>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.</div><div>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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is June 13, 2025.</div><div>Personal Representative: Tron Armstrong 169 Woodcreek Drive W. Safety Harbor, FL 34695 Attorney for Personal Representative: /s/ Nicholas J. Roefaro E-Mail Addresses: Nick@roefarolaw.com cherrie@roefarolaw.com Florida Bar No. 89217 ROEFARO LAW 1700 N. McMullen Booth Rd., Ste. A-6 Clearwater, FL 33759 Telephone: (727) 796-9191 June 13, 20, 202525-02480N</div></div>	

--- ESTATE ---

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-011856-ES Division: Probate IN RE: THE ESTATE OF ANDREW JOHN HANDWORK</p> <p>The administration of the estate of Andrew John Handwork, deceased, File Number 2024-011856-ES, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF</p>	
<p>THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>The date of first publication of this Notice is June 13, 2025.</p> <p>Jeffry S. Perlow Personal Representative /s/ Jeffry Perlow Jeffry S. Perlow, Esq. Attorney for Personal Representative Florida Bar No.: 354759 5425 Park Central Court Naples, Florida 34109 (239) 514-2910 jeffperlow@hotmail.com June 13, 20, 202525-02481N</p>	

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-003667-ES IN RE: ESTATE OF SEIGER, NANCY STUMP,, Deceased.</p> <p>The administration of the Estate of NANCY SEIGER STUMP, deceased, whose date of death was January 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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH</p>	
<p>IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>Neither the personal representative nor 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, Florida Statutes.</p> <p>The date of first publication of this notice is June 13, 2025.</p> <p>Personal Representative: CRAIG W. STUMP 37 Morgan Hollow Way Landenberg, PA 19350 Attorney for Personal Representative: MURPHY LAW Denise N. Murphy, Esquire 531 Main Street, Suite F Safety Harbor, FL 34695 Phone: (727) 725-8101 Primary: denise@denisemurphypa.com Secondary: angela@denisemurphypa.com Florida Bar No: 0119598 Attorney for Personal Representative June 13, 20, 202525-02520N</p>	

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004647ES Division 4 IN RE: ESTATE OF NANCY L. JONES A/K/A NANCY LEA JONES Deceased.</p> <p>The administration of the estate of NANCY L. JONES a/k/a NANCY LEA JONES, deceased, whose date of death was April 21, 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.</p> <p>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.</p> <p>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,</p>	
<p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 13, 2025.</p> <p>Personal Representative: /s/ Sarah L. Bertrand SARAH L. BERTRAND 9623 Maypan Place Seminole, Florida 33777 Attorney for Personal Representative: /s/ Tiffany M. Cerniglio TIFFANY M. CERNIGLIO Attorney Florida Bar Number: 121791 HARRIS BARRETT MANN & DEW 1700 66th Street N., Ste. 502 St. Petersburg, FL 33710 Telephone: (727) 892-3100 Fax: (727) 898-0227 E-Mail: tiffany@hbmldlaw.com Secondary E-Mail: denise@hbmldlaw.com June 13, 20, 202525-02528N</p>	

FIRST INSERTION	
<p>AMENDED NOTICE OF TRUST IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-011107-ES Section: 003 IN RE: ESTATE OF MARILYN SCHLEICHER, Deceased.</p> <p>Marilyn Schleicher, a resident of Pinellas County, Florida, who died on September 25, 2024, was the settlor of a trust entitled: Marilyn Schleicher Living Trust, which is a trust described in Section 733.707(3), Florida Statutes, 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), Florida Statutes.</p> <p>The names and addresses of the Co-Successor Trustees are set forth below.</p> <p>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 co-personal representatives.</p> <p>David Schleicher, Dated: 05 / 09 / 2025 Co-Successor Trustee, 801 Cypress Trail, Tarpon Springs, FL 34688,</p> <p>by and through his counsel, C. A. Sullivan, Esquire Florida Bar Number: 437018 MCFARLAND, GOULD, LYONS, SULLIVAN & HOGAN, P.A. 1659 Achieva Way, Suite 128 Dunedin, Florida 34698 Telephone: (727) 461-1111 E-Mail: cs@mglegalteam.com Secondary E-Mail: probateteam@mglegalteam.com</p> <p>Signed by: ROBERT SCHLEICHER Dated: May 7, 2025 2:11:14 PM EDT Robert Schleicher, Co-Successor Trustee, 3435 Ocean Park Boulevard #107, Santa Monica, California 90405, by and through his counsel,</p> <p>Jeffrey M. Gad, Esquire Florida Bar Number: 186317 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 400 N. Ashley Drive, Suite 3100 Tampa, Florida 33602 Telephone: (813) 225-2500 Fax: (813) 223-7118 E-mail: JefferyG@jpfirm.com Secondary E-Mail: jcaason@jpfirm.com Copies mailed to the attorneys for the Co-Personal Representatives on day of 2025. CLERK OF THE CIRCUIT COURT By: June 13, 20, 202525-02512N</p>	

--- ACTIONS / SALES ---

FIRST INSERTION	
<p>NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 24-007749-CO TIMBERWOODS CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. JULIE A. KLISMITH, and UNKNOWN TENANT(S), Defendants.</p> <p>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. 24-007749-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:</p> <p>Unit 9721 of Timberwoods Condominium, Parcel G, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4737, Page(s) 373 through 406, inclusive, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.</p> <p>PARCEL ID NO.: 23-30-15-90991-000-9721 ("Property")</p> <p>Property Address: 9721 86th Avenue Seminole, Florida 33777</p> <p>at public sale, to the highest and best bidder for cash at 10:00 a.m. on July</p>	
<p>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.</p> <p>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.</p> <p>Dated this 5th day of June 2025.</p> <p>RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpplaw.com Counsel for Plaintiff By: /s/ Nicholas 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 10263-033 June 13, 20, 202525-02497N</p>	

FIRST INSERTION	
<p>NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 24-010356-CO POINTE WINDWARD CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. JAMES NICK TSACRIOS, IRENE KAY O'BRIEN, SELECT PORTFOLIO SERVICING, INC., and UNKNOWN TENANT(S), Defendants.</p> <p>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. 24-010356-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:</p> <p>Unit 103, WINDWARD POINTE, a Condominium together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium as recorded in O.R. Book 5726, page 299, and all its attachments and amendments, and as recorded in Condominium Plat Book 75, page(s) 26, and as amended in Condominium Plat Book 107, pages 41 and 42, Public Records of Pinellas County, Florida. SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.</p> <p>PARCEL ID NO.: 07-30-15-98326-000-1030 ("Property") Property Address: 326 Windrush Boulevard, Unit 103, In</p> <p>dian Rocks Beach, Florida 33785</p> <p>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.</p> <p>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.</p> <p>Dated this 4th day of June 2025.</p> <p>RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpplaw.com Counsel for Plaintiff By: /s/ Nicholas 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 10463-005 June 13, 20, 202525-02468N</p>	

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-007518-ES Division Probate IN RE: ESTATE OF: MARY T. BOYNTON, Deceased.</p> <p>The administration of the estate of MARY T. BOYNTON, deceased, whose date of death was February 16, 2023, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 15 COURT STREET, CLEARWATER, FLORIDA 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All 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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 13, 2025.</p> <p>PATRICK O'LEAR Petitioner</p> <p>PRESERVATION LAW FIRM /s/ Adam T. Rauman Adam T. Rauman, Esquire Florida Bar Number: 85296 1920 East Bay Drive Largo, FL 33771 Phone: (727) 250-0432 Fax: (727) 250-0006 E-mail: eservice@preservationlawfirm.com Attorney for the Petitioner June 13, 20, 202525-02479N</p>	
<p>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 13, 2025.</p>	

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA Case No: 2024-CA-001461 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. CHEYENNE PHILLIPS NARRON; et al., Defendants.</p> <p>TO: CHEYENNE PHILLIPS NARRON 11512 60th Street A Pinellas Park, FL 33782 UNKNOWN SPOUSE OF CHEY-ENNE PHILLIPS NARRON 11512 60th Street A Pinellas Park, FL 33782 BREANNA PHILLIPS 11512 60th Street A Pinellas Park, FL 33782 UNKNOWN SPOUSE OF BREANNA PHILLIPS 11512 60th Street A Pinellas Park, FL 33782 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:</p> <p>Lot 15, Forest Square, according to the map or plat thereof, as re-</p>	
<p>corded in Plat Book 82, Page(s) 27 and 28, of the Public Records of Pinellas County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Alexandra Kalman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>"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."</p> <p>WITNESS my hand and seal of the said Court on the 9th day of June, 2025.</p> <p>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 (COURT SEAL) June 13, 20, 202525-02525N</p>	

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-002196-CI CARRINGTON MORTGAGE SERVICES LLC, 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 ROY A. LINGLE A/K/A ROY LINGLE A/K/A ROY ALLEN LINGLE, DECEASED; LINDA LINGLE; ELIZABETH JANE LINGLE A/K/A JANE LINGLE; ROGER LINGLE; THE HAMLET AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC.; FIFTH THIRD BANK, N.A.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s).</p> <p>TO: Unknown Heirs, Devisees, Grant-ees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Roy A. Lingle a/k/a Roy Lingle a/k/a Roy Allen Lingle, deceased 3210 Pine Forest Drive Palm Harbor, Florida 34684</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Pinellas County, Florida:</p> <p>LOT 39, THE HAMLET AT BENTLEY PARK, PHASE I, ACCORDING TO THE MAP OR</p>	
<p>PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGE 22, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Street Address: 3210 Pine Forest Drive, Palm Harbor, Florida 34684</p> <p>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.</p> <p>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.</p> <p>Dated on 6/4, 2025.</p> <p>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@MWCC-law.com File#:25-400149 June 13, 20, 202525-02473N</p>	



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

LV10177

ACTIONS / SALES

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 23-006846-CI U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner Trustee for RCF2 Acquisition Trust, Plaintiff, vs. Patrick Kevin Griffis a/k/a Patrick K. Griffis, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/ or Order Rescheduling Foreclosure Sale, entered in Case No. 23-006846-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 Patrick Kevin Griffis a/k/a Patrick K. Griffis; Tishara Griffis a/k/a Tishara C. Griffis; Faith Home Design a/k/a Faith Home Design, 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 30th day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 28, BLOCK 11, FLORIDA RIVIERA PLAT NO 5, ACCORDING TO THE PLAT BOOK 7, PAGE 41 OF THE	PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA. TAX ID: 17-30-17-28602-011-0280 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 6th day of June, 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-F00529 June 13, 20, 2025	
	25-02496N	

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-001408-CI BANKUNITED, N.A., Plaintiff, vs. ALLEN PAVING & CONSTRUCTION LLC, a Florida limited liability company, LUCY STREET HOLDINGS LLC, a Florida limited liability company, AARON R. ALLEN, JOAN E. ALLEN, LESTER F. ALLEN, JR., MARY J. ALLEN, and UNKNOWN TENANT(S) IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 21, 2025, entered in Case No. 25-001408-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, the clerk, Ken Burke, CPA, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on the 8th day of July, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to-wit: The South 150 feet of the North 200 feet of the East 135 feet of the West 465 feet of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 31 South, Range 15 East, Public Records of Pinellas County, Florida. Property Address: 7900 46 Avenue N, St. Petersburg, FL 33709; Real Estate Account #R6839	surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. for Electronic ADA Accommodation Request; go to: http://www.pinellascounty.org/forms/ada-courts.htm Dated this 3rd day of June, 2025. Lorium Law 101 N.E. Third Avenue, Suite 1800 Fort Lauderdale, Florida 33301 Telephone (954) 462 8000 Telecopier (954) 462 4300 By: /s/ Riley W. Cirulnick Riley W. Cirulnick, Esq. Florida Bar No. 0333270 rcirulnick@loriumlaw.com 8328.001 June 13, 20, 2025	
	25-02466N	

FIRST INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-004535-CO HARBOR BLUFFS OWNERS' ASSOCIATION, INC., Plaintiff, vs. ELINOR Z. GORDON, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ELINOR Z. GORDON, PHILIP S. GORDON, and UNKNOWN TENANT(S), Defendants. TO: PHILIP S. GORDON YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida: LOT 93, HARBOR BLUFFS, SECTION 5, according to the map or plat thereof as recorded in Plat Book 57, pages 97 and 98 of the Public Records of Pinellas County, Florida. PARCEL ID NO.: 32-29-15-35820-000-0930 ("Property") Property Address: 112 Poinciana Lane, Largo, Florida 33770-2614 A Lawsuit has been filed against you in Pinellas County Court, HARBOR BLUFFS OWNERS' ASSOCIATION, INC. v. ELINOR Z. GORDON, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ELINOR Z.	GORDON, PHILIP S. GORDON, 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 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 4 day of June, 2025. Ken Burke, Clerk of Court BY: Stevie Ayars 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 10062-156 June 13, 20, 2025	
	25-02465N	

FIRST INSERTION		
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE 6 JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 25-1860-FD Katherine Cordoba, Petitioner, and Juan Ulloa Avitia, Respondent, TO: {name of Respondent} Juan Ulloa Avitia {Respondent's last known address} 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} Katherine Cordoba, whose address is 939 Wicks Dr. Palm Harbor, FL 34684 on or before {date}: 28 Days after 1st Publication, and file the original with the clerk of this Court at {clerk's address} 315 Court St. Rm 170 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} 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) 464-4062 (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: June 5, 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 June 13, 20, 27; July 4, 2025	
	25-02475N	

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. 25-001578-CI FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. CARMELIA YVONNE PAYNE, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST RALPH PAYNE JR., WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (ADDRESS UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT NO. 99, OF SPRINGWOOD VILLAS II, INC., NO. 4, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3862, PAGE 128, AND ANY AND ALL AMENDMENTS ATTACHING THERETO, ALL IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO.	has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before , a date which is within thirty (30) days after the first publication of this Notice in 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 demand 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 this 4th day of June, 2025. KEN BURKE, CPA CLERK OF COURT OF PINELLAS COUNTY By /s/ Thomas Smith As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 25-11516FL June 13, 20, 2025	
	25-02472N	

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-002064-CI THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-10, Plaintiff, vs. ANDREW HITCHCOCK AKA ANDREW D. HITCHCOCK, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 15, 2025, and entered in Case No. 24-002064-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-10, is the Plaintiff and Andrew Hitchcock aka Andrew D. Hitchcock, 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 July 15, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT THIRTY-THREE (33), GROVE HEIGHTS REVISED, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 64, PUBLIC RECORDS	OF PINELLAS COUNTY, FLORIDA. A/K/A 950 9TH AVE SOUTH SAINT PETERSBURG FL 33705 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. 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 05 day of June, 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/24-006011 June 13, 20, 2025	
	25-02540N	

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. 25-001578-CI FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. CARMELIA YVONNE PAYNE, et al., Defendant. To: DEVETTE LAFAYE PAYNE, 15736 COUZENS AVE, EASTPOINTE MI 48021 UNKNOWN SPOUSE OF DEVETTE LAFAYE PAYNE, 15736 COUZENS AVE, EASTPOINTE MI 48021 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: UNIT NO. 99, OF SPRINGWOOD VILLAS II, INC., NO. 4, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3862, PAGE 128, AND ANY AND ALL AMENDMENTS ATTACHING THERETO, ALL IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO. has been filed against you and you are	required to file a copy of your written defenses, if any, to it on Sara Collins, 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 said Court on the 4th day of June, 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: AccountsPayable@mccalla.com 25-11516FL June 13, 20, 2025	
	25-02471N	

FIRST INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-004535-CO HARBOR BLUFFS OWNERS' ASSOCIATION, INC., Plaintiff, vs. ELINOR Z. GORDON, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ELINOR Z. GORDON, PHILIP S. GORDON, and UNKNOWN TENANT(S), Defendants. TO: ELINOR Z. GORDON, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ELINOR Z. GORDON YOU ARE NOTIFIED that an action for foreclosure on the following property in Pinellas County, Florida: LOT 93, HARBOR BLUFFS, SECTION 5, according to the map or plat thereof as recorded in Plat Book 57, pages 97 and 98 of the Public Records of Pinellas County, Florida. PARCEL ID NO.: 32-29-15-35820-000-0930 ("Property") Property Address: 112 Poinciana Lane, Largo, Florida 33770-2614	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 4 day of June, 2025. Ken Burke, Clerk of Court BY: Stevie Ayars 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 10062-156 June 13, 20, 2025	
	25-02464N	

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: 25-002419-CI IN RE: FORFEITURE OF \$2,096.00 U.S. CURRENCY BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner, vs. Crystal Arnold, Claimant. TO: Crystal Arnold, and all others who may claim an interest in the above-described \$2,096.00 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 6201 4th 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 13, 20, 2025	
	25-02535N	

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_V13

SUBSEQUENT INSERTIONS

SECOND 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, 202525-02380N	
SECOND INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 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, 202525-02365N	
SECOND INSERTION	SECOND INSERTION
NOTICE OF PUBLIC SALE	NOTICE OF SALE ABANDONED VEHICLE
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.	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, 13, 202525-02416N
NAMEUnit Rosanna Cox041 & 316 Anna Hertrich211 Rosario Masi134 John M. Press527 Brian St. Arnold342 Cedrick Vaughn080	SECOND INSERTION
June 6, 13, 202525-02430N	NOTICE OF PUBLIC SALE
SECOND INSERTION	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.
NOTICE OF PUBLIC SALE	Cardinal Mini Storage, 3010 Alternate 19, Palm Harbor, FL 34683 at 10:00 AM
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.	C143Nadine Dixon C148Erica Grecco June 6, 13, 202525-02421N
Staring at 10 am on Wednesday June 18, 2025.	SECOND INSERTION
U-STOR St. Pete 2160 21st Ave N. St. Petersburg, FL 33713 727-822-8282	NOTICE
NONE	Effective June 28, 2025, Kevin Witt, MD will no longer be practicing medicine at WellMed.
U-STOR 62nd 3450 62nd Ave N. Pinellas Park, FL 33781 727-522-1663	Patients of Dr. Witt may continue care at WellMed at Bay Area.
C-26Zoey Goley G-17Thomas Donohue J-3Linda (rios) Perez L-18Anthony Aloe P-10Larry Macala R-18Elena Pierce S-4Sharee Robinson	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, 202525-02436N
U-STOR Gandy 2850 Gandy Blvd. St. Petersburg, FL 33702 727-576-2004	SECOND INSERTION
C-7Rock Catanzaro T-1Julie Parsons	NOTICE OF PUBLIC SALE
U-STOR 66th 11702 66th St. N. Largo, FL 33773 727-546-3605	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, 202525-02437N
NONE	SECOND INSERTION
U-Stor Lakeview 1217 Lakeview Rd. Clearwater, FL 33756 727-461-0205	NOTICE OF PUBLIC SALE
G-16Jeneka Carrillo L-15Randazzle Gainey	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
June 6, 13, 202525-02405N	NAMECONTENTS Damie WarrenClothes and Toys Mccortha TunsilClothes 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, 202525-02363N
	SECOND INSERTION
	NOTICE OF PUBLIC SALE
	Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 3201 32nd Ave S St. Petersburg FL, 33712 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, 202525-02377N
	SECOND INSERTION
	NOTICE OF PUBLIC SALE
	Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2150 25th Street N St Petersburg, FL 33713 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, 202525-02379N
	SECOND INSERTION
	NOTICE OF PUBLIC SALE
	Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5890 54th Ave. N, Kenneth City, FL 33709 on 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, 202525-02378N
	SECOND INSERTION
	NOTICE OF PUBLIC SALE
	Extra Space Storage, on behalf of itself or its affiliates Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on 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, 202525-02415N

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PUBLIC SALES

SECOND 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, 202525-02349N

SECOND INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No.: 25-004524-ES Division: 003 IN RE: ESTATE OF PEGGY A. CRISTINI, Deceased.</p> <p>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 Pinel- as 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.</p> <p>All creditors of the decedent and other persons having claims or de-</p>	<p>mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITH- IN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLOR- IDA PROBATE CODE WILL BE FOR- EVER BARRED.</p> <p>NOTWITHSTANDING THE TIME</p>	<p>PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p>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, 202525-02453N</p>

SECOND INSERTION		
<p>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.</p> <p>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.</p> <p>All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME</p>	<p>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER</p>	<p>BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p>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, 202525-02452N</p>

SECOND INSERTION		
<p>FOURTH INSERTION</p> <p>NOTICE</p> <p>Effective June 14, 2025, Matthew Nichols, MD will no longer be practicing medicine at WellMed.</p> <p>Patients of Dr. Nichols may continue care at WellMed at Bay Area.</p> <p>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</p>	<p>Jessica E Gilley – Household Items Donell Barker – Clothes/boxes</p>	<p>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, 202525-02440N</p>
SECOND INSERTION		
<p>NOTICE OF PUBLIC SALE</p> <p>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:</p> <p>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.</p> <p>On June 19, 2025 at 9:00am at Lincolnshire Estates Mobile Home Park, 1071 Do- negan 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, 202525-02420N</p>		

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

LV10160

SECOND 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, Chrystie; 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 - beddingfield, diana m.; B114 - McArdle, Francis; B119 - beddingfield, 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 - Barnltie, 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; D102 - 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 - wolffgram, 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; E057 - hinton, jaimie; 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, Dameshia; E026 - Woodard, Vonchinna; E030 - williams, james; E039 - Williams, Zelda; E057 - mcenealy, 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 - Stepiak, 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 - Tarozl, 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 - Kistulenz, Steve; A035 - Espinosa, Marco; A043 - Koceja, Denise; B005 - Miller, Lacey; B012 - Boyd, Briyonna; B023 - Bollea, Nicholas; B037 - Welch, Lorenzo; B055 - Kwak, Sung Min; B075 - Scheaffe, Amanda; C005 - Flynn, Bridget; C042 - Tarver, Deonna; 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, Whitelegg; C149 - Ayala, Marvin ; D001 - Morris, Timothy Duane; D010 - Reagan, Robert; D011 - Johnson, Mekala; D067 - Cecil, Sarah; E037 - Stratton, Skye; E042 - jones, Tierra; E057 - Wilson, Malik; F037 - Pena, Jefferskson; G004 - Morris, Ebony; 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 - Bounthan, Bouphphan

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, 202525-02350N

ESTATE

<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-003214-ES</div> <div>IN RE: ESTATE OF CODY NEAL CONLAY</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: June 6, 2025.</div> <div>NICOLE BYRNE</div> <div>Personal Representative</div> <div>15040 Avalon Avenue</div> <div>Clearwater, Florida 33760</div> <div>/s/Melissa Shafer</div> <div>MELISSA SHAFER, ESQ.</div> <div>Florida Bar No. 1032812</div> <div>Hitchcock Law Group</div> <div>635 Court Street, Suite 202</div> <div>Clearwater, Florida 33756</div> <div>(727) 223-3644 /</div> <div>(727) 223-3479 Fax Melissa@hitchcocklawyer.com</div> <div>Assistant@hitchcocklawyer.com</div> <div>Attorney for Personal Representative</div> <div>June 6, 13, 2025</div> <div>25-02399N</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File 25-004199-ES</div> <div>IN RE: ESTATE OF JASON ROBERT LANGLEY</div> <div>Deceased.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: June 6, 2025.</div> <div>DENISE COONFARE</div> <div>Personal Representative</div> <div>12332 84th Way</div> <div>Largo, FL 33773</div> <div>WILLIAM K. LOVELACE,</div> <div>Wilson, Ford & Lovelace, P.A.</div> <div>401 South Lincoln Avenue</div> <div>Clearwater, Florida 33756</div> <div>(727) 446-1036</div> <div>SPN 01823633</div> <div>FBN 0016578</div> <div>Attorney For Personal Representative</div> <div>June 6, 13, 2025</div> <div>25-02412N</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN RE: ESTATE OF ELIZABETH F. HOPPER</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE.</div> <div>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.</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS HEREIN SET FORTH WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH ARE BARRED.</div> <div>The date of first publication of this Notice is June 6, 2025.</div> <div>Trustee:</div> <div>ROGER L. HOPPER, Trustee</div> <div>629 Fresno Ave</div> <div>Hernando, FL 34442</div> <div>Attorney for Trustee:</div> <div>Francis M. Lee, Attorney</div> <div>Florida Bar Number: 0642215</div> <div>SPN 00591179</div> <div>4551 Mainlands Boulevard, W,</div> <div>Suite F</div> <div>Pinellas Park, FL 33782</div> <div>Telephone: (727) 576-1203</div> <div>Fax: (727) 576-2161</div> <div>E-Mail: Frank@FrankLeeLaw.com</div> <div>Secondary E-Mail: Patricia@FrankLeeLaw.com</div> <div>June 6, 13, 2025</div> <div>25-02435N</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>REF: 25-4588 ES</div> <div>UCN: 522025CP004588XXESPR</div> <div>IN RE: ESTATE OF JEFFREY RICHMOND</div> <div>Deceased</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 6, 2025.</div> <div>Personal Representative:</div> <div>MICHAEL RICHMOND</div> <div>400 64th Avenue,</div> <div>Unit 705</div> <div>St. Pete Beach, Florida 33706</div> <div>Attorney for Personal Representative:</div> <div>MICHAEL W. PORTER, Esquire</div> <div>Law Firm of Michael W. Porter</div> <div>Attorney for Personal Representative</div> <div>Florida Bar Number: 607770</div> <div>535 49th Street North,</div> <div>St. Petersburg, FL 33710</div> <div>Telephone (727) 327-7600</div> <div>Primary Email:</div> <div>Mike@mwplawfirm.com</div> <div>June 6, 13, 2025</div> <div>25-02410N</div>	<div>SECOND INSERTION</div> <div>NOTICE OF TRUST</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <div>Probate Division</div> <div>File No. 25-005079-ES</div> <div>IN RE: TRUST ESTATE OF MELINDA M. HUESING</div> <div>DECEASED</div> <div>MELINDA M. HUESING, a resident of Pinellas County, Florida, who died on March 22, 2025, was the Trustor of a trust entitled:</div> <div>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.</div> <div>The name and address of the Trustee is set forth below.</div> <div>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.</div> <div>Signed on this 21st day of May, 2025.</div> <div>RAMONA BILLINGS, Trustee</div> <div>559 Quintana Place NE</div> <div>St Petersburg, FL 33703</div> <div>Copy mailed to Cynthia E. Orozco,</div> <div>Attorney for the Trustee</div> <div>June 6, 13, 2025</div> <div>25-02396N</div>	<div>SECOND INSERTION</div> <div>NOTICE OF FORFEITURE PROCEEDINGS</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>Case No: 25-002551-CI</div> <div>IN RE: FORFEITURE OF \$2,300.00 U.S. CURRENCY BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner, vs.</div> <div>Denardo M. Woffard, Claimant.</div> <div>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).</div> <div>Nicole E. Durkin,</div> <div>Senior Associate Counsel, FBN: 78069</div> <div>Pinellas County Sheriff's Office,</div> <div>10750 Ulmerton Road,</div> <div>Largo, FL 33778;</div> <div>Phone: (727) 582-6274</div> <div>ndurkin@pcsonet.com;</div> <div>reuss@pcsonet.com</div> <div>Attorney for Petitioner</div> <div>June 6, 13, 2025</div> <div>25-02444N</div>
	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 24-011380-ES</div> <div>Division PROBATE</div> <div>IN RE: ESTATE OF BEATRICE L. KELLOGG</div> <div>f/k/a</div> <div>BEATRICE L. STONER</div> <div>Deceased.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH</div>	<div>IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>The date of first publication of this notice is June 6, 2025.</div> <div>Personal Representative:</div> <div>Mr. Jack L. Kellogg</div> <div>890 Vernon Heights Blvd.</div> <div>Marion, OH 43302</div> <div>Attorney for Personal Representative:</div> <div>Tasha A. Warnock, Esq.</div> <div>Attorney for Personal Representative</div> <div>Florida Bar Number: 116474</div> <div>The Warnock Law Group</div> <div>6843 Porto Fino Circle</div> <div>Fort Myers, FL 33912</div> <div>Telephone: (239) 437-1197</div> <div>Fax: (239) 437-1196</div> <div>E-Mail:</div> <div>service@warnocklawgroup.com</div> <div>Secondary E-Mail:</div> <div>twarnock@warnocklawgroup.com</div> <div>June 6, 13, 2025</div> <div>25-02397N</div>			
	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-003824-ES</div> <div>Division 003</div> <div>IN RE: ESTATE OF CAROLE FAHRER AKA CAROLE J. FAHRER AKA CAROLE JEAN FAHRER</div> <div>Deceased.</div> <div>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, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH</div>	<div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 6, 2025</div> <div>Personal Representative:</div> <div>ANITA COLBY MCCARTY</div> <div>2680 Walnut Drive</div> <div>Palm Harbor, Florida 34683</div> <div>Attorney for Personal Representative:</div> <div>BARBARA A. EPSTEIN, ESQ.</div> <div>Attorney</div> <div>Florida Bar Number: 917265</div> <div>BARBARA A. EPSTEIN & ASSOCIATES, P.A.</div> <div>P.O. Box 847</div> <div>New Port Richey, Florida 34656-0847</div> <div>Telephone: (727) 845-8433</div> <div>Fax: (727) 475-9822</div> <div>E-Mail: barbeeps@msn.com</div> <div>Secondary E-Mail:</div> <div>maryellen_BEpstein@outlook.com</div> <div>June 6, 13, 2025</div> <div>25-02407N</div>			

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

HOW TO PUBLISH YOUR LEGAL NOTICE

IN THE BUSINESS OBSERVER

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Business Observer

IV10084

--- ESTATE ---

SECOND 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 NO-

TICE 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.

ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, 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

SECOND 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.732.221.
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

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 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

SECOND INSERTION

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: 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

SECOND 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. 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is: 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

SECOND 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. 732.221, 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

SECOND 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. 732.221, 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

SECOND 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. 732.221, 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

SECOND 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 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: June 6, 2025
Natali Altenburg f/n/a Natali Santiago
138 Stanley 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

SECOND 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: 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 Number: 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
June 6, 13, 2025 25-02403N

SECOND 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. 732.221, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is 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@bhpallaw.com
Secondary E-Mail:
pleadings@brandonbusinesslaw.com
June 6, 13, 2025 25-02441N

ACTIONS / SALES

SECOND INSERTION	
<p>AMENDED NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 17-004765-CI</p> <p>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.</p> <p>OSAMA EL-ALAMI, et al. Defendant(s).</p> <p>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:</p> <p>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:</p> <p>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</p>	

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

SECOND INSERTION	
<p>CORRECTED NOTICE OF SALE PURSUANT TO CHAPTER 45 (TO INCLUDE EXHIBIT "A")</p> <p>IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CASE NO. 23-007408-CI</p> <p>ESSA BANK AND TRUST f/k/a EAGLE NATIONAL BANK, Plaintiff, vs.</p> <p>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.</p> <p>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:</p> <p>SEE ATTACHED EXHIBIT "A"</p> <p>Exhibit A</p> <p>ALL THAT CERTAIN DESCRIBED LAND, SITUATE, LYING AND BEING IN PINELLAS COUNTY, FLORIDA, TO WIT:</p> <p>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;</p> <p>LESS AND EXCEPT:</p> <p>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;</p> <p>LESS AND EXCEPT:</p> <p>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:</p> <p>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.</p> <p>TOGETHER WITH</p> <p>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:</p> <p>Begin at the Southeast corner of said Lot 18, Block 1; thence run along the Northerly right-of-way line Hillcrest Avenue, as now es-</p>	

tablished, 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@fvblaw.net
June 6, 13, 2025 25-02418N

FOURTH INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE COUNTY CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CASE NO. 23-001801-CO</p> <p>CLASSIC CONSTRUCTION LTD. CO., Plaintiff, v.</p> <p>JEFFERY P. CURTIN and CHRISTINE CURTIN, Defendants.</p> <p>TO: JEFFERY P. CURTIN and CHRISTINE CURTIN</p> <p>2929 Cypress Rdg. Palm Harbor, FL 34684</p> <p>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:</p> <p>Celeste O. Murphy-Gerling, Esq. Williams Chartered, P.A. 222 Pasadena Place Orlando, FL 32803 Attorney for Plaintiff</p> <p>within 28 days after the first publication</p>	

THIRD INSERTION	
<p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>Case No.: 25-DR-000822</p> <p>Division: B</p> <p>CHRISTIAN HOUSTON, Petitioner, and</p> <p>CAJIA WASHINGTON, Respondent,</p> <p>TO: {name of Respondent} CAJIA E. WASHINGTON {Respondent's last known address} 2415 52nd Avenue North, St. Petersburg, Florida 33714</p> <p>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@familymaritalaw.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.</p> <p>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</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Dated: MAY 16 2025</p> <p>(SEAL)</p> <p>CLERK OF CIRCUIT COURT & COMPTROLLER HILLSBOROUGH COUNTY, FL CLERK OF THE CIRCUIT COURT</p> <p>By: Mary Glover Deputy Clerk</p> <p>May 30; June 6, 13, 20, 2025</p> <p>25-02324N</p>	

FOURTH INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CIRCUIT CIVIL DIVISION</p> <p>CASE NO.: 24-005307-CI</p> <p>DISCOVER BANK Plaintiff(s), vs.</p> <p>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).</p> <p>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</p> <p>LAST KNOWN ADDRESS: UNKNOWN</p> <p>CURRENT ADDRESS: UNKNOWN</p> <p>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:</p> <p>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,</p>	

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

FOURTH INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE COUNTY CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CASE NO. 23-001801-CO</p> <p>CLASSIC CONSTRUCTION LTD. CO., Plaintiff, v.</p> <p>JEFFERY P. CURTIN and CHRISTINE CURTIN, Defendants.</p> <p>TO: JEFFERY P. CURTIN and CHRISTINE CURTIN</p> <p>2929 Cypress Rdg. Palm Harbor, FL 34684</p> <p>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:</p> <p>Celeste O. Murphy-Gerling, Esq. Williams Chartered, P.A. 222 Pasadena Place Orlando, FL 32803 Attorney for Plaintiff</p> <p>within 28 days after the first publication of this Notice and file the original with</p>	

THIRD INSERTION	
<p>NOTICE OF SHERIFF'S SALE</p> <p>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:</p> <p>Physical Address: 11447 Park Blvd Apt 305, Seminole, FL 33772</p> <p>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</p>	

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

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

FOURTH INSERTION	
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PINELLAS COUNTY</p> <p>JUVENILE DIVISION</p> <p>CR22-00293DPANO-5</p> <p>IN THE INTEREST OF: G.M., DOB: 04/26/2017 PID 311952181 A CHILD.</p> <p>TO: Jamal Mobley</p> <p>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.</p> <p>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</p>	

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 Court
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

--- ACTIONS / SALES ---

SECOND INSERTION		
<p>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.</p>		

SECOND INSERTION		
<p>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 SUB-DIVISION 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</p>		

SECOND INSERTION		
<p>NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION 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:</p>		
<p>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.</p>		

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

SECOND INSERTION		
<p>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. LUC-</p>		

SECOND INSERTION		
<p>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:</p>		
<p>Lot 146, BOOT RANCH - EAGLE WATCH - PHASE C REPLAT, according to map or plat thereof as recorded in Plat Book</p>		

SECOND INSERTION		
<p>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 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: 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.</p>		
<p>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 , with in 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</p>		

SECOND INSERTION		
<p>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. LUC-</p>		

SECOND INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA 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</p>		
<p>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 Avenue, 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</p>		

SECOND INSERTION		
<p>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</p>		
<p>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</p>		

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

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

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

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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

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

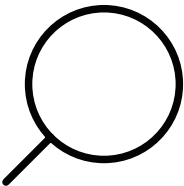


Citizens continue to learn about vital civic matters from newspaper notices.

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

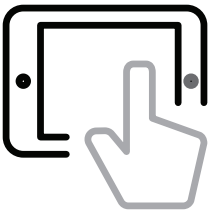
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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