

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 404 Seminole Blvd, Largo, FL 33770 08/08/2025 at 11:00AM
Robin Manzi: Totes, Water Cooler, Pictures, Bed Head/Foot Board, Wall Decor
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. July 18, 25, 2025 25-03070N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 18524 US Hwy 19 N Clearwater, FL 33764 on 08/07/2025 @11:00 AM
Amy Norabueana Furniture, Household Items
The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. July 18, 25, 2025 25-03053N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2180 Drew Street Clearwater FL 33765, 8/8/2025 at 11:00am
Betty Griffith Household Goods Lori Anderson Household Goods
The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. July 18, 25, 2025 25-03068N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 14433 62nd St N, Clearwater, FL 33760 8/06/2025 at 12:00 pm
Jon Wilcox Household Goods, furniture, boxes Dnia Baker Bags, tote, monitor Danielle Ross Totes, toys, bags, clothes, books, household goods, mattress

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. July 18, 25, 2025 25-03071N

FIRST INSERTION
NOTICE OF PUBLIC SALE
TROPICANA STORAGE - CLEARWATER, located at 29712 US HWY 19 N, Clearwater, FL 33761, gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien. #809 Patricia A. Lee, #638 Jordan Clark, #811 Aron Schlau/ Palm Harbor Medical, #2535 Walter HERTRICH, #U014 Walter HERTRICH The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on Saturday, August 4th, 2025 @ 11am. Purchases must be made with cash only and paid at the storage facility to finalize the transaction. Tropicana Storage - CLW may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. July 18, 25, 2025 25-03085N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:13100 66th St N Largo, FL 33773, 8/07/2025 at 12:00pm
Constance Russo Household Goods Judith Fregapane Household Goods Julia Capone Household Items and boxes Brandon Lee Household Goods Pamela D Crim Household Goods Ashley Munchel Clothes, Household Items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. July 18, 25, 2025 25-03100N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1660 Gulf to Bay Blvd, Clearwater, FL 33755, 8/6/2025 at 11:30am
Sheryl Williams Home goods, boxes, furniture Scott Polanco Household Carm Scarpiello Boxes of household items Chyna Williams Luggage, clothing Jeffrey Rothschild Murphy bed, cabinets, table, desk, wingback chairs, boxes Kara Marshall Household Goods/Furniture Manuel Devin HouseHold Goods Shaughnessey Hurst-Whitener Clothing house holder goods decor personal items Taylor Lakey Household Goods/Furniture
The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. July 18, 25, 2025 25-03065N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property, described below, belonging to those individuals listed below, at the location indicated: 1850 N. Hercules Avenue. Clearwater Florida, 33765 August 8th 2025 at 12:30 pm
Brian Hudson.....music equipment, guitars
The auction will be listed and advertised on www.storagetreasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the property. July 18, 25, 2025 25-03017N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10700 US Highway 19 N, Pinellas Park, FL 33782 on 08/06/2025 @ 11am EST
Danielle Spencer - Household Items/Childrens Items
The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. July 18, 25, 2025 25-03018N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1426 McMullen Booth Rd N, Clearwater, FL 33759, Friday August 8th, 2025, at 10:30AM
Janet Jones Hshld Gds/Furn, TV/Stereo Equip, Tools/Applnces, Office Furn/Mach/Equip
The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with CASH only and paid at the above facility to complete the trans- action. Extra Space may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. July 18, 25, 2025 25-03066N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 9125 Ulmerton Rd Largo, FL 33771 8/6/2025 at 12:30pm
Lyndon Gary Household Goods, Furniture Tiffany Gamble Household Goods Lauren Ashley Colt Hudson Household Goods, Lawn Mower

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. July 18, 25, 2025 25-03067N

FIRST INSERTION
NOTICE OF PUBLIC SALE
TROPICANA MINI STORAGE - LARGO , located at 220 Belcher Rd., Largo, FL 33771 , gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien. D228 - Jonathon Foston, F003 - Shantae Oliver, F029 - Alyx Cassity, G014 - Livius Andrej, G310 - Lori Johnson, H237 - Hunter L Lane, I046 - Charlie Godwin, I047 - Tammy Wright The bidding will CONCLUDE, and the Lien sale will be deemed completed upon the owner's acceptance of a bid on Monday, August, 4th, 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. July 18, 25, 2025 25-03089N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10833 Seminole Blvd. Seminole, FL 33778 8/ 07/025 at 12:30pm

Lisbeth Lopez Moped parts, Mattress, Boxes (MOPED IS NOT PART OF THIS SALE)
Beatriz Turney Household Furniture, Totes, Boxes
Drenda Sprague Household Goods, Cabinet's, Water dispenser, Boxes
Meghan Edwards Chest, Display case, Christmas decor, wall art

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. July 18, 25, 2025 25-03054N

FIRST INSERTION
Notice of Sale
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale Date August 8th 2025 @ 10:00 AM at each individual repair facility. 40931 2019 Dodge VIN#: 3C4PD-CBB2KT815843 Repair Facility: Day-ton Andrews Dodge 2301 34th St N Saint Petersburg 727-321-0500 Lien Amt \$788.31
July 18, 2025 25-03013N

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 08/01/2025 at 10:30 a.m., the fol- lowing property will be sold at public auction pursuant to F.S. 715.109: A 1988 DREA recreational vehicle bearing vehicle identification number FL- FLH791A07701DP, and all personal items located inside the mobile home. Last Tenant: Bobbie Vazquez, Estate of Bobbie Vazquez, Any and All Unknown Heirs, Beneficiaries, Successors, and Assigns of Bobbie Vazquez, Unknown Party or Parties in Possession, Clark D. Nash and Suzanne C. Nash. Sale to be held at: Rainbow Village of Largo RV Resort, 11911 66th Street North, Largo, Florida 33773, 727-536-3545.
July 18, 25, 2025 25-03052N

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 Rachel Noelle located at 7901 4th ST N Ste 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 14th day of July, 2025. RAE Creative Solutions, LLC July 18, 2025 25-03073N

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 Sunshine Car Wash located at 1430 S. Missouri Avenue in the City of Clearwa- ter, Pinellas County, FL 33756 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 14th day of July, 2025. Sunshine on Missouri, LLC Afram Seryani, Manager July 18, 2025 25-03064N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that ANDREAS GROSSGOLD / AMERICAN INTEGRATED HEALTH, PA will engage in business under the fictitious name GROSSGOLD LONGEVITY AND WELLNESS CENTER, 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. July 18, 2025 25-03056N

NOTICE OF PUBLIC SALE
JOE'S TOWING & RECOVERY, INC. *** MAIN OFFICE *** 6670 114TH AVENUE N. LARGO, FL. 33773 727-541-2695 727-541-1300
YR MAKE ID # 07 DODGE 1B3HB48BX7D330517 17 FORD 1FADP3F29HL242096 14 FORD NM0LE6E74E1151185 22 MAZDA 3MVDMBBL0NM428968 08 NISSAN 3N1AB61EX8L631657 12 TOYOTA 4T4BF1FK4CR206829
JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 8-15-2025 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 AL- LOWED PURSUANT TO FLORIDA STATUTE 713.78. JOE'S TOWING & RECOVERY, INC. 6670 114TH AVENUE N. LARGO, FL. 33773 PHONE # 727-541-2695 July 18, 2025 25-03098N

CITY OF OLDSMAR, FLORIDA REQUEST FOR PROPOSAL 2025-004-RFP: Compensation and Classification Study
The City of Oldsmar, Florida, a Florida Municipal Corporation, is soliciting propos- als from qualified firms interested in entering into an Agreement with the City to provide services to perform a Compensation and Classification Study on behalf of the City of Oldsmar.
Firms with demonstrated expertise in this field are invited to submit a proposal. The Request for Proposal (RFP) can be obtained from the City of Oldsmar, Admin- istrative Services Department, 100 State Street West, Oldsmar, Florida 34677-3655; or the City of Oldsmar website at www.oldsmarfl.gov on July 18, 2025 . Questions regarding this RFP should be directed to Jennifer Campbell, Senior Procurement Analyst, at purchasing@oldsmarfl.gov . All questions must be received in writing no later than 5:00 PM, local time, Friday, August 1, 2025, and will be answered via written addendum.
The proposals shall be submitted to the City of Oldsmar, to the attention of the Ad- ministrative Services Department, 100 State Street West, Oldsmar, Florida, 34677- 3655 no later than 2:00 PM, local time, TUESDAY, AUGUST 19, 2025 , at which time and place they will be opened in the City Hall 2nd Floor Conference Room, located at 100 State Street W. in Oldsmar, Florida.
The City of Oldsmar staff will evaluate the submitted proposals based on the criteria established in the Request for Proposal and rank the qualified Proposers in order of preference. A recommendation will be made seeking approval of the ranking based on the established criteria and approval sought from City Council to award a con- tract/agreement to the proposer that best meets the interest of the City of Oldsmar.
Persons with disabilities requiring reasonable accommodation to participate in this proceeding/event, should call (813) 749-1115 (voice), (813) 854-3121 (fax), not later than seven days prior to the proceeding.
CITY OF OLDSMAR, FLORIDA Cynthia S. Nenzo Director of Administrative Services July 18, 2025 25-03036N

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 Jackpot Place located at 27384 US Hwy 19 N 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 9th day of July, 2025.

Strategy Now LLC
Robert Bitz
July 18, 2025

25-03019N

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 Allora Health located at 252 SW Monroe Cir N Apt 4211, in the County of Pinellas, in the City of Saint Petersburg, Florida 33703 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Saint Petersburg, Florida, this 14th day of July, 2025.

Alora Health LLC
July 18, 2025

25-03060N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of HyperHealth Advisors located at: 7901 4TH ST N STE 300 in the city of ST. PETERSBURG, FL 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 10th day of July 2025.

OWNER:
Hyperhealth Insurance LLC
7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702
July 18, 2025

25-03015N

CITY OF DUNEDIN
DUNEDIN, FLORIDA
REQUEST FOR QUALIFICATIONS (RFQ)

DUNEDIN MARINA DOCK A AND B PIER REPLACEMENT
RFQ No.: 25-2528
2:00 pm (Eastern Time),
Tuesday, August 19, 2025

The City of Dunedin is soliciting qualifications submittals from firms (the “Consultant”) qualified to provide professional architectural, engineering and planning consulting services for professional engineering services: Docks A and B Replacement Design, Bidding Services and Post-Bid Services, in conformance with the bid document, which includes technical specifications and/or scope of work. Those interested in being considered for this (RFQ) are instructed to submit their proposal **prior to 2:00 pm, August 19, 2025**, via DemandStar*. Submittals shall be clearly marked:

RFQ No.: 25- 2528– Dunedin Marina Dock A and B Pier Replacement

Bid documents and technical specifications for this project are available from DemandStar*, www.demandstar.com. Vendors who obtain specifications and plans from sources other than DemandStar are cautioned that the bid package may be incomplete. The City may not accept incomplete bids. The City’s official bidders list is obtained from DemandStar.

Tammy G. Spearman, CPPO, FCCM, CPPB
Purchasing Agent

July 18, 2025

25-03107N

Q&A

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

lv18237_v20

FICTITIOUS NAME NOTICE

Notice is hereby given that GATOR JOE'S GRAVEL & SAND, INC., OWNER, desiring to engage in business under the fictitious name of HEYNIKO located at 7901 4TH ST NORTH, STE 12827, ST PETERSBURG, FLORIDA 33702 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 18, 2025

25-03074N

FICTITIOUS NAME NOTICE

Notice is hereby given that MEDTEAM FORCE, LLC, OWNER, desiring to engage in business under the fictitious name of NUCCELL located at 70 GARDENIA ST, CLEARWATER BEACH, FLORIDA 33767 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.

July 18, 2025

25-03055N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/01/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1980 TROP mobile home behind the vehicle identification numbers 2866A and 2866B and all personal items located inside the mobile home. Last Tenant: Jerry L. Curbeaux and Dinita Joann Curbeaux. Sale to be held at: Rancho Village MHC, 7100 Ulmerton Road, Largo, Florida 33771, (727) 536-5573.

July 18, 25, 2025

25-03099N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of CATHERINE VIEBROCK will, on July 30, 2025, at 10:00 a.m., at 9122 48th Avenue North, Lot #200, St. Petersburg, Pinellas County, Florida 33708; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1970 TROP MOBILE HOME,
VIN: GT1239A,
TITLE NO.: 0004277023, and
VIN: GT1240B,
TITLE NO.: 0004277022
and all other personal property located therein

July 18, 25, 2025

25-03034N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of CATHERINE VIEBROCK will, on July 30, 2025, at 10:00 a.m., at 9122 48th Avenue North, Lot #200, St. Petersburg, Pinellas County, Florida 33708; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1970 TROP MOBILE HOME,
VIN: GT1239A,
TITLE NO.: 0004277023, and
VIN: GT1240B,
TITLE NO.: 0004277022
and all other personal property located therein

July 18, 25, 2025

25-03035N

PREPARED BY:

J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail,
Suite 500
Sarasota, Florida 34236
(PO#31021-2721)

July 18, 25, 2025

25-03035N

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 8-15-2025 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.

WAUBFAFL9DA161765 2013 AUDI WAUR4AF54KA014417 2019 AUDI IG4HP57296U197220 2006 BUIC 5GALRBED8AJ209283 2010 BUIC IG6A1S563J0171085 2018 CAD I1G11B5SL8FF262382 2015 CHEV I1G1ZB5ST1HF146706 2017 CHEV I1GBGC24KORE153382 1994 CHEV I1GCEC19V23E357026 2003 CHEV I1GNET13H162274493 2006 CHEV KL79MTSL1NB120273 2022 CHEV LWGPCML04KA107767 2019 CHONGQING HUANSUNG 2C3HD46R6WH264336 1998 CHRY I1C3CDFB2FD222998 2015 DODG 2B3CL3CG2BH536317 2011 DODG I1FMEU74E49UA11416 2009 FORD I1FTYR14C7XPA49233 1999 FORD I1GKES16S666159694 2006 GMC I1GKKVRKD5DJ198741 2013 GMC I1HGCM56717A122164 2007 HOND 3HGCM56417G711206 2007 HOND KMHGC4DFOBUI36907 2011 HYUN JNRA508UX7X100811 2007 INFI ML5ZRDF12RDA72065 2024 KAWK 5XXGR4A64DG159932 2013 KIA 5XXGT4L33GG037667 2016 KIA WDDUG8CB0HA294505 2017 MERZ I1N4AL2EP8CC180821 2012 NISS I1N4DLO1D51C237972 2001 NISS I1C6RR7NT7GS351812 2016 RAM NOVIN 2000 SCHWINN I1G8JU54F92Y529644 2002 STRN JF2SJAECC2EH550809 2014 SUBA 5TBRT34133S416556 2003 TOYT JTEEP21A640042422 2004 TOYT L1LOTCAPH6RY781567 2024 YONGFU

July 18, 2025

25-03105N

INVITATION TO BID

TO: ALL INTERESTED BIDDERS

The following construction projects will be solicited within 30 days:

25-0537-ITB-C Federal Open Channel Drainage Repair Work Order Contract- Package 1
25-0601-ITB-C Philippe Park Wastewater Collection System Improvements (PID 000341G)

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

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

Merry Celeste, CPPO, CPPB, NIGP-CPP, CPM
Purchasing Director
July 18, 2025

25-03102N

FICTITIOUS NAME NOTICE

Notice is hereby given that Sailer Business Solutions LLC, desiring to engage in business under the fictitious name of VMG RE Tax Group located at 3680 46th Ave S Apt 338 St. Petersburg, FL 33711 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.

July 18, 2025

25-03009N

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 08/12/2025 at 08:00 AM the following vehicle(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: AUTO WERKS LLC JM3KFBBM8K0694949 2019 MAZD 10906.46 TEL:813-697-1791 MV#: MV99937 LOCATION: 4191 112TH TER N, CLEARWATER, FL 33762/

July 18, 2025

25-03059N

FICTITIOUS NAME NOTICE

Notice is hereby given that Illuminated Life, LLC, desiring to engage in business under the fictitious name of Sanctuary at Illuminated Life located at 10338 Imperial Pt. Dr. E Largo, FL 33774 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.

July 18, 2025

25-03012N

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 08/12/2025 at 08:00 AM the following vehicle(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: AUTO WERKS LLC JM3KFBBM8K0694949 2019 MAZD 10906.46 TEL:813-697-1791 MV#: MV99937 LOCATION: 4191 112TH TER N, CLEARWATER, FL 33762/

July 18, 2025

25-03059N

NOTICE UNDER FICTITIOUS
NAME LAW ACCORDING TO
FLORIDA STATUTE NUMBER
865.09

NOTICE IS HEREBY GIVEN that David Davis, desiring to engage in business under the fictitious name of United Parcel Pros located at 1479 S Belcher rd unit J Largo FL 33771 and subsequent locations 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.

July 18, 2025

25-03012N

NOTICE UNDER FICTITIOUS
NAME LAW ACCORDING TO
FLORIDA STATUTE NUMBER
865.09

NOTICE IS HEREBY GIVEN that Morgan Smith / GBE2 LLC will engage in business under the fictitious name Jimmy John’s Palm Harbor, with a physical address 34190 US-19 N Palm Harbor, FL 34684, with a mailing address 31167 Palm Song PL Wesley Chapel, FL 33545, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

July 18, 2025

25-03086N

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 Sunshine Car Wash located at 9475 Ulmerton Road in the City of Largo, Pinellas County, FL 33771 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of July, 2025.

Lower, LLC
July 18, 2025

25-03034N

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 Johnny’s Smokeshop & Kava Bar located at 2045 GULF TO BAY BLVD in the City of CLEARWATER, Pinellas County, FL 33765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of July, 2025.

Sunshine on Ulmerton, LLC
Afram Seryani, Manager
July 18, 2025

25-03062N

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 SST Gateway, located at 13575 58th St N Ste 335, in the City of Clearwater, County of Pinellas, State of FL, 33760, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 16th of July, 2025.

SSTG LLC
13575 58th St N Ste 335
Clearwater, FL 33760
July 18, 2025

25-03103N

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 SSG Gateway, located at 13575 58th St N Ste 335, in the City of Clearwater, County of Pinellas, State of FL, 33760, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 16th of July, 2025.

SSTG LLC
13575 58th St N Ste 335
Clearwater, FL 33760
July 18, 2025

25-03103N

ESTATE

FIRST INSERTION

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
/s/Steven W. Ledbetter
Steven W. Ledbetter
229 Pensacola Road
Venice, Florida 34285

Attorney for Personal Representative:
/s/Jada W. Terreros
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
July 18, 25, 2025

25-03058N

ESTATE

FIRST INSERTION		FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005816-ES IN RE: ESTATE OF LEONARD BLOCK, Deceased.</p> <p>The administration of the estate of LEONARD BLOCK, deceased, whose date of death was December 30, 2024,</p>		<p>is pending in the Circuit Court for Pinel- las 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</p>	
		<p>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 WITH-</p>	
		<p>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 SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p>	
		<p>PATRICIA B. GREENBERG Personal Representative 129 Brookside Lane Fayetteville, NY 13066</p>	
		<p>CHARLES F. REISCHMANN</p>	

FIRST INSERTION		FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA File No. 24-005374-ES Division Probate IN RE: ESTATE OF JOHN E. MITCHELL A/K/A JOHN EDWARD MITCHELL, III DECEASED.</p> <p>The administration of the Estate of John E. Mitchell a/k/a John Edward Mitchell, III, deceased, whose date of death was March 21, 2024, is pending in the Circuit Court for Pinellas County, Florida, the address of which is 315 Court Street, Clearwater, Florida 33756. The file number for the estate is 24-005374-ES. 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</p>		<p>PUBLICATION OF THIS NOTICE.</p> <p>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 Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.221.</p> <p>ALL CLAIMS NOT FILED WITHIN THE 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: July 18, 2025.</p> <p>/s/ James M. Flick James M. Flick Florida Bar Number: 91075 Christian Bonta Florida Bar Number: 1010347 WALKER FLICK 3700 S Conway Road Suite 212 Orlando, FL 32812 Telephone: (407) 745-0609 Service E-Mails: james@thefloridalawyers.com christian@thefloridalawyers.com katherine@thefloridalawyers.com service@thefloridalawyers.com Attorneys for Personal Representative July 18, 25, 2025 25-03022N</p>	
		<p>IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>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 732.221.</p> <p>The date of first publication of this notice is: July 18, 2025.</p> <p>Signed on this 14 day of May, 2025.</p>	
		<p>MAX STOVALL Personal Representative 840 3rd Avenue South Tierra Verde, FL 33715</p>	
		<p>Paul A. Nelson, Esquire Attorney for Personal Representative Florida Bar No. 0508284; SPN: 00516940 PAUL A. NELSON, P.A. 1700 66th Street North, Suite #502 St Petersburg, FL 33710 Telephone: 727-821-5811 Email: paulnelson@paulnelsonpa.com Secondary Email: kathleenthornton@paulnelsonpa.com July 18, 25, 2025 25-03021N</p>	

FIRST INSERTION		FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-003233-ES IN RE: ESTATE OF LEE E. VAN NESS, Deceased.</p> <p>The administration of the estate of Lee E. Van Ness, deceased, whose date of death was January 17, 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>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.</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 July 18, 2025.</p> <p>Personal Representative: Virginia H. Eckert 1302 Union Ave. Newburgh, NY 12550 Attorney for Personal Representative: Kevin Hernandez, Esquire FBN 0132179 SPN 02602269 The Hernandez Law Firm, P.A. 28059 U.S. Highway 19 N, Suite 101 Clearwater, FL 33761 Telephone: (727) 712-1710 Primary email: eservice1@thehernandezlaw.com Secondary email: david@thehernandezlaw.com hms@thehernandezlaw.com July 18, 25, 2025 25-03049N</p>		<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-006589-ES IN RE: ESTATE OF Miyah Leanne Briscoe Deceased.</p> <p>The administration of the estate of Miyah Leanne Briscoe, deceased, whose date of death was November 4th, 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 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>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.</p> <p>The written demand must be filed with the clerk.</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 July 18, 2025.</p> <p>Petitioner: Karly Briscoe Vega c/o Law Offices of Mark F. Moss, PLLC 12276 San Jose Blvd., Suite 520 Jacksonville, FL 32223 Mark F. Moss Attorney for Petitioner MARK F. MOSS, ESQ. Florida Bar Number: 119573 Law Offices of Mark F. Moss, PLLC 12276 San Jose Blvd., Suite 520 Jacksonville, FL 32223 Telephone: (904) 329-7242 E-Mail 1: Service@markmossllaw.com E-Mail 2: mark@markmossllaw.com July 18, 25, 2025 25-03039N</p>	
		<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005230-ES IN RE: ESTATE OF PAMELA BRIGITTE BAUCH, Deceased.</p> <p>The administration of the estate of Pamela Brigitte Bauch, deceased, whose date of death was February 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Probate Division, 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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>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.</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 PERIOD 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 July 18, 2025.</p> <p>Personal Representative: Gerald Scott Bauch 895 Whipoorwill Drive Palm Harbor, FL 34683 Attorney for Personal Representative: /s/ Robin L. Hughes, Attorney, FBN: 0112962 For Nicholas J. Roefaro E-Mail Addresses: nick@roefarolaw.com christina@roefarolaw.com Florida Bar No. 89217 ROEFARO LAW 1700 N. McMullen Booth Rd., Ste. A-6 Clearwater, FL 33759 Telephone: (727) 796-9191 July 18, 25, 2025 25-03032N</p>	
		<p>NOTICE TO CREDITORS IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005705-ES IN RE: ESTATE OF DAVID A. HENRICH, Deceased.</p> <p>The administration of the estate of David A. Henrich, deceased, whose date of death was January 26, 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>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.</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 July 18, 2025.</p> <p>Personal Representative: Matthew D. Henrich 3712 Woodbine Ave. Cincinnati, OH 45211</p>	
		<p>Attorney for Personal Representative: David A. Hernandez, Esquire, LL.M. FBN 1055228 The Hernandez Law Firm, P.A. 28059 U.S. Highway 19 N, Suite 101 Clearwater, FL 33761 Telephone: (727) 712-1710 Primary email: david@thehernandezlaw.com Secondary email: eservice1@thehernandezlaw.com hms@thehernandezlaw.com July 18, 25, 2025 25-03023N</p>	
		<p>Personal Representative: Edward J. Fitzgerald 1331 Duncan Loop North, Apt. 19-301 Dunedin, FL 34698</p>	
		<p>Attorney for Personal Representative: James F. Gulecas, Esq. FBN 065994/SPN 01904221 James F. Gulecas, P.A. 1968 Bayshore Boulevard Dunedin, FL 34698 Telephone: (727) 736-5300 July 18, 25, 2025 25-03051N</p>	

ESTATE

FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-006692ES IN RE: ESTATE OF KEVIN JOSEPH BOUZIDEN A/K/A KEVIN J. BOUZIDEN Deceased.</p> <p>The administration of the estate of KEVIN JOSEPH BOUZIDEN A/K/A KEVIN J. BOUZIDEN, deceased,</p>	<p>whose date of death was March 2, 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</p>	<p>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>Attorney for Personal Representative: Michael D. Cavinis Attorney Florida Bar Number: 1038725 DeLoach, Hofstra & Cavinis, P.A. 8640 Seminole Boulevard Seminole, FL 33772 Telephone: (727) 397-5571 Fax: (727) 3935418 E-Mail: mcavonis@dhclaw.com Secondary E-Mail: rbrandt@dhclaw.com July 18, 25, 2025</p>		<p>25-03111N</p>

FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 25-005733-ES IN RE: ESTATE OF KIMBERLY SNOW GILLESPIE A/K/A KIMBERLY S. GILLESPIE A/K/A KIMBERLY GILLESPIE Deceased.</p> <p>The administration of the estate of Kimberly Snow Gillespie a/k/a Kimberly S. Gillespie a/k/a Kimberly Gillespie, deceased, whose date of death was April 8, 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.</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,</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. 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 July 18, 2025.</p> <p>Personal Representative: Sylvia Gillespie 1723 Concord Dr Charlottesville, Virginia 22901 Attorney for Personal Representative: /s/ William Rambaum William Rambaum Attorney Florida Bar Number: 0297682 PLG Law 3684 Tampa Road, Suite 2 Oldsmar, FL 34677 Telephone: (727) 781-5357 Fax: (704) 285-8136 E-Mail: brambaum@plglawyer.com Secondary E-Mail: sandra@plglawyer.com July 18, 25, 2025</p>	<p>25-03082N</p>
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Ref. No.: 25-004391-ES IN RE: ESTATE OF LINDA BOYD HAYES, Deceased.</p> <p>The name of the Decedent, the designation of the Court in which the administration of this estate is pending, and the file number are indicated above. The address of the Circuit Court for Pinellas County, Florida, Probate Division, is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and of the Personal Representative's attorney are indicated below.</p> <p>If you have been served with a copy of this Notice and you have any claim or demand against the Decedent's estate, even if that claim is unmaturred, contingent or unliquidated, you must file your claim with the Court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.</p> <p>All other creditors of the Decedent and other persons who have claims or demands against the Decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with the Court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.</p> <p>The date of death of the Decedent is November 14, 2023.</p> <p>The date of first publication of this Notice is July 18, 2025.</p> <p>Personal Representative: /s/ Carolyn Wray Hayes Roberts Carolyn Wray Hayes Roberts 5633 Wood Street Powhatan, VA 23139 Attorney for Personal Representative: /s/ Timothy K. Mariani Timothy K. Mariani, Esq. 1550 S. Highland Ave., Ste. B Clearwater, FL 33756 Tel.: (727) 441-4727 Primary Email: tim@abmlaw.com Secondary Email: karen@abmlaw.com FBN: 238937 July 18, 25, 2025</p>	<p>Personal Representative: RICHARD D. LEACH III, Personal Representative 1191 Park Street Livermore Falls, ME 04254 Attorney for Personal Representative: Alan M. Gross ALAN M. GROSS, P.A. 4731 Central Ave. Attorneys for Personal Representative St. Petersburg, FL 33713 Telephone: (727) 327-0100 Facsimile: (727) 327-1797 FBN: 510602 / SPN: 815601 Email: agross@alangrosslaw.com July 18, 25, 2025</p>	<p>25-03057N</p>
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION FILE NO: 25-004072-ES IN RE: ESTATE OF TERRI ANNE MECKFESSEL, Deceased.</p> <p>The administration of the estate of TERRI ANNE MECKFESSEL, deceased, whose date of death was December 15, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is:</p> <p>Clerk of Court Probate Division 315 Court Street, Rm 106 Clearwater, FL 33756</p> <p>The names and addresses of the personal representative[s] and the personal representative[s]'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</p>	<p>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>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.</p> <p>The date of first publication of this notice is July 18, 2025.</p> <p>WILLIAM F. HEYEN Personal Representative 1400 Gandy Blvd. N.#704 St. Petersburg, Florida 33702 7/4/25 Date /s/Liz Moneymaker Elizabeth Moneymaker, Esq. Liz Moneymaker, P.A. Florida Bar Number: 885851 3833 Central Avenue St, Petersburg, FL 33713 Phone: (727) 231-1540 Fax: (941) 751-0127 Email: liz@lizmoneymakerlaw.com Secondary: assistant@lizmoneymakerlaw.com July 18, 25, 2025</p>	<p>25-03040N</p>
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION REF: 25-006165-ES UCN: 522025CP006165XXESPR IN RE: ESTATE OF CHRISTA BRIGITTE BECKERAT f/k/a CHRISTA B. WAGNER Deceased</p> <p>The administration of the estate of CHRISTA BRIGITTE BECKERAT f/k/a CHRISTA B. WAGNER, deceased, whose date of death was April 14, 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.</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 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 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD 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 July 18, 2025.</p> <p>Personal Representative: CHRISTA A. WAGNER 5732 Calais Blvd. N., #5 St. Petersburg, Florida 33714 Attorney for Personal Representative: MICHAEL W. PORTER, Esquire Law Firm of Michael W. Porter Attorney for Personal Representative Florida Bar Number: 607770 535 49th Street North, St. Petersburg, FL 33710 Telephone (727) 327-7600 Primary Email: Mike@mwplawfirm.com July 18, 25, 2025</p>	<p>Personal Representative: Cheyenne Ringer Attorney for Personal Representative: Joshua Rosenberg, Esq. Florida Bar Number: 297491 ROSE LEGAL GROUP, P.A. 1230 Oakley Seaver Drive, Suite 101 Clermont, Florida 34711 (352) 722-3114 (telephone) Service@RoseLegalGroup.com July 18, 25, 2025</p>	<p>25-03037N</p>
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION CASE NO. 522025CP004180XXESPR PROBATE DIVISION REFERENCE NO. 25-004180-ES IN RE: THE ESTATE OF: MICHAEL ERNEST MARTIN aka MICHAEL E. MARTIN, Deceased.</p> <p>The administration of the Estate of MICHAEL ERNEST MARTIN aka MICHAEL E. MARTIN, deceased, File No. 522025CP004180XXESXX, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The Estate is being administered without a Will.</p> <p>The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes 90.5021 applies with respect to the Personal Representative and any attorney employed by him.</p> <p>Any interested person as defined in Florida Statutes 731.201 (23) on whom a copy of the Notice of Administration is served must object to the qualifications of the Personal Representative, venue, or jurisdiction of the Court and must file any objection with the Court in the manner provided in the Florida Probate Rules and Florida Statutes 733.212 WITHIN THREE (3) MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE ON THE OBJECTING PERSON, OR THOSE OBJECTIONS ARE FOREVER BARRED.</p> <p>Any person entitled to exempt property must file a Petition for Determination of Exempt Property WITHIN THE TIME PRESCRIBED BY FLORIDA STATUTES 733.212 OR THE RIGHT TO EXEMPT PROPERTY IS DEEMED WAIVED.</p> <p>Any person entitled to an elective share must file an election to take elective share WITHIN THE TIME PRESCRIBED BY FLORIDA STATUTES 733.212</p> <p>The date of the first publication of this Notice is July 18, 2025.</p> <p>MICHAEL ANTHONY MARTIN Personal Representative 4422 Tonawanda Avenue Royal Oak, MI 48073 DAVID A. LUCZAK 3233 East Bay Drive, Suite 103 Largo, FL 33771-1900 Telephone: (727) 531-8989 Florida Bar No. 0174670 Attorney for Personal Representative July 18, 25, 2025</p>	<p>Personal Representative: Sandra S. Thursby 2043 Inner Circle South St. Petersburg, Florida 33712 Attorney for Personal Representative: Lyndy C. Jennings Attorney Florida Bar Number: 908851 Law Offices of Lyndy C. Jennings, P.A. 330 Pauls Drive, Suite 212 Brandon, FL 33511 Telephone: (813) 315-8547 E-Mail: ljennings@lyndylaw.com July 18, 25, 2025</p>	<p>25-03110N</p>

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<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY FLORIDA PROBATE DIVISION File Number: 25-2211-ES Division: PROBATE IN RE: ESTATE OF JOYCE A. WHITTAKER Deceased.</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Joyce A. Whittaker, deceased, File Number 25-2211-ES; by the Circuit Court for Pinellas County, Florida, Probate Division; the address of which is 315 Court Street, Room 106, Clearwater, FL 33756; that the decedent's date of death was January 23, 2022; that the total value of the estate is \$29,073.08 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>E. Frederick Knorr, as Trustee of the Joyce A. Whittaker Trust Agreement dated January 11, 2017 8742-A SW 92nd Place Ocala, FL 34481</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for payment was made in the Order of Summary Administration must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUB-</p>		<p>LICATION OF THIS NOTICE.</p> <p>ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) OR MORE YEARS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</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 PERIOD 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: July 18, 2025</p> <p>Petitioner E. Frederick Knorr c/o Robert A. Stermer, Esq. 11150 N. Williams St., Ste. 108-130 Dunnellon, Florida 34432 Attorney for Personal Representative Robert A. Stermer, Esq. Florida Bar No. 827967 11150 N. Williams St., Ste. 108-130 Dunnellon, Florida 34432 (352) 861-0447 Primary email address: rstermer.stermerlaw@gmail.com Secondary email address: stermer.law@aol.com July 18, 25, 202525-03020N</p>	
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<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Ref. No.: 25-004857-ES IN RE: ESTATE OF WILLIAM ROBERT LANCASTER, a/k/a WILLIAM ROBERT LANCASTER, II, DECEASED.</p> <p>The administration of the Estate of WILLIAM ROBERT LANCASTER, a/k/a WILLIAM ROBERT LANCASTER II, a/k/a WILLIAM R. LANCASTER, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida. The names and addresses of the Petitioner and the Petitioner'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 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.</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 THREE (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 July 18, 2025.</p>		<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION 25-004685-ES In Re: Estate of Paul A. Gonya, Jr., Deceased.</p> <p>The administration of the Estate of Paul A. Gonya, Jr., 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 Circuit Court for Pinellas County, 545 1st Avenue N., Attn: Probate Division, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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 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 July 18, 2025.</p> <p>Robert D. King, Esq. Personal Representative 760 37th Street N. St. Petersburg, FL 33713</p> <p>Robert D. King, Esq. Email: bobby@kingfirm.com Florida Bar No. 89104 The King Firm, PA 4430 Park Blvd. Pinellas Park, Florida 33781 Telephone: (727) 800-3040 Attorney for Personal Representative July 18, 25, 202525-03031N</p>	
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<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-005372-ES IN RE: ESTATE OF LARRY JAMES SMITH, DECEASED.</p> <p>The administration of the estate of LARRY JAMES SMITH, deceased, whose date of death was May 4, 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 curator and the curator'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 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, Florida Statutes.</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: July 18, 2025</p> <p>Personal Representative: JASON P. HANSON 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: betty@roothlaw.com July 18, 25, 202525-03079N</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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</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: July 18, 2025</p> <p>Personal Representative: JASON P. HANSON 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: betty@roothlaw.com July 18, 25, 202525-03079N</p>	
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<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-006005-ES IN RE: ESTATE OF WALTER E. CROUCH Deceased.</p> <p>The administration of the Estate of Walter E. Crouch, deceased, whose date of death was May 23, 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.</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 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 July 18, 2025.</p>		<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-006436 ES IN RE: ESTATE OF RICHARD LEWIS HARRIMAN Deceased</p> <p>The administration of the estate of RICHARD LEWIS HARRIMAN, deceased, whose date of death was May 19, 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.</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 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 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD 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 July 18, 2025.</p> <p>Personal Representative: BRADLEY THOMANN 173 Red Deer Road Franktown, Colorado 80116 Attorney for Personal Representative: MICHAEL W. PORTER, Esquire Law Firm of Michael W. Porter Attorney for Personal Representative Florida Bar Number: 607770 535 49th Street North, St. Petersburg, FL 33710 Telephone (727) 327-7600 Primary Email: Mike@mwplawfirm.com July 18, 25, 202525-03088N</p>	
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<p>RE-NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 22-004258-CI NUBRIDGE COMMERCIAL LENDING LLC, Plaintiff, vs. SUMMIT EXECUTIVE LLC; et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Emergency Motion to Cancel and Reschedule the Foreclosure Sale dated June 16, 2025, entered in Civil Case No. 22-004258-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein NUBRIDGE COMMERCIAL LENDING LLC, is Plaintiff and SUMMIT EXECUTIVE LLC; et al., are Defendant(s).</p> <p>The Clerk, KEN BURKE, will sell to the highest bidder for cash online at www.pinellas.realforeclose.com at 10:00 o'clock a.m. on August 27, 2025 on the</p>		<p>following described property as set forth in the Final Judgment, to wit:</p> <p>A PORTION OF LOTS 1 AND 2, OF RUBIN ICOT CENTER, AS RECORDED IN PLAT BOOK 88, PAGES 79 THROUGH 85, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH-EAST CORNER OF LOT 1 OF SAID RUBIN ICOT CENTER, THENCE NORTH 89 DEGREES 45 MINUTES 12 SECONDS WEST, AND ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF ULMERTON ROAD (STATE ROAD 688) 157.95 FEET; THENCE NORTH 48 DE-</p>	

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<p>GREES 18 MINUTES 20 SECONDS WEST, 224.45 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 48 DEGREES 18 MINUTES 20 SECONDS WEST, 318.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 58TH STREET NORTH; THENCE NORTH 15 DEGREES 35 MINUTES 30 SECONDS EAST, AND ALONG SAID RIGHT-OF-WAY 124.10 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 143.14 FEET, SAID CURVE HAVING A RADIUS OF 517.00 FEET, DELTA OF 15 DEGREES 51 MINUTES 48 SECONDS, A CHORD BEARING OF NORTH 07 DEGREES 39 MINUTES 36 SECONDS EAST, AND A CHORD OF 142.68 FEET; THENCE NORTH 00 DEGREES 16 MIN-</p>		<p>UTES 17 SECONDS WEST, 140.42 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 89 DEGREES 43 MINUTES 43 SECONDS EAST, 223.11 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 17 SECONDS EAST, 12.00 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 43 SECONDS EAST, 143.60 FEET; THENCE SOUTH 24 DEGREES 30 MINUTES 19 SECONDS WEST, 49.64 FEET; THENCE SOUTH 42 DEGREES 29 MINUTES 38 SECONDS WEST, 132.23 FEET; THENCE SOUTH 15 DEGREES 03 MINUTES 34 SECONDS WEST 70.37 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 03 SECONDS WEST, 11.57 FEET; THENCE SOUTH 13 DEGREES 08 MINUTES 59 SECONDS EAST, 105.26</p>	
<p>FEET; THENCE SOUTH 38 DEGREES 58 MINUTES 05 SECONDS WEST, 168.19 FEET; THENCE SOUTH 48 DEGREES 18 MINUTES 20 SECONDS EAST, 122.00 FEET; THENCE SOUTH 41 DEGREES 41 MINUTES 40 SECONDS WEST, 89.00 FEET TO THE POINT OF BEGINNING. Property address: 13575 58th Street North, Clearwater, Florida 33760</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you</p>		<p>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 this 15th day of July, 2025.</p> <p>LAW OFFICES OF MANGANELLI, LEIDER & SAVIO, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 200W Boca Raton, FL 33431 Telephone: (561) 826-1740 Facsimile: (561) 826-1741 Email: service@mls-pa.com BY: /s/ Matthew B. Leider MATTHEW B. LEIDER, ESQ. FLORIDA BAR NO. 84424 (Bidder Account Number: 10088) July 18, 25, 202525-03093N</p>	

--- ACTIONS / SALES ---

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NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 22-003835-CI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS3, Plaintiff, vs. DWAYNE L. POUNCY A/K/A DWAYNE POUNCY; CONNIE L. PEDROFF A/K/A CONNIE PEDROFF; UNKNOWN SPOUSE OF CONNIE L. PEDROFF A/K/A CONNIE PEDROFF; UNKNOWN SPOUSE OF DWAYNE L. POUNCY A/K/A DWAYNE POUNCY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 07 day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 19, BLOCK 2, MEADOW LAWN PINELLAS ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA PROPERTY ADDRESS: 1854 76TH AVE N, SAINT PETERSBURG, FL 33702 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST		
FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 10 day of July 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com Provide Bidder Number: 11951 22-00124 July 18, 25, 2025		
25-03044N		

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-000532-CI SEACOAST NATIONAL BANK, s/b/m to Freedom Bank of America, Plaintiff, vs. JOYCE T. VELITSCHKOWSKI; J.T.V. INCORPORATED; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY AND JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise, Defendants. Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of PINELLAS County, Florida will sell the following property situated in PINELLAS County, Florida described as: PARCEL I: The East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plat thereof recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street; Less the North 1/2 of Farm 22; Less the South 30 feet as conveyed to the City of Pinellas Park. And Less and Except the following described parcel: The East 215 feet of the North 175 feet of the South 1/2 of the East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plt thereof as recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street. PARCEL II: The East 215 feet of the North 175 feet of the South 1/2 of the East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plt thereof as recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street. Property Address: 6400 53rd Street N., Pinellas Park, FL 33781 Together with that certain collateral described as: All Inventory, Chattel Paper, Accounts, Equipment, and General Intangibles of J.T. V. Incorporated, including, without limitation: A. <u>UCC Record No.:</u> 201402519093 All inventory equipment, accounts (including but not limited to all health-care insurance receivables), chattel paper, instruments (including but not limited to all promissory notes), letters-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles (including but not limited to all software and all payment intangibles); all oil, gas and other minerals before extraction all oil, gas, other minerals and accounts constituting as-extracted collateral; all fixtures, all timber to be cut; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory, and software to utilize, create, maintain and process any such data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property. B. <u>UCC Record No.:</u> 2014022397664 – All equipment as more fully described on attached Exhibit “A”: whether any is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and accounts proceeds). 2005 KW JET/VAC TRUCK – 1NKDLB0X25JOT5252 2004 F550 – 1FDAW56P04EC85579 2002 KW JET/VAC TRUCK – 1NKDXBEX62J885041		
25-03069N		

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.: 52-2024-CA-001297 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-4 , Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CORALEE EIKEL AKA CORALEE RATLIFF EIKEL, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 14, 2025, and entered in Case No. 52-2024-CA-001297 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-4 , is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Coralee Eikel aka Coralee Ratliff Eikel, deceased, Kay Elaine Eikel, Gail Lyn Eikel, Pinellas County, 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 August 13, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT 10, COLLEGE HILL SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 35, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. A/K/A 1341 FLORIDA AVE PALM HARBOR FL 34683 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. 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 07 day of July, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eservice@albertellilaw.com By: /s/ Lauren Heggestad Florida Bar #85039 Lauren Heggestad Esq. IN/23-006430 July 18, 25, 2025		
25-03091N		

FIRST INSERTION		
1992 JET/VAC TRUCK – 1FDYR82A1NVA32121 2002 INVERSION TRUCK – 1NKDLU0X02J892551 1990 KW REEFER TRUCK – 2XKWDR9X1LM545932_ 2002 STERLING TV/GROUT TRUCK – 2FZAASAK52AJ83290 2001 STERLING UTILITY TRUCK – 2FZAASAK14AH80612 2000 CCTV STERLING TRUCK – 2FZHAJBAXYAG96299 2003 F550 – 1FDAW56F73EA38100 2002 F350 1FTSW30F22EC79678 2001 F350 3FTSW30F51MA15007 WET- OUT TABLE 1993 EXTEND-A-JET 06300JTV1 V5181Q 2002 24' GOOSE NECK TRAILER 4DYGS24521072542 I099HY 1999 BLUE TRAILER (TANDEM) NOVINO2000050737 684JCT 2002 AIR TRAILER NOVINO20023807 X147XJ 1998 ARROW BOARD NOVINO200240534 X148XJ 2003 LITTLE PULL ALONG 2SWUW11A53G112428 432KQR 2004 HERTZ PUMP 351577 P2591Z 2005 INGERSOL AIR COMPRESSOR 4FVC88AA37U376241 G715LQ C. <u>UCC Record No.:</u> 201402651781 – All equipment as more fully described on attached Exhibit “A” therein: whether any is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and account proceeds). 1- TRAKSTAR ZOOM CAMERA, w/DIAGNOSTICS, NTSC, 6PIN 4 – THERMO KING MODEL SB330-30 MIRCOPROCESSOR-CONTROLLED, HIGH CAPACITY, FRONT MOUNT, DIESEL-POWERED TEMPERATURE CONTROL UNIT WITH DIRECTIONAL AIR DELIVERY, UNIT FEATURES SR-3 CONTROLLER AND OPTISET WITH FRESH ET. D. <u>UCC Record No.:</u> 20150505022655 1- CIPP SERVICES CATALYST BLENDING UNIT MODEL ACBU-215		
at public sale on September 10, 2025 at 10:00 A.M. , to the highest and best bidder for cash on the Clerk's website, www.pinellas.realforeclose.com , for online auctions. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be by 5:00 P.M the day of the sale by cash or cashier's check. Sale is as-is, where is, and no representation is made as to any of the property being sold, including its existence or location. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. “If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.” ELLISON / LAZENBY /s Jason M. Ellison Jason M. Ellison FBN: 0040963 jellison@elattorneys.com J. Michael Lavin FBN: 1035323 mlavin@elattorneys.com 150 Second Avenue North Suite 1770 St. Petersburg, FL 33701 admin2@elattorneys.com T: (727) 362-6151 Attorney for Plaintiff July 18, 25, 2025		
25-03069N		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-001103-CI LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. WILLIAM MICKLE, JR.; et al., Defendant(s). TO: Andrew G. Shevtsov Last Known Residence: 7897 3rd Ave. S., St. Petersburg, FL 33707 TO: Shanti CC Clearwater, LLC Last Known Residence: 8273 Artisan Way Seminole, FL 33777 TO: Valeri S. Kroutko Last Known Residence: 8273 Artisan Way Seminole, FL 33777 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida: LOT 21 OF ARTISAN PRE-SERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE(S) 112 THROUGH 113, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 Days after 1st publication, and file the origi-		
nal with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. “If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.” Dated on July 10th, 2025. KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 As Clerk of the Court By: /s/ Thomas Smith As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1454-544B Ref# 11837 July 18, 25, 2025		
25-03041N		
FIRST INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 2024-10198-CO TRADEWINDS EAST CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. GZIM KOSUMI, and UNKNOWN TENANT(S), Defendants. TO: GZIM KOSUMI, YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida: Unit 65, Building 7-A, of Tradewinds, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4270, Page(s) 1023, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida. PARCEL ID NO.: 16-29-16-91660-007-0650 (“Property”) Property Address: 383 South McMullen Booth Road, Unit 65, Clearwater, Florida 33759 A Lawsuit has been filed against you in Pinellas County Court, TRADEWINDS EAST CONDOMINIUM ASSOCIATION, INC. v. GZIM KOSUMI, 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.,		
for cash, at www.pinellas.realforeclose.com , at 10:00 AM, on the 17th day of September, 2025, the following described real property as set forth in said Judgment, to wit: LOT 22, BLOCK 3, BROAD-ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 101, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated: July 11, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 21-49101 July 18, 25, 2025		
25-03027N		

FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 22-000491-CI FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, Plaintiff, vs. ESTATE OF DONALD A. STEGER, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF DONALD A. STEGER, DECEASED; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated April 25, 2023 and an Order Rescheduling Foreclosure Sale dated July 9, 2025, entered in Civil Case No.: 22-000491-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, Plaintiff, and ESTATE OF DONALD A. STEGER, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF DONALD A. STEGER, DECEASED; JENNIFER A. STEGER; BARCLAYS BANK DELAWARE; UNKNOWN TENANT(S) IN POSSESSION #1, are Defendants. KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder		
for cash, at www.pinellas.realforeclose.com , at 10:00 AM, on the 17th day of September, 2025, the following described real property as set forth in said Judgment, to wit: LOT 22, BLOCK 3, BROAD-ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 101, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated: July 11, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 21-49101 July 18, 25, 2025		
25-03045N		



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ACTIONS / SALES

FIRST INSERTION		
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CASE NO: 24-9964-CO LANDMARK OAKS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. LISA D. SWEETING and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.</p> <p>NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court</p>	<p>of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as:</p> <p>Unit 706, Building (Phase 7) of LANDMARK OAKS CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 6000, Page 1792, of the public records of Pinellas County, Florida, and all amendments thereto, together with is undivided percentage share in the common elements. With the following street address: 3025 Landmark Boulevard, #706, Palm Harbor,</p>	<p>Florida, 34684.</p> <p>at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on September 4, 2025.</p> <p>Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</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/</p>

FIRST INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION</p> <p>Case No. 24-003015-CI Division 20</p> <p>U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5 Plaintiff, vs.</p> <p>STACEY A WENGER A/K/A STACEY ALLAN WENGER , JENNIFER R WENGER A/K/A JENNIFER RAE WENGER, UNKNOWN SPOUSE OF STACEY</p>	<p>A WENGER A/K/A STACEY ALLAN WENGER, CITY OF ST. PETERSBURG, FLORIDA, AND UNKNOWN TENANTS/OWNERS, Defendants.</p> <p>Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 14, 2025, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as:</p> <p>LOT 5, BLOCK 29, EDGE-MOOR ESTATES, ACCORDING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 7, PAGE 45 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p>	<p>and commonly known as: 532 HAMPTON AVENUE, SAINT PETERSBURG, FL 33703; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.pinellas.realforeclose.com, on September 17, 2025 at 10:00 A.M.</p> <p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</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</p>

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CASE NO.: 25-001091-CI BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM5 C/O CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, Plaintiff, vs.</p> <p>JOHN G MATTA; UNKNOWN SPOUSE OF JOHN G. MATTA; CREEKSIDE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated July 9, 2025, entered in Civil Case No.: 25-001091-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM5 C/O CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, Plaintiff, and JOHN G MATTA; CREEKSIDE HOMEOWNERS ASSOCIATION, INC., are Defendants.</p> <p>KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose.com, at 10:00 AM, on the 27th day of August, 2025, the following described real property as set forth in said Judgment, to wit:</p> <p>LOT 2, OF CREEKSIDE, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, AT PAGES</p>	<p>44 THROUGH 46, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.</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:</p> <p>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</p> <p>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: July 11, 2025</p> <p>/s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 25-51894 July 18, 25, 2025</p>	<p>25-03046N</p>

FIRST INSERTION		
<p>NOTICE OF ACTION IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION</p> <p>Case No. 25-004459-CO LA PUERTA DEL SOL CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs.</p> <p>SHIRLEY M. STARCK and BRET LEROY ALLINSON, AS TRUSTEES OF THE SHIRLEY M. STARCK TRUST DATED OCTOBER 29, 2014, and UNKNOWN TENANT(S), Defendants.</p> <p>TO: BRET LEROY ALLINSON</p> <p>YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:</p> <p>Unit 174, Phase 12, La Puerta Del Sol, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4670, Page(s) 1457 and amended in Official Records Book 5023, Page 2158, 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.: 08-32-16-50067-012-1740 (“Property”) Property Address: 5825 La Puerta Del Sol Boulevard South, Unit # 174, St. Petersburg, Florida 33715</p> <p>A Lawsuit has been filed against you in Pinellas County Court, LA PUERTA DEL SOL CONDOMINIUM ASSOCIATION, INC. v. SHIRLEY M. STARCK and BRET LEROY ALLINSON, AS TRUSTEES OF THE SHIRLEY M. STARCK TRUST DATED OCTOBER 29, 2014, and UNKNOWN</p>	<p>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.</p> <p>This notice shall be published once each week for two consecutive weeks in The Business Observer.</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 Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>WITNESS my hand and the seal of this Court on this 15th day of July, 2025.</p> <p>Ken Burke, Clerk of Court BY: /s/ Thomas Smith DEPUTY CLERK</p> <p>RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10063-073 July 18, 25, 2025</p>	<p>25-03083N</p>

FIRST INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2025-002106-CI WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CSMC 2018-RPL12 TRUST Plaintiff vs.</p> <p>ESTHER M. FERNANDEZ; ALFONSO FERNANDEZ JR.; LINDA FERNANDEZ; MEB REO TRUST VI; LAKE ST. GEORGE SOUTH HOMEOWNERS ASSOCIATION., INC. D/B/A THE COURTS OF LAKE ST. GEORGE; PINELLAS COUNTY CLERK OF COURT; et al., Defendants</p> <p>TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants</p> <p>Subject Property address: 3832 Pebble Court Palm Harbor, FL 34684.</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Pinellas County, Florida regarding the subject property with a legal description, to-wit:</p> <p>LOT 59, BLOCK F, LAKE ST GEORGE - UNIT VIII -A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 10-11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA</p> <p>you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary</p>	<p>Florida, 34684.</p> <p>at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on September 4, 2025.</p> <p>Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</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 this 16th day of July, 2025.</p> <p>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 July 18, 25, 2025</p>	<p>25-03101N</p>

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<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 25-001408-CI BANKUNITED, N.A., Plaintiff, vs.</p> <p>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.</p> <p>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 26th day of August, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:</p> <p>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.</p> <p>Property Address: 7900 46 Avenue N, St. Petersburg, FL 33709; Real Estate Account #R6839</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than</p>	<p>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.</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. 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</p> <p>Dated this 15th day of July, 2025.</p> <p>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 July 18, 25, 2025</p>	<p>25-03092N</p>

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<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 19-005270-CI US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs.</p> <p>GRACE TRAN, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 03, 2025, and entered in 19-005270-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and GRACE TRAN; THOMAS C. TRAN; J-H HOME MORTGAGE RESCUE, LLC AS TRUSTEE OF 4661 CARSON LAND TRUST DATED 11/30/2009 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 August 07, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 22, BLOCK 3, SHORE ACRES BUTTERFLY LAKE REPLAT UNIT-TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 52 & 53, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>Property Address: 4661 CARSON ST NE, ST PETERSBURG,</p>	<p>FL 33703</p> <p>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.</p> <p>IMPORTANT</p> <p>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.</p> <p>Dated this 16 day of July, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 19-283839 - NaC July 18, 25, 2025</p>	<p>25-03106N</p>

--- ACTIONS / SALES ---			
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NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 23-001127-CI AMERIHOME MORTGAGE COMPANY, LLC; Plaintiff, vs. SHANA M. PASCH A/K/A SHANA MARIE PASCH, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated June 2, 2025 in the above-styled cause, the Clerk of the Circuit Court will sell to the highest and best bidder for cash beginning at 10:00 AM at www.pinellas.realforeclose.com , on August 12, 2025, the following described property: Lot 1, Oak Ridge Court Estates, according to the map or plat thereof, as recorded in Plat Book 99, Page(s) 73, of the Public Records of Pinellas County, Florida. Property Address: 1931 OAK RIDGE CT, CLEARWATER, FL 33759 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE		SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(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 /s/ Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 23-00509 / CASE NO.: 23-001127-CI July 18, 25, 202525-03109N	
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NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-001994-CI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2022-GS1, Plaintiff, vs. STEPHANIE LOPEZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 31, 2025, and entered in 24-001994-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 LEGACY MORTGAGE ASSET TRUST 2022-GS1 is the Plaintiff and STEPHANIE LOPEZ; RAFAEL LOPEZ A/K/A RAFAEL A. LOPEZ; ASSET ACCEPTANCE, LLC; COUNTRYSIDE KEY HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com , at 10:00 AM, on August 06, 2025, the following described property as set forth in said Final Judgment, to wit: ALL THAT CERTAIN LAND SITUATE IN PINELLAS COUNTY, STATE OF FLORIDA, VIZ: LOT 3, BLOCK 29, COUNTRYSIDE KEY, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 57 THROUGH 59, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TAX MAP OR PAR-		CEL ID NO.: 16-28-16-18661-0269-0030 Property Address: 206 COUNTRYSIDE KEY, OLDSMAR, FL 34677 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 15 day of July, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-107830 - NaC July 18, 25, 202525-03090N	
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NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO: 25-5412-CO BREEZEWAY VILLAS, A CONDOMINIUM, a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF OKTAY BARAN VURAL, AND ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. TO: ESTATE OF OKTAY BARAN VURAL, AND ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, BREEZEWAY VILLAS, A CONDOMINIUM, herein in the following described property: Unit 33, Building 11, BREEZEWAY VILLAS, PHASE IV, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5508, Page 1318, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements. With the following street address: 4951 91st Avenue		N., #33, Pinellas Park, Florida, 33782 has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and the seal of this Court on 10th day of July, 2025. KEN BURKE CLERK AND COMPTROLLER By: /s/ Thomas Smith Deputy Clerk Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 July 18, 25, 202525-03025N	
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NOTICE OF ACTION IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-004845-CO CASA PRIMA APARTMENTS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. PETER FURTUNATO, as Trustee of the CASA PRIMA TRUST and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. TO: PETER FURTUNATO as Trustee of the CASA PRIMA TRUST YOU ARE NOTIFIED that an action for preliminary injunction of the need to vacate property within the Plaintiff, CASA PRIMA APARTMENTS ASSOCIATION, INC., for the purpose of restoration of the condominium property pursuant to Section 718.111(11) of the Florida Statute and herein in the following described property: Unit 204 of the Casa Prima Apartments, a Condominium, according to the Condominium Plat Book 26, Pages 6 and 7, being further described in that certain Declaration of Condominium filed 9/14/77 in O.R. Book 4597, Pages 1045 through 1093, Public Records of Pinellas County Florida, together with an undivided share in the common elements appurtenant thereto. Parcel No. 30-31-16-14121-000-2040. Property Address: 1859 Shore Drive S., #204, South Pasadena,		Florida 33707 has been filed against you and you are required to serve a copy of your written defenses, if any, on Scott M. Gross, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Suite A, Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." WITNESS my hand and the seal of this Court on 10th day of July, 2025. KEN BURKE CLERK AND COMPTROLLER By: /s/ Thomas Smith Deputy Clerk Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 July 18, 25; Aug. 1, 8, 202525-03026N	
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NOTICE OF FORFEITURE PROCEEDINGS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-003220-CI IN RE: FORFEITURE OF 2010 FORD FUSION, VIN: 3FADPOL36AR269615 BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, Petitioner, vs. Aisha Dennis and Seydina Ngom, Claimants. TO: AISHA DENNIS and SEYDINA NGOM, and all others who may claim an interest in the above-described, 2010 FORD FUSION, VIN: 3FADPOL36AR269615 (hereinafter the "Property"). Petitioner, BOB GUALTIERI, in his Official Capacity as Sheriff of Pinellas County, Florida, seized the Property on or about June 10, 2025, at or near the area of 2007 Alpine Road, Clearwater, in Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-.704, Florida Statutes (2018). Emily K. VanOosting, Associate Counsel, FBN: 0100063 Pinellas County Sheriff's Office, 10750 Ulmerton Road, Largo, FL 33778; Phone: (727) 582-6274 evanoosting@pcsonet.com ; slockheart@pcsonet.com Attorney for Petitioner July 18, 25, 202525-03048N		NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO: 2025-CA-002027 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. MONICA MARSHALL; et al., Defendants. TO: MONICA MARSHALL 1501 61st Ave N Saint Petersburg, FL 33703 UNKNOWN SPOUSE OF MONICA MARSHALL 1501 61st Ave N Saint Petersburg, FL 33703 UNKNOWN TENANT #1 1501 61st Ave N Saint Petersburg, FL 33703 UNKNOWN TENANT #2 1501 61st Ave N Saint Petersburg, FL 33703 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. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 11, BLOCK 1, EUCLID ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 53,	
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NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-002725-CI FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION AS COLLATERAL TRUST TRUSTEE, Plaintiff, vs. GREGORY S. BARNES AND APRIL M. BARNES, et. al. Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH HAMILTON, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT(S) 11, BLOCK 1 OF LAKEWOOD ESTATES ADD, AS RECORDED IN PLAT BOOK 90, PAGE 75 ET SEQ., OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel		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 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. "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 the said Court on the day of 07/09/2025, 2025. CLERK OF THE CIRCUIT COURT By: JESSICA ZOVICH Deputy Clerk (COURT SEAL) KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 LLS14584- MARSHALL July 18, 25, 202525-03043N	
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NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-000892-CI CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, Plaintiff, vs. KIMBERLY G. BURKE, et al, Defendant(s). TO: KIMBERLY G. BURKE Last Known Address: 1026 64TH ST S GULFPORT, FL 33707 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida: LOT 18 IN BLOCK 36 OF PASADENA ESTATES SECTION "C", ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. A/K/A 1026 64TH ST S GULFPORT FL 33707 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the		Business Observer. **See the Americans with Disabilities Act If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this court on this 10th day of July, 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 Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 25-001544 July 18, 25, 202525-03042N	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-002725-CI FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION AS COLLATERAL TRUST TRUSTEE, Plaintiff, vs. GREGORY S. BARNES AND APRIL M. BARNES, et. al. Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH HAMILTON, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT(S) 11, BLOCK 1 OF LAKEWOOD ESTATES ADD, AS RECORDED IN PLAT BOOK 90, PAGE 75 ET SEQ., OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel		for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 10th day of July, 2025. KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: /s/ Thomas Smith DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-303110 July 18, 25, 202525-03028N	

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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

LV1823Z V6

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/25/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 GRAY mobile home bearing the vehicle identification number 5012CKRGT927and all personal items located inside the mobile home. Last Tenant: Estate of Georgia Cooke Morey, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Georgia Cooke Morey, Unknown Party and Parties in Possession, Kyle Morey, as Heir and Carol Lee King Tillinghast. Sale to be held at: Sunshine MHC, 7403 46th Avenue North, St. Petersburg, Florida 33709, (727) 541-1079.

July 11, 18, 2025

25-02997N

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED INTENDS TO SELL THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER The Florida Self Storage Facility Act Stat-ues (section 83.801-83.809). The undersigned will sell at public sale July 25, 2025 scheduled to end at 10:00AM on www.storagetreasures.com. Items will be retrieved from the premise where said property has been stored and which are located at **Stor-quest 1505 S. fort Harrison Ave** County of Pinellas State of Florida, the following

Name	Unit	contents
Marty Daniel	122	tools and other miscellaneous items
Shante Bradham	185	House hold goods

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

July 11, 18, 2025

25-02907N

SECOND 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 un-claimed 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 06/01/2025 – 06/30/2025:
BICYCLE, BICYCLE PART, BRACELET, CARDS (OTHER), CELLULAR PHONE, CLOTHING ACCESSORY, CLOTHING/FUR, COSMETICS, EARRINGS, ELEC-TRIC BICYCLE/SCOOTER/OTHER, ELECTRONIC DEVICE, EQUIP/TOOL, FOOTWEAR, GUN, GUN AMMO, GUN CASE/HOLSTER/ACCESSOR, GUN CLIP/ SPEED LOADER, HAT, HOUSEHOLD FURNITURE/GOODS, IPAD, JEWELRY (OTHER), KNIFE/SWORD, MEDICAL EQUIPMENT, NECKLACE, PURSE/POUCH/PACK, RING, SUNGLASSES/EYEGLASSES, US CURRENCY, WALLET, WATCH, WEAPON (NOT KNIFE OR GUN)
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

July 11, 18, 2025

25-02911N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 8610 66th St N. Pinellas Park FL 33782 on 7/25/25 at 1:30 PM	
lilita sampson - 2 bed home	
kimberle lowden - household items	

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

July 11, 18, 2025

25-02960N

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 7/28/25 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

2218 Michael Smith	Tool Chest, Furniture, Boxes
2225 Tiffany Ballard	Bags, Clothing
2340 Marcellina Ivey	Lamps, Electronics, Furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions. (727)-509-0254

July 11, 18, 2025

25-02908N

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 26, 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.

0404 - Rosenquist, Cameron; 2108 - Stephens, Kelly; 2150 - Sallard, Oset; 2176 - Lykes, Richard; 3003 - Gauvin, Marissa; 3012 - Darby, Connelly
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.

1072 - Calhoun, India; 1082 - Williams, Michael; 2005 - Booth, Christina; 2030 - Cotto, Luis; 2043 - Castro, Stephanie; 2082 - Orozco, Nicholas; 3020 - ClearSet.AI Gardiner, Yasmine; 3039 - Nelson, Daniel Charles; C056 - Rivero, Omar; D055 - McCall, Stuart; D093 - Velez, Adnery; D188 - Higgins, Christine; E012 - Bark, Greg; E016 - Blunt, Deziree; G048 - Jones, Jamie; G099 - Rainey, Kirstin; G100 - Federici, Italia; G109 - Penny, David
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; 104 - Pearson, Joseph; 123 - moore, jacqueline; 279 - Petelle, Evan; 284 - haire, James; 286 - Paulk, Ralph; 311 - Fuller, Donna; 312 - McPeck, Alan; 413 - Lucas, Mark; 425 - Cunningham, Chris; 607 - Valdez, Hillary; 709 - Williams, Robert; 807 - Williams, Robert Mark; 834 - Lazenby, Angelina Nicole; 837 - Kotsanis, Anastasia; 908 - Harrison, Jeremy; 918 - Roebuck, Tierra
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.

A009 - Cane, Casey; B043 - Perdrono, Michel; B119 - Jones, Shira; B164 - Mooore, Tracey; B181 - Charles, Amy; C217 - Howlett, Derimiah; E314 - Schmidt, Wendy; E316B - fularz, David; F333 - Strawder, Ashima; F344 - Wilt, Justin; F366 - Bufano, Glenn; F377 - Custudio-Hirsh, Desdemone; F387 - Cane, Casey; H551 - DeLaPaz, Mireya; H553 - Pagan, Janet; 1631 - Schmidt, Wendy; I643 - Schmidt, Wendy; I644 - Rigdon, Wilson; J708 - Gardner, Aryon; J726 - Wakeland, Nancy; K823 - Karouzakis, Michael; K825 - Downey, Sandra; L909 - Marcum, Jarrell; L915 - Pennoyer, Nicholas; L917 - Cane, Casey; M1022 - Anderson, Racquel; M1037 - Slade, Chantelle; M1040 - Ball, Stacey; N1105 - Mickelsen, William; N1110 - Rigdon, Wilson

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.

July 11, 18, 2025

25-02910N

FOURTH INSERTION

NOTICE

Effective June 6, 2025.
Paul Kostamo, MD, is no longer providing care at WellMed.

Patients of Dr. Kostamo may continue care at WellMed at Tyrone Gardens.

Patients can obtain copies of their medical records at: WellMed at Tyrone Gardens 960 58th St N St. Petersburg, FL 33710 Phone: 1-727-820-7778 Fax: 1-727-820-7779

June 27; July 4, 11, 18, 2025

25-02749N

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on July 29, 2025, for United Self Mini Storage - Countryside at www.StorageTreasures.com bidding to begin on-line July 18, 2025, at 6:00am and ending July 29, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general house-hold goods.

Name	Unit
Daniel Rapoch	322
Heather C. Seiter	021
Zachary Smith	296
Barbara Westfall	361

July 11, 18, 2025

25-02974N

SECOND INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on July 29, 2025, for United Self Mini Storage - Ulmerton at www.StorageTreasures.com bidding to begin on-line July 18, 2025, at 6:00am and ending , July 29, 2025, at 12:00pm to satisfy a lien for the follow unit(s). Unit(s) contain general household goods.

Name	Unit
Jonathan Gomez	106
Therese M. Guidry	120
Sidney Lavine III	258
Jamie L. Luttrull	117
Rudolph Manning	166

July 11, 18, 2025

25-02975N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/25/2025 at 10:30 a.m., the following property will be sold at public auc-tion pursuant to F.S. 715.109: A 1972 ROYA mobile home bearing vehicle identification numbers 2463T and all personal items located inside the mo-bile home. Last Tenant: Jason Read, as Personal Representative of the Estate of Deborah Read-Arntz, Any and All Unknown Heirs, Beneficiaries, Suc-cessors, and Assigns of Deborah Read-Arntz, Dennis Harmon as the Personal Representative of the Estate of David Harman, Any and All Unknown Heirs, Beneficiaries, Successors, and Assigns of David Harman, Unknown Party or Parties in Possession. Sale to be held at: Park Royale, 10611 66th Street N., Pinellas Park, Florida 33782, 727-547-1676.

July 11, 18, 2025

25-02998N

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 26, 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) 815-0688
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.

1037 - Holland, Rebekah; 2065 - Bailey, Satis; 2091 - stamer, Jona; 2188 - Zoubenko, Andrey; 2219 - Tahtinen, James; 3007 - Cintron, Britain; 3034 - Thomas, Robert; 3062 - Lee, Kristie Ward; 3065 - Bennett, Gerald; 3069 - Gibbons, James; 3076 - workman, Infinity; 3115 - Gunnell, Hannah; 3117 - patrick, Colin; B105 - Byrd, Zachary; B114 - McArdle, Francis; B126 - Johnson, Keiosha; C103 - conway, joseph; C114 - Clare, John; C132 - Jones, Melissa; C151 - Silverstein, Carrie; C173 - Howard, Keith; D106 - Sheppard, James; D116 - Velardi, Tina
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.

A219 - Dawson, Shanshe; A302 - Salvaggio, Sarrah; B220 - Greiner, Katrina; B224 - Scott, Keisha; B313 - Parrish, Donald C; B508 - CASAZZA, JESSE; B520 - Khan, Shujaat; B621 - Jaqua, Danielle; B626 - Stewart, Tabitha; B630 - Church, Yasheta; B638 - Franzese, Maureen; B641 - Andre, livius; B905 - Williams, Lakisha; B907 - Nellis, Madison
PUBLIC STORAGE # 08217, 6820 Seminole Blvd, Seminole, FL 33772, (727) 498-8744
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.

2123 - Phillips, Dennis; 2226 - Keraghan, Jeremy; 2628 - Griffin, Lamar; 2709 - Gonzales, Melissa; 2727 - Chambers, Beverly; 2902 - Camacho, Elias; 2911 - Shaffer, Roger; 2916 - Longenette, Carol; 3622 - Oliver, Raymond; 3710 - montanez, yashira; 3716 - Nogaj, Christopher; 4116 - Moulin, Dana; 4316 - Jones, Lori; 4514 - Hulett, Stephen; 4550 - Sarris, Leticia; 4552 - Morris, Shirley; 4558 - Alexander, Michelle L

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; 016A - Mills, Latasha; 025A - Lloyd, Michael; 305 - Hutchison, Katherine; 382 - Jackson, Robert; 387 - Martins, Michelle; 402 - swint, Dana; 455 - Toomajanian, Torrey; 496 - Kruiise, Thomas; 586 - Jones, TeReico; B004 - Grogan, Leslie; B018 - sharp, Andreyonna; B025 - VERNERIS, Beth; B051 - Delaney, Jackson; D008 - intelli, george; D011 - Jeffers, Jill; D026 - allen, Nakista; E022 - Buxton, Chantel; E052 - intelli, george; F035 - harris, Hayden; F047 - Matos, Johanna; F056 - Knox, Kathyn; F076 - English, Maxine; F082 - Weldy, Rob; F085 - Landrum, Justine; F089 - Smith, Dominique; F101 - KRANTZ, JENNIFER; F104 - Pedigo, Caitlin; G011 - Fuller, Sharar; G013 - Roundtree, Breonna; G032 - pummel, Brianna; H001 - Pridgen, Deanna; H012 - Schvail, Yaser; H022 - Robinson, Ronzeire; F095-Anita Lee
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; A029 - Pennucci, Brianna; A046 - King, Paul; A052 - DOCKHAM, KATHY; A078 - Cain, Toina; B009 - Borrero, Lourdes M; C029 - MORENO, ANTONIO; C043 - Branson, Tiffany; C050 - Reed, Kenneth; C053 - Martinez, Maria; C115 - Thomas, Eddie; C149 - Paulino, Jordan; D010 - Buie, Clint; D012 - Felton, Anson; D032 - Arbanas, Steve; D034 - Hardy, Ilene Kische; E001 - Epstein, Kelly; E036 - Faulkner, Victoria; E049 - rue, April; F021 - Sammartino, Zanna; G007 - Elick, Joyce; G018 - Spinks, Earl; D040-Frances Lonker
PUBLIC STORAGE # 20445, 8305 Ulmerton Road, Largo, FL 33771, (727) 249-0891
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.

B027 - Collins, Billy; B051 - adkins, donald; B064 - Rivera, Petra; B085 - Tinch, Neville; B090 - Anderson, Tashondra; B093 - Humes, Danlene; B101 - dowdy, destinee; B103 - joseph, pachmayer; B115 - Murray, Jordan; C021 - Green, Darrick; C023 - Dagnogo, Mousa; C028 - Redenburg, Jearell; D083 - Liburd, Daniel J; E001 - day, Tiffany; E017 - Rodriguez, Yolanda; E010 - Davis, Tyrone; E027 - Cooper, Latoya; E032 - Coleman, Kristy; E037 - Williams, Jania M; E044 - James, John; E046 - Spells, Vanity; E050 - FORD, ANTWANN; E057 - Nelson, Keelan; E058 - Woods, Demetrius; E084 - Williams, Cortez; E091 - Owens, Venus; E103 - Tingman, Damen; E105 - PATTERSON, LAUREN; E109 - JAMES, DANNY; E109 - Baker, Angelica; E121 - WITCHER, DAVE; E122 - Hughes, Ruben; E133 - Holliday, Nicole; E134 - rumph, Johnnari; E135 -WALTON, BIANCA; E173 - LESHORE, ANDREA

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.

B002 - Bailey, Heidi; B007 - Brown, David; B012 - Cohens, Terryelle; B014 - Canfall, Angela; B017 - Barnes, Keyara; B025 - Mcqueen, Phylicia; B028 - Hayes, Tifanie N; C017 - Brown, Allysia; C018 - witchers, Sergio; C023 - Garcia, Shantae; C029 - Mullan, Mario; C052 - Walker, Odeen; C059 - jefferson, amanyal; C061 - Jackson, Tredina K.; C094 - Cooper, Mercedes; C109 - Reynolds, Nate; C112 - Freeman, Latoya; C116 - Griffin, SaNya; D003 - moore, Antwan; D006 -Mccleendon, Alfreda; D007 - Tate, Tasha; D008 - Gray, Betty; D011 - patricia, Cox; D015 - Hanley, Nieka; D017 - Sanner, Zachary; D025 - curry, kyandre; D031 - Finn, Ashley M; D042 - Wisser, Robin; E002 - Alston, Marketta; E007 - Rodriguez, Yolanda; E010 - Davis, Tyrone; E027 - Cooper, Latoya; E032 - Coleman, Kristy; E037 - Williams, Jania M; E044 - James, John; E046 - Spells, Vanity; E050 - FORD, ANTWANN; E057 - Nelson, Keelan; E058 - Woods, Demetrius; E084 - Williams, Cortez; E091 - Owens, Venus; E103 - Tingman, Damen; E105 - PATTERSON, LAUREN; E109 - JAMES, DANNY; E109 - Baker, Angelica; E121 - WITCHER, DAVE; E122 - Hughes, Ruben; E133 - Holliday, Nicole; E134 - rumph, Johnnari; E135 -WALTON, BIANCA; 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.

A026 - Walker, Ahmad; B015 - Banks, Chailey; B037 - Green, Shontria; B050 - Howarth, Nathan; B064 - Rhaney, Leslie; B068 - Rosario, Jared; B072 - Smith, Dominique; B077 - Jean JR., Salvador; C009 - Bryant, Porschaonna; C021 - Roebelt, kimberly; C022 - LaVine, Kertina; C038 - Zakrajsek, Raymond; C063 - Dempsey, April; C070 - Bethune, Rashiya; D006 - Comstock, Mary; D010 - Roberts, Clarence; D024 - Cason, April; D035 - asberry, Christine; D038 - Johnson, Gerald; D058 - Wright, Tamyia; D066 - Redenburg, Jearell; D083 - Liburd, Daniel J; E001 - day, Tiffany; E017 - Picnic chemistry Rodriguez, Jenna; E018 - Paige, Dameshiea; E026 - Woodard, Vonchinna; E030 - williams, james; E034 - Herring, Logan Michael; E039 - Williams, Zelda; E043 - Lozraites, Corina; E050 - Hatlestad, Alissan; E051 - Bennett, Nicholas; E053 - King, Megan; F005 - Johnson, Laquita; F007 - Dickson, Noel; F009 - Davis, Mario; F044 - Williams, Kevin; G002 - Partridge, Roberta; G004 - Kenson, James; G010 - Britt, Lisa; G026 - Nettles, Mildred; G028 - Mitchell, Cleo; G057 - Young, Ethan; G059 - rivera, Jesus; H005 - Woods, Alfonso; H008 - Jefferson, Todd; H042 - Mott, William; H053 - Oliveras, Marybel; J020 - Fields, Maya
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.

A11 - Baker, Diamond; B02 - Spencer, Tom; B08 - Scarborough, Mark; B25 - Baroni, Aaron; C02 - Freeze, Dominic; C127 - Parz, Josh; C129 - Floyd, Justin; C142 - Crook, Carolyn; C23 - Dailey, Jocquelle; C36 - Reed, Carol; C42 - Ingold, David; C54 - Class, Maria; D010 - hounsell, Kelsey; D022 - Bernard, Dylan; D054 - Gearhart, Chelsey; D063 - Aldosari, Hamad; D211 - Hicks, Stephen Chandler; D241 - Mota, Damian; D251 - Mobley, Cadejah; D265 - Gorhan, Tyler; D268 - mills, Ronald; D276 - Faulk, Tomiyo; D284 - Walsh @, Kristin; D286 - Frizalone, Omani; D294 - Walsh @, Kristin; D302 - Walsh @, Kristin; D336 - Vaughn, Becky; D351 - mitchell, Quintavious; D359 - perry, Jon; D377 - DAUGHTER OF ZION 3xotic Homestyle Cleaning Edwards, Felicia victoria; E017 - pender, norris; E026 - Piggie, Marci; E027 - Chaney, Melissa; E029 - Waltman, Kayla; E034 - Cann, Ebony; E053 - Bigelow, Jeff A; E169 - Smallwood, Billy; F004 - hitch-deAlvarez, lisa; F008 - Diagonale, Umberto; F010 - Underkofler, Christian; F102 - McMahon, Thomas; F108 - LATHAM, ANGELA; F112 - Riley, Choncey; F123 - Dewees, Jonathan
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.

435 - Russell, Melissa; 469 - ECHEVARRIA, JOSNAILLY; 476 - Mitchell, Michael; 480 - pearce, jessicah; 503 - Lewis, Lovie; 506 - Bass, Joshua; 534 - Martin, Harriet; 546 - Corwin, James; 547 - Cole, Ashley; 578 - roach, Danny; 625 - Moody, Tina; 659 - webb, maureen; 661 - Jackson, Latia L; 662 - Glore, Kailey; 670 - Lazio, Melissa; 677 - Marry, Marie; 684 - webb, maureen; 685 - Delosantos, Griceldi; 687 - Young, Tealar; 691 - Holmes, Stacy; 703 - Haddad, Alice; 711 - Sherman, Shawn; 718 - Diaz, Olivas; 735 - Trinidad, Raymond; 736 - Mary, Dieranda; 754 - burney, melvin; 805 - Ramos, Ashley
PUBLIC STORAGE # 29147, 13750 Walsingham Road, Largo, FL 33774, (727) 493-0046
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.

1027 - Russ, Monique; 2131 - Menard, Tessa-Lyn; 2135 - Masey, Ally; 3004 - Whalen, Rick; 3036 - Sloane, Ryan; 3058 - brown, christine louise; 3165 - Baker, Tresia; 3210 - Valcarcel, Patricia; D006 - Skeen, Teresa; E004 - Wilmoth, Larry; E007 - Hamill, John; E032 - stacy, Kyle; E035 - Kallon, Chelsey A

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.

A035 - Espinosa, Marco; A043 - Kocaja, Denise; B011 - peterika, Tasi; B012 - Boyd, Briyonna; B026 - hill, Kiyonna; B045 - Johnson, Khadijah; B052 - ARIE, WILLIAM; C019 - Alomar Rosado, Maria ; C032 - Atchley, Anthony; C054 - Glenn, Priest; C096 - Ashmore, Rosalind; C103 - turner, Andrea; C146 - Birner, Jeffrey; C181 - Depaz, Francisco; C199 - Rodriguez, Norma; C200 - Howard, Eddie mae; C208 - Williams, Crystal; C219 - smith, nicole; D004 - rodriguez, lewis; D027 - Glenn, Britan; D039 - Cahill, Kelly; D045 - Ferguson, Rashamia; D046 - Leighton, Jennifer; E003 - Gogola, Madelyn
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; C002 - Albert, Dolten; C003 - Kennedy, Lauren; C030 - Smith, Jill; C044 - Davison, Joseph; C046 - Copeland, Angela; C092 - Yount, Lori; C096 - Speak lyfe inc Collins, Q; C102 - Marlow, William; C112 - Clery, John ; C142 - horvath, Andrea; D011 - Morris, Timothy Duane; D011 - Johnson, Mekala; D012 - Lewis, Andre; D019 - El Molciete Restaurant Hernandez, Mario; D020 - Rhynes, Takeria; D032 - Spivey, Darius; E042 - jones, Tierra; G010 - lache, Breanna; G028 - Williams, Zakiya; G031 - Garcia, Barbara; G044 - Kellington, Haley

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.

July 11, 18, 2025

25-02909N

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ESTATE

SECOND INSERTION			
<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-004635-ES</div> <div>IN RE: ESTATE OF MARJORY GAY FLICK</div> <div>(a/k/a MARJORY G. FLICK), Deceased.</div> <div>The administration of the Estate of MARJORY GAY FLICK (a/k/a</div>			
<div>MARJORY G. FLICK), deceased, whose date of death was 03/27/2025, is pending in the Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North, St. Petersburg, Florida 33701 The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>All creditors of Decedent and other persons having claims or demands against Decedent's Estate on whom a</div>			
<div>(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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE</div>			
<div>OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is 7-11-25.</div> <div>JACK E. FLICK, Personal Representative c/o Berlin Patten Ebling, PLLC 525-1st Avenue North St. Petersburg, Florida 33701 LAUREN V. MABE, ESQ. Florida Bar No. 1025208 Berlin Patten Ebling, PLLC 324 S. Hyde Park Avenue., Suite 325</div>			
<div>Tampa, Florida 33606 Telephone: (813) 467-7500 Fax: (813) 251-1662 Primary Email: lmabe@berlinpatten.com Secondary Email: tkelley@berlinpatten.com Secondary Email: probate@berlinpatten.com Attorney for Jack E. Flick, Personal Representative July 11, 18, 202525-02993N</div>			

SECOND INSERTION	
<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-005726-ES</div> <div>IN RE: ESTATE OF KEVIN C. HAMBY, Deceased.</div> <div>The administration of the estate of KEVIN C. HAMBY, deceased, whose date of death was March 1, 2025, and whose Social Security Number is xxx-xx-1468, 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 Personal Representative or Curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statute ss. 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statute s. 732.2211.</div> <div>The date of first publication of this notice is July 11, 2025.</div> <div>Personal Representative: LINDA S. HAMBY Attorney for Personal Representative: LONDON L. BATES, ESQUIRE Attorney for Personal Representative Florida Bar No. 193356 BATES WALLACH P.O. Box 1213, Dunedin, FL 34697 1022 Main Street, Suite K, Dunedin, FL 34698 Telephone: (727) 734-8700 Facsimile: (727) 734-8722 Email: London@BatesWallach.com July 11, 18, 202525-02917N</div>	

SECOND INSERTION	
<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-4426-ES</div> <div>IN RE: ESTATE OF RANDALL TREVOR COFFMAN, Deceased.</div> <div>The administration of the estate of RANDALL TREVOR COFFMAN, deceased, whose date of death was February 11, 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 curator and the curator's attorney are set forth below.</div> <div>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 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>A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.</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: July 11, 2025.</div> <div>Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com July 11, 18, 202525-02935N</div>	

SECOND INSERTION	
<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-006159-ES</div> <div>IN RE: ESTATE OF ANN E. PARRISH, Deceased.</div> <div>The administration of the estate of Ann E. Parrish, deceased, whose date of death was May 22, 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.</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, 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 July 11, 2025.</div> <div>David G. Gery, Petitioner J. Marvin Guthrie, Attorney Attorney for Petitioner Florida Bar Number: 162411 1230 S. Myrtle Avenue, Suite 101 Clearwater, FL 33756 Telephone: (727) 449-1600 Fax: (727) 449-0081 E-Mail: mguthrie@jmglaw.com Secondary E-Mail: mguthrie@jmguthrie.com July 11, 18, 202525-02955N</div>	

SECOND INSERTION	
<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-004749-ES</div> <div>Division Probate</div> <div>IN RE: ESTATE OF FREDRICK GUY TAFT, Deceased.</div> <div>The administration of the estate of Fredrick Guy Taft, deceased, whose date of death was April 19, 2025, 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.</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 July 11, 2025.</div> <div>Personal Representative: Kelly Krause Green 1325 Greenway Park Drive Carrollton, TX 75007 Attorney for Personal Representative: Jim Purdy jim@thepurdyfirm.com kathleen@thepurdyfirm.com Florida Bar No. 143510 The Purdy Firm PLLC P.O. Box 87 Seffner, FL 33583 Telephone: 813-934-2270 July 11, 18, 202525-02951N</div>	

SECOND INSERTION	
<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-004434-ES</div> <div>IN RE: ESTATE OF DAPHNE DEBORD, Deceased.</div> <div>The administration of the estate of DAPHNE DEBORD, Deceased, whose date of death was February 23, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 501 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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 PERIODS 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 sections 732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under section 732-2211.</div> <div>The date of first publication of this notice is July 11, 2025.</div> <div>TIMOTHY DEBORD, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 166TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com July 11, 18, 202525-02957N</div>	

SECOND INSERTION	
<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-005024-ES</div> <div>IN RE: ESTATE OF CHRISTOPHER T. MICHAEL, Deceased.</div> <div>The administration of the estate of Christopher T. Michael, 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 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, 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 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 July 11, 2025.</div> <div>Personal Representative: Jamie Scott Michael 18204 Parasol Way Lutz, FL 33558 Attorney for Personal Representative: David A. Peek david@theseminolelegalcenter.com, info@theseminolelegalcenter.com Florida Bar No. 0044660 The Legal Center 10700 Johnson Blvd., Suite 1 Seminole, FL 33772 Telephone: (727) 393-8822 July 11, 18, 202525-02994N</div>	

SECOND INSERTION	
<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 25-003380-ES</div> <div>IN RE: ESTATE OF GLORIA P. WILT Deceased.</div> <div>The administration of the estate of Gloria P. Wilt, deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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, 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 July 11, 2025.</div> <div>Personal Representative: Robert E. Wilt 2128 Egret Drive Clearwater, Florida 33764 Attorney for Personal Representative: 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 July 11, 18, 202525-02961N</div>	

ESTATE

SECOND INSERTION			
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-6151-ES IN RE: ESTATE OF JUANITA M. BIGNOTTI, a/k/a JUANITA MAXINE BIGNOTTI Deceased.</p> <p>The administration of the estate of JUANITA M. BIGNOTTI, also known as JUANITA MAXINE BIGNOTTI,</p>		<p>deceased, whose date of death was February 10, 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.</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</p>	

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005376-ES IN RE: ESTATE OF PAUL S. RICHARDSON Deceased.</p> <p>The administration of the estate of PAUL S. RICHARDSON, deceased, whose date of death was March 4, 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.</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, unless a written demand is made by a</p>	

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 25-006015-ES IN RE: ESTATE OF MARY WENDY WARD, A/K/A WENDY WARD, A/K/A MARY WARD Deceased</p> <p>The administration of the estate of MARY WENDY WARD, a/k/a MARY WARD deceased, whose date of death was December 25, 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.</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>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.</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: July 11, 2025</p> <p>Personal Representative: CARRIE ELIZABETH GREBENEV 2736 Westchester Drive North Clearwater, Fl 33761 Attorney for Personal Representative: Chris A. Kerbo, Esq. Florida Bar No. 1028530 Bailey Legal Group 9008 Seminole Blvd. Seminole, FL 33772 Tel. (727) 319-6430 Fax (727) 319-6438 E-Mail: chris@baileylegalgroup.com Secondary E-Mail: contact@baileylegalgroup.com July 11, 18, 2025</p>	

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005913-ES4 IN RE: ESTATE OF Vernon Elmer Cummings Deceased.</p> <p>The administration of the estate of Vernon Elmer Cummings, deceased, whose date of death was May 25th, 2025, 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.</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>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.</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 July 11th, 2025</p> <p>Personal Representative: Michael A. Cummings 9460 Singletree Ln Missoula, MT 59803 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 July 11, 18, 2025</p>	

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 2025-5923-ES IN RE: ESTATE OF CLIFFORD RAYMOND DANIELSON Deceased.</p> <p>The administration of the estate of Clifford Raymond Danielson, deceased, whose date of death was April 19, 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, 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 July 11, 2025.</p> <p>Personal Representative: Christopher Paul Danielson 10624 Brian Lane Newport Richey, FL 34654 Attorney for Personal Representative: Denyse D. Kruse, Esq. Florida Bar Number: 127152 Kruse Law, P.A. 600 1st Avenue North St. Petersburg, FL 33701 Telephone: (727) 256-4860 E-Mail: denyse@kruselawgroup.com Secondary E-Mail: denysekruse@gmail.com July 11, 18, 2025</p>	

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 2025-5920-ES IN RE: ESTATE OF MARGARET ANN DANIELSON Deceased.</p> <p>The administration of the estate of Margaret Ann Danielson, deceased, whose date of death was April 16, 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, 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 AF TER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 11, 2025.</p> <p>Personal Representative: Christopher Paul Danielson 10624 Brian Lane Newport Richey, FL 34654 Attorney for Personal Representative: Denyse D. Kruse, Esq. Florida Bar Number: 127152 Kruse Law, P.A. 600 1st Avenue North St. Petersburg, FL 33701 Telephone: (727) 256-4860 E-Mail: denyse@kruselawgroup.com Secondary E-Mail: denysekruse@gmail.com July 11, 18, 2025</p>	

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004806-ES IN RE: ESTATE OF JOHN JAMES FITZGERALD, JR. a/k/a JOHN J. FITZGERALD, JR. Deceased.</p> <p>The administration of the estate of John James Fitzgerald, Jr., deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Clearwater Courthouse, 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>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 the creditor as specified under s. 732.2211, Florida Statutes.</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 AF TER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 11, 2025.</p> <p>Dorothy M. Fitzgerald Personal Representative 9624 Glencrest Ln. Kensington, MD 20895 Cady L. Huss Florida Bar No. 0088661 CADY L. HUSS, P.A. 260 1st Ave. S., #10 St. Petersburg, FL 33701 clh@cadyhuss.com april@cadyhuss.com (727) 231-5261 Counsel for Dorothy Fitzgerald July 11, 18, 2025</p>	

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-006085-ES Division: 004 IN RE: ESTATE OF CONSTANCE A. FELIKS, Deceased.</p> <p>The administration of the estate of CONSTANCE A. FELIKS, deceased, whose date of death was October 17, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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 IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The Personal Representative or Curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies or may apply, unless a written demand is made by a creditor as specified under s.732.2211.</p> <p>The date of first publication of this notice is: July 11, 2025.</p> <p>Signed on this 8th day of July, 2025.</p> <p>DEBRA K. HERBERT Personal Representative 2274 Woodstock Rd Columbus OH 43221 PEGGY CLARIE, ESQ. Attorney for Personal Representative Florida Bar No. 0727946 CLARIE LAW OFFICES P.A. 5922 9TH Avenue N. St. Petersburg, FL 33710 Telephone: (727) 345-0041 Email: email@clarielaw.com Eservice: enotifi@clarielaw.com July 11, 18, 2025</p>	

ESTATE

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP 003735-ES Division: Probate IN RE: ESTATE OF JOHN EDWARD JASTRZEBSKI, Deceased.
The administration of the Estate of John Edward Jastrzebski, 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, Room 106, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against 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. 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,
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-002808-ES IN RE: ESTATE OF PETER GIANFILIPPO, Deceased.
The administration of the estate of Peter Gianfilippo, deceased, whose date of death was September 28, 2024 , is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025.
Michael Gianfilippo 2054 Nugget Drive Clearwater, FL 33755 Petitioner Michael J. Faehner, Esq. Florida Bar No. 23043 301 Woodlands Pkwy, #10 Oldsmar, FL 34677 Telephone: (727) 306-0201 Email: michael@faehner.com Secondary Email: filings@faehner.com July 11, 18, 2025 25-02928N

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

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

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

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

The date of first publication of this Notice is July 11, 2025.

Personal Representative:
Mary Jane Tharp
10735 110th Lane
Largo, FL 33778
Attorney for Personal Representative: Aglaë S. Van den Bergh
Attorney for Personal Representative
Florida Bar Number: 1031166
GREEN SCHOENFELD & KYLE LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: aglaevandenbergh@gskattorneys.com
July 11, 18, 2025 25-03004N

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005625-ES Section 003 IN RE: ESTATE OF ROBERT L. MCGAY Deceased.
The administration of the Estate of Robert L. McGay, deceased, whose date of death was April 23, 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 July 11, 2025.
Personal Representative: Choi McGay 440 Evergreen Drive Oldsmar, FL 34677 Attorney for Personal Representative: John M. Sakellarides Attorney for Personal Representative Florida Bar No. 935107 John M. Sakellarides, P.A. 29605 U.S. Hwy 19 North, Suite 110 Clearwater, FL 33761 Telephone: (727) 785-1228 E-mail: john@jsaklaw.com July 11, 18, 2025 25-02924N
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005969-ES IN RE: ESTATE OF ILSE A. DURGIN, Deceased.
The administration of the estate of Ilse A. Durgin, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025.
Personal Representative: Kathleen Young 2025 Carroll Creek Road Johnson City, TN 37615 Attorney for Personal Representative: G. Andrew Gracy Florida Bar No. 0570451 Peebles & Gracy, PA 826 Broadway Dunedin, Florida 34698 July 11, 18, 2025 25-03005N

SECOND INSERTION
NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA CASE NO.: 25-004831-ES Division: Probate Section: 003 IN RE: ESTATE OF MILDRED WILLIAMS FANT, Deceased.
The administration of the Estate of MILDRED FANT, deceased, Case No.: 25-004831-ES, is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. 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 July 11, 2025.
Personal Representative: David M. Durgin Kastanienstrasse 22, 71287 Weissach, Germany Attorney for Personal Representative: David A. Peek david@theseminolelegalcenter.com info@theseminolelegalcenter.com Florida Bar No. 0044660 The Legal Center 10700 Johnson Blvd., Suite 1 Seminole, FL 33772 Telephone: (727) 393-8822 July 11, 18, 2025 25-02927N

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION REF: 25-005561-ES IN RE: ESTATE OF RICHARD T. ROBINSON, Deceased.
The administration of the estate of RICHARD T. ROBINSON, deceased, whose date of death was April 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is: July 11, 2025.
JOHN F. FREEBORN Personal Representative 360 Monroe Street Dunedin, Florida 34698 JOHN F. FREEBORN, Esquire Attorney for Personal Representative FBN #0520403 SPN#1281225 FREEBORN & FREEBORN 360 Monroe Street Dunedin, FL 34698 Telephone: (727) 733-1900 john@freebornlaw.com July 11, 18, 2025 25-02967N
SECOND INSERTION
NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA CASE NO.: 25-004831-ES Division: Probate Section: 003 IN RE: ESTATE OF MILDRED WILLIAMS FANT, Deceased.
The administration of the Estate of Edward David Salway, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025.
Personal Representative: Joanne Johnson 11202 91st Ave. Seminole, FL 33772 Attorney for Personal Representative: David A. Peek david@theseminolelegalcenter.com info@theseminolelegalcenter.com Florida Bar No. 0044660 The Legal Center 10700 Johnson Blvd., Suite 1 Seminole, FL 33772 Seminole: (727) 393-8822 July 11, 18, 2025 25-02999N

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File Number: 2025-cp004652-ES IN RE: ESTATE OF J. RUSSELL BALL a/k/a JOHN RUSSELL BALL, deceased
The administration of the estate of J. RUSSELL BALL a/k/a JOHN RUSSELL BALL, deceased, whose date of death was January 25, 2025, and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025.
Personal Representative: Mary B. Ball, Personal Representative 6715 Cape Sable Way NE, Apt. 5 St. Petersburg, FL 33702
Attorney for Personal Representative: J. Kevin Drake of J. KEVIN DRAKE, P.A. Attorney for Personal Representative Florida Bar No: 705055 1432 First St. Sarasota, FL 34236 (941) 954-7750 kdrake@drakelawyers.com dussher@drakelawyers.com July 11, 18, 2025 25-02919N
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005524-ES IN RE: ESTATE OF EDWARD DAVID SALWAY, Deceased.
This administration of the estate of Edward David Salway, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The first date of publication of this notice is: Jul 11, 2025
KAYLEIGH HICKEY a/k/a KAYLEIGH KRAEMER Personal Representative 520 Victoria Street Port Perry, Ontario L9L 1R8, Canada /s/ Chelsea Scott Chelsea Scott, Esq. FL Bar No. 119394 Isabella Otruba, Esq. Florida Bar No. 1039405 Counsels for Personal Representative Fresh Legal Perspective, PL 6930 W. Linebaugh Avenue Tampa, Florida 33625 813-448-1042 Service@FLPLawFirm.com CSScott@FLPLawFirm.com IOtruba@FLPLawFirm.com July 11, 18, 2025 25-02988N

The administration of the estate of DAVID ALLAN CHRIST, deceased, whose date of death was FEBRUARY 7, 2025; is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 2025-004266-ES4; the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DATES AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: July 11, 2025

LUCIEN CAMPILLO
6102 Gulf of Mexico Blvd.
Marathon, FL 33050
JAMES R. KENNEDY, JR. ESQ.
856 2nd Avenue North
St. Petersburg, FL 33701
(727) 821-6888
Email: Jim@jrklaw.com
SPN 0024319 BAR 343528
Attorney for Petitioner
July 11, 18, 2025 25-02936N

Q&A

What is a public notice?

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

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--- ESTATE ---	
SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA, PROBATE DIVISION FILE NO. 25-003557-ES-3 IN RE: ESTATE OF VIRGINIA A. WEIDENKOPF Deceased.</p> <p>The administration of the estate of VIRGINIA A. WEIDENKOPF, deceased, whose date of death was on January 26, 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.</p> <p>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</p>	<p>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.</p> <p>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.</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, applies, or may apply unless a written demand is made by a creditor as spec-</p>

--- ACTIONS / SALES ---	
SECOND INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION CASE NO.: 52-2024-CA-000709-CI U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, VIOLA DANIELS AKA VIOLA M. DANIELS, DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 4, 2025, and entered in Case No. 52-2024-CA-000709-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Viola Daniels aka Viola M. Daniels, deceased, Tiffany Gardens Condominium Association, Inc, Florida Housing Finance Corporation, Robert</p>	<p>M Bryant Jr., Cynthia Howard, 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 30, 2025 the following described property as set forth in said Final Judgment of Foreclosure: APARTMENT NO. 120, TIFANY GARDENS APARTMENTS, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH, AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM, PLAT BOOK 7, PAGE 23-25, AND IN O.R. BOOK 3455, PAGE 937-977, OF THE PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA. A/K/A 3100 HARTFORD ST N ST PETERSBURG FL 33713 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.</p>

SECOND INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by WYNNDHAM VACATION RESORTS, INC., F/K/A FAIRFIELD RESORTS, INC., F/K/A FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION for the purposes of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856. The following owners are hereby notified that you are in default of the note and mortgage for the following properties located in Pinellas County, Florida: Contract Number: 2241818277 - MARY KATHARIN JONES, 8707 STONEY BROOK LN, MAGNOLIA, TX 77354; Principal Balance: \$8,386.47; Interest: \$903.61; Late Charges: \$50.00; TOTAL: \$9,340.08 through February 12, 2025 (per diem: \$2.76/ day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 225,000/158,162,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 571, 572, 574, 576, 577, 578, 579, 580, 581, 582, 583 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 225,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s). Contract Number: 2521900341 - WILLIAM GEORGE BAUER and DINAROSE IRENE BAUER, 8386 SCOTTISH CT, JACKSONVILLE, FL 32244; Principal Balance: \$46,081.45; Interest: \$8,365.49; Late Charges: \$60.00; TOTAL: \$54,506.94 through February 12, 2025 (per diem: \$21.45/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 431,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 671, 672, 674, 676, 677, 678, 679, 680, 681, 682, 683 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 431,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s). Contract Number: 262100976 - GEORGE G TAYLOR III and LISA W TAYLOR, 8027 STEVEN FRANKLIN DR, BARTLETT, TN 38133; Principal Balance: \$20,712.88; Interest: \$3,866.21; Late Charges: \$60.00; TOTAL: \$24,639.09 through February 12, 2025 (per diem: \$9.64/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 554,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 871, 872, 874, 876, 877, 878, 879, 880, 881, 882, 883 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 554,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s). Contract Number: 742100088 - JEFFERY CARTER, 11515 NEELY RD, ATHENS, AL 35611; Principal Balance: \$17,744.94; Interest: \$2,944.60; Late Charges: \$65.00; TOTAL: \$20,754.54 through February 12, 2025 (per diem: \$7.05/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 105,000/327,902,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1071, S1072, S1074, S1076, S1077, S1078, S1079, S1080, S1081, S1082, S1083, S1171, S1172, S1174, S1176, S1177, S1178, S1179, S1180, S1181, S1182, S1183 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 105,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s). Contract Number: 742100108 - CHARLOTTE MOGENSEN, 659 E MALIBOU LN, PALATINE, IL 60074; Principal Balance: \$57,613.93; Interest: \$23,855.44; Late Charges: \$165.00; TOTAL: \$81,634.37 through March 5, 2025 (per diem: \$22.87/ day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 427,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 871, 872, 874, 876, 877, 878, 879, 880, 881, 882, 883 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 427,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s). ALL within CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"), together with all appurtenances thereto, according and subject to the Declaration of Condominium of Clearwater Beach Resort VO Condominium ("Condominium Declaration"), as recorded on February 2, 2017 in Official Records Book 19507, Page 176 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; and the Declaration of Vacation Plan for Clearwater Beach Resort Vacation Ownership Plan ("Timeshare Declaration"), as recorded in Official Records Book 19519, Page 2693 et seq., public records of Pinellas County, Florida together with any and all amendments and supplements thereto; and Master Declaration of Covenants, Conditions and Restriction of Clearwater Beach Resort ("MASTER DECLARATION"), as recorded on February 2, 2017 in Official Records book 19507, Page 20 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; the said Condominium Declaration, Master Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declarations". The owners must pay the TOTAL listed above plus the per diem and a \$250.00 fee for trustee foreclosure sale plus costs as they accrue, if any. Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S.721.856. You have the right to submit an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Early Law, P.A f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822 1347.CBRNJNOA0725 July 11, 18, 2025	

--- ACTIONS / SALES ---	
FOURTH INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT IN AND FOR THE SIXTH JUDICIAL CIRCUIT FOR PINELLAS COUNTY, FLORIDA Case No. 25-001023-CI LINDA ROLLINS, EUGENE ROLLINS, YVONNE ROLLINS, and LETHIA MAE ROLLINS a/k/a LETHIA ROLLINS, Plaintiffs, v. HAROLD J. MCLEAN and LAURA E. MCLEAN, if alive, and if dead, their unknown spouse, heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against them, JAMES MCLEAN, NANCY FOWLER, and ROBERTA LONG Defendant. TO: HAROLD J. MCLEAN and LAURA E. MCLEAN, if alive, and if dead, their unknown spouse, heirs, devisees, grantees, judgment creditors, and all</p>	<p>other parties claiming by, through, under, or against them YOU ARE NOTIFIED that an action to quiet title for the following property in Pinellas County, Florida:</p> <p>Legal Description: Lot 33, Tangerine Central Sub. according to a plat thereof as recorded in the public records of Pinellas County, Florida, otherwise known as 2161 Sixteenth Avenue, South, St. Petersburg, Florida Situs: 2161 16th Avenue South, St. Petersburg, FL 33712.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on John A. Richert, Esq., the Plaintiffs' attorney, whose address is 5801 Ulmerton Road, Suite 100, Clearwater, FL 33760, on or before 30 Days after 1st publication, and file the original with the clerk of this court either before service on the Plaintiffs'</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 24-002748-CI ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, v. STUART JAFFE; UNKNOWN SPOUSE OF STUART JAFFE; VILLAGE ON THE GREEN CONDOMINIUM I ASSOCIATION, INC.; STUART JAFFE AS SUCCESSOR TRUSTEE OF THE LIVING REVOCABLE TRUST OF LEILA HARRIET JAFFE; ADRIAN SANCHEZ; RUSSELL JAFFE; COMMERCE BANK; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 26, 2025 entered in Civil Case No. 24-002748-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and STUART JAFFE; VILLAGE ON THE GREEN</p>	<p>CONDOMINIUM I ASSOCIATION, INC.; STUART JAFFE AS SUCCESSOR TRUSTEE OF THE LIVING REVOCABLE TRUST OF LEILA HARRIET JAFFE; RUSSELL JAFFE; COMMERCE BANK are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at www.pinellas.realforeclose.com beginning at 10:00 AM on August 12, 2025 the following described property as set forth in said Final Judgment, to-wit: THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT 8-B, AND THE UNDIVIDED PERCENTAGE OF INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISION OF THE DECLARATION OF CONDOMINIUM OF VILLAGE ON THE GREEN CONDOMINIUM I, AS RECORDED IN O.R. BOOK 4736 AT PAGES 1320 THRU 1373, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 29 AT PAGES 97 THROUGH 102, BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 2530 Laurelwood Dr #8B, Clearwater, FL 33763</p>

SECOND INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by WYNNDHAM VACATION RESORTS, INC., F/K/A FAIRFIELD RESORTS, INC., F/K/A FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION for the purposes of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856. The following owners are hereby notified that you are in default of assessments (as well as property taxes, interest, late fees and/or costs, if applicable) due for the following properties located in Pinellas County, Florida: Contract Number: 641909310 - FRANKLYN SCOTT RICHARDSON and ANGELA MATTIA RICHARDSON, 1106 ZION HILL RD, HORTON, AL 35980; Assessments Balance: \$2,539.86 as evidenced by the Claim of Lien recorded on April 29, 2025 in Book 23144, Page 2057 of the Public Records of Pinellas County, Florida for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 210,000/322,487,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 971, 972, 974, 976, 977, 978, 979, 980, 981, 982, 983, 1271, 1274, 1276, 1277, 1280, 1282, 1283 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 210,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s). Contract Number: 1261801286 - ROBIN EDWARDES and MARY EDWARDES, 163 FRONT RD, L'ORIGNAL, ON K0B 1K0 CANADA; Assessments Balance: \$8,611.41 as evidenced by the Claim of Lien recorded on April 29, 2025 in Book 23144, Page 2057 of the Public Records of Pinellas County, Florida for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 1,000,000/158,536,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1571, S1574, S1576, S1577, S1580, S1582, S1583 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 1,000,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s). Contract Number: 1262000728 - DIXIE BROCKMEYER and DONALD BROCKMEYER, 119 FOX RUN, SPARTA, IL 62286; Assessments Balance: \$1,656.41 as evidenced by the Claim of Lien recorded on April 29, 2025 in Book 23144, Page 2057 of the Public Records of Pinellas County, Florida for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 400,000/327,902,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1071, S1072, S1074, S1076, S1077, S1078, S1079, S1080, S1081, S1082, S1083, S1171, S1172, S1174, S1176, S1177, S1178, S1179, S1180, S1181, S1182, S1183 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 400,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s). ALL within CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"), together with all appurtenances thereto, according and subject to the Declaration of Condominium of Clearwater Beach Resort VO Condominium ("Condominium Declaration"), as recorded on February 2, 2017 in Official Records Book 19507, Page 176 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; and the Declaration of Vacation Plan for Clearwater Beach Resort Vacation Ownership Plan ("Timeshare Declaration"), as recorded in Official Records Book 19519, Page 2693 et seq., public records of Pinellas County, Florida together with any and all amendments and supplements thereto; and Master Declaration of Covenants, Conditions and Restriction of Clearwater Beach Resort ("MASTER DECLARATION"), as recorded on February 2, 2017 in Official Records book 19507, Page 20 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; the said Condominium Declaration, Master Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declarations". The owners must pay the TOTAL listed above and a \$300.00 fee for trustee foreclosure sale plus costs as they accrue, if any. Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S.721.856. You have the right to submit an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Early Law, P.A f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822 1347.CBRNJCOLNOA0725 July 11, 18, 2025	

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

ESTATE

SECOND INSERTION		SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005046-ES Division 003 IN RE: ESTATE OF ARNOLD S. LOVIN Deceased.</p> <p>The administration of the estate of ARNOLD S. LOVIN, deceased, whose date of death was April 16, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. The name and address of the personal representative are: NANCY LOVIN, 184 Irving Road, York, PA 17403. The name and address of the personal representative's attorney are set forth below.</p> <p>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</p>	<p>court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.</p> <p>All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>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 Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.221.</p> <p>ALL CLAIMS NOT FILED WITHIN</p>	<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005269-ES Division 003 IN RE: ESTATE OF CAROL ANN WAITE Deceased.</p> <p>The administration of the estate of Carol Ann Waite, deceased, whose date of death was March 25, 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</p>	<p>THE 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: July 11, 2025.</p> <p>/s/ James M. Flick James M. Flick Florida Bar Number: 91075 Christian Bonta Florida Bar Number: 101347 WALKER FLICK 3700 S Conway Rd, Ste 212 Orlando, FL 32812 Telephone: (407) 745-0609 Service E-Mails: james@thefloridalawyers.com christian@thefloridalawyers.com kflick@thefloridalawyers.com service@thefloridalawyers.com Attorneys for Personal Representative July 11, 18, 2025 25-02916N</p>

SECOND INSERTION		SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 2025-4860-ES Division 3 IN RE: ESTATE OF MAGDA W. SMITH, Deceased.</p> <p>The administration of the estate of MAGDA W. SMITH, deceased, whose date of death was April 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.</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>The personal representative has no duty to discover whether any property</p>	<p>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.</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 PERIOD 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: July 11, 2025.</p> <p>Signed on this 7th day of July, 2025.</p> <p>CHRISTINE A. HUBBARD Personal Representative 6039 Guilford Drive New Port Richey, FL 34655 R. CARLTON WARD Attorney for Personal Representative Florida Bar No. 0165903 MACFARLANE FERGUSON & McMULLEN Post Office Box 1669 Clearwater, FL 33757 Telephone: (727) 441-8966 Email: rcw@macfar.com Secondary Email: mlh@macfar.com July 11, 18, 2025 25-02962N</p>	<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-006389-ES Division Probate IN RE: ESTATE OF THOMAS ROBERT DENNY, JR. Deceased.</p> <p>The administration of the estate of Thomas Robert Denny, Jr., deceased, whose date of death was June 5, 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 petitioner and the petitioner'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 July 11, 2025.</p> <p>Petitioner: Bridget Courtney Denny 2404 Florentine Way #38 Clearwater, Florida 33763 Attorney for Petitioner: Rachel M. Wagoner Attorney Florida Bar Number: 736066 COLEN & WAGONER, P.A. 1756 N. Belcher Road Clearwater, Florida 33765 Telephone: (727) 545-8114 Fax: (727) 545-8227 E-Mail: rachel@colenwagoner.com Secondary E-Mail: probate@colenwagoner.com July 11, 18, 2025 25-02949N</p>

<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005232-ES Section 003 IN RE: ESTATE OF BARBARA A. CASSIDY Deceased.</div> <div>The administration of the Estate of Barbara A. Cassidy, deceased, whose date of death was May 11, 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>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 July 11, 2025.</div> <div>Personal Representative: Brian M. Cassidy 1260 Avenue Bernard Ouest #19 Outremont, Quebec H2V 1V9, Canada</div> <div>Attorney for Personal Representative: John M. Sakellarides Attorney for Personal Representative Florida Bar No. 935107 John M. Sakellarides, P.A. 29605 U.S. Hwy 19 North, Suite 110 Clearwater, FL 33761 Telephone: (727) 785-1228 E-mail: john@jsaklaw.com July 11, 18, 2025 25-02925N</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004473-ES UCN #522025CP004473XXESPR Division: 004 IN RE: ESTATE OF ALICIA S. FRIEDLANDER, Deceased.</div> <div>The administration of the estate of ALICIA S. FRIEDLANDER, deceased, whose date of death was August 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 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: July 11, 2025.</div> <div>CHARLES R. FRIEDLANDER Personal Representative 10028 6th Street North St. Petersburg, FL 33702 PEGGY CLARIE, ESQUIRE Attorney for Personal Representative Florida Bar No. 0727946 CLARIE LAW OFFICES, P.A. 5922 9th Avenue North St. Petersburg, FL 33710 Telephone: (727) 345-0041 Facsimile: (727) 344-6659 E-service: enotify@clarielaw.com Email: email@clarielaw.com July 11, 18, 2025 25-02952N</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-006298-ES Division: Probate IN RE: ESTATE OF WILLIAM A. GARRY (A/K/A WILLIAM GARRY) Deceased.</div> <div>The administration of the estate of William A. Garry (a/k/a William Garry), deceased, whose date of death was January 20, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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 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 July 11, 2025.</div> <div>Personal Representative: Robert Garry 2263 Pinnacle Circle North Palm Harbor, Florida 34684 Attorney for Personal Representative: Tanya Bell, Esq. Florida Bar Number: 52924 Bell Law Firm, P.A. 2364 Boy Scout Road, Suite 200 Clearwater, Florida 33763 Telephone: (727) 287-6316 Fax: (727) 287-6317 TanyaBell@BellLawFirmFlorida.com AMullins@BellLawFirmFlorida.com July 11, 18, 2025 25-02950N</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004328-ES Division 003 IN RE: ESTATE OF JAMES EDWARD ZEDALIS Deceased.</div> <div>The administration of the estate of JAMES EDWARD ZEDALIS, deceased, whose date of death was February 18, 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>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 July 11, 2025.</div> <div>Personal Representative: Karina Zedalis 652 Aspen Drive, Lyons Colorado 80540</div> <div>Attorney for Personal Representative: Nancy J. Oset Attorney Florida Bar Number: 402516 2706 Alternate 19 North Suite 219 Palm Harbor, FL 34683 Telephone: (727) 510-4686 Fax: (727) 510-4686 E-Mail: attorney@osetlaw.com July 11, 18, 2025 25-02926N</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 25-000912-ES DIVISION: NEWTON IN RE: ESTATE OF TAMMY KIRKLAND Deceased.</div> <div>The administration of the estate of TAMMY KIRKLAND, deceased, File Number 25-000912-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756.</div> <div>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, including unmatured contingent or unliqui- dated claims on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF- TER THE DATE OF SERVICE 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 claims with this court WITHIN THREE MONTHS AF- TER THE DATE OF THE FIRST PUB- LICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) OR MORE YEARS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of the first publication of this Notice is July 11, 2025.</div> <div>Personal Representative: PAMELA LOUGH c/o Law Office of Jeffrey R. Stoll, P.A. 7805 SW 6th Court Plantation, FL 33324 Telephone: (954) 963-1995/ Fax: (954) 212-7777</div> <div>Attorney for Personal Representative: Law Office of Jeffrey R. Stoll, P.A. Jeffrey R. Stoll 7805 SW 6th Court Plantation, Florida 33324 Telephone: (954) 963-1995/ Fax: (954) 212-7777 E-Mail: jrstoll@stollfloridalawyer.com July 11, 18, 2025 25-02985N</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 25-005724-ES Division: 003 IN RE: ESTATE OF WESLEY J. RIDENOUR, Deceased.</div> <div>The administration of the estate of WESLEY J. RIDENOUR, deceased, whose date of death was March 31, 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 de- mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>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.</div> <div>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.</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 July 11, 2025.</div> <div>Personal Representative: THEODORE RIDENOUR 20 - 93rd Street Brooklyn, NY 11209 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 July 11, 18, 2025 25-02986N</div>
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ACTIONS / SALES

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 24-004736-CI LONESTAR FLIPCO FINANCIAL, LLC a Texas Limited Liability Company Plaintiff vs. PINK ELEPHANT PROPERTIES LLC, a Florida Limited Liability Company, CITY OF GULFPORT, Florida, TENANT NO. 1, and TENANT NO. 2. Defendants NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure entered on February 5, 2025, in Case No. 24-004736-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, in which Lonestar Flipco Financial, LLC is the Plaintiff, and Pink Elephant Properties LLC, a Florida Limited Liability Company, and City of Gulfport are the Defendants, the Clerk of the Circuit Court, Ken Burke, CPA, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 AM on August 5, 2025, the following described property situated in Pinellas County, Florida: Lot 11, of TRELAIN ADDITION, according to the Plat thereof, as recorded in Plat Book 8, Page 8, of the Public Records of Pinellas	County, Florida. Street address: 2355 Trelain Drive S., St. Petersburg, Florida 33712 Parcel ID: 36-31-16-91989-000-0110	
	Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim before the clerk reports the surplus as unclaimed.	
	“If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.”	
	Dated: July 2, 2025	
	HYNDS LAW	
	/s/ Robert J. Hynds	
	Robert J. Hynds, Esq.	
	Florida Bar # 44231	
	630 S. Orange Ave, Ste 200	
	Sarasota, Florida 34236	
	(941) 702-2222	
	Email: robert@hyndslaw.com	
	Counsel for Plaintiff	
	July 11, 18, 2025	25-02933N

SECOND INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-001414-CI FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2, Plaintiff, vs. DEBORAH WILLIAMSON; GREG WILLIAMSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 28, 2025 and entered in Case No. 24-001414-CI, of the Circuit Court of the 6th Judicial Circuit in and for PINELLAS County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 is Plaintiff and DEBORAH WILLIAMSON; GREG WILLIAMSON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PINELLAS.REALFORECLOSE.COM, at 10:00 A.M., on July 31, 2025, the following described property as set forth in said Final	Judgment, to wit:	
	LOT 16, BLOCK “D”, KAREN ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 24, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.	
	Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.	
	This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR “If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste.300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you hearing or voice impaired, call 711.”	
	Dated this 3rd day of July, 2025.	
	/s/ Eric Knopp, Esq.	
	Bar. No.: 709921	
	Kahane & Associates, P.A.	
	1619 NW 136th Avenue, Suite D-220	
	Sunrise, Florida 33323	
	Telephone: (954) 382-3486	
	Telefacsimile: (954) 382-5380	
	Designated service email: notice@kahaneandassociates.com	
	File No.: 23-00594 SPS	
	V6.20190626	
	July 11, 18, 2025	25-02912N

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 23-006538-CI U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF IGLOO SERIES V TRUST, Plaintiff, v. JAMES TRESH, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Uniform Final Judgment of Foreclosure dated January 25, 2024 and an Amended Consent Uniform Final Judgment of Foreclosure dated July 01, 2025, issued in and for Pinellas County, Florida, in Case No. 23-006538-CI, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF IGLOO SERIES V TRUST is the Plaintiff, and JAMES TRESH, JENNIFER C. TRESH A/K/A JENNIFER TRESH, STATE OF FLORIDA, DEPARTMENT OF REVENUE, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR ABS LOAN TRUST VI, PAUL J. KUPER, GALE HEALTHCARE SOLUTIONS - FLORIDA LLC F/K/A PER DIEM MEDICAL STAFFING, LLC D/B/A NURSE STAFFING, UNKNOWN TENANT #2 and UNKNOWN TENANT #1 N/K/A ALESSANDRO TRESH are the Defendants. The Clerk of the Court, KEN BURKE, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on August 28, 2025, at electronic sale beginning at 10:00 AM, at www.pinellas.realforeclose.com the following-described real property as set forth in said Amended Consent Uniform Final Judgment of Foreclosure, to wit: THE NORTH 1/2 OF THE	SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS ROAD RIGHT-OF-WAY, SECTION 34, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA. Property Address: 2185 Bow Lane, Safety Harbor, FL 34695 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IMPORTANT If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500., Clearwater, FL 33756, Phone: 727.464.4062 V/TDD, Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated: This 8th day of July, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com July 11, 18, 2025	25-02976N

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION Case No. 52-2024-CA-005535 TVC MORTGAGE TRUST 2023-RTL1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE Plaintiff, vs. RAD DIVERSIFIED REIT, INC. AND UNKNOWN TENANTS/ OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 26, 2025, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as: LOT 23, EDGEWOOD COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 18, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. and commonly known as: 526 KIRKWOOD TERRACE N, ST PETERSBURG, FL 33701; including the building, appurtenances, and fixtures located therein, at public sale,		
	to the highest and best bidder, for cash, at the Pinellas County auction website at www.pinellas.realforeclose.com, on July 31, 2025 at 10:00 A.M..	
	Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.	
	“If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.”	
	Dated this July 2, 2025	
	By:/s/ Jennifer M. Scott	
	Jennifer M. Scott	
	(813) 229-0900 x	
	Kass Shuler, P.A.	
	1604 N. Marion St.	
	Tampa, FL 33602	
	ForeclosureService@kasslaw.com	
	327499/2427508/CMP	
	July 11, 18, 2025	25-02913N

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 2024-2289-CI SERV BANK, SB Plaintiff vs. HANNA ONJEA N/K/A HANNA ELLIOT SPENCE; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF HANNA ONJEA N/K/A HANNA ELLIOT SPENCE; HANNA ELLIOT SPENCE, AS TRUSTEE OF THE MIRACLE LAND MISSION TRUST; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TENANT, in possession of the subject real property, Defendants Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Pinellas County, Florida will sell the following property situated in Pinellas County, Florida described as: LOT 19, BLOCK F, PLEASANT GROVE PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGES 20 AND 21, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA at public sale, to the highest and best		
	bidder for cash, in an online sale at: www.pinnellas.realforeclose.com beginning at 10:00 a.m. on September 9, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 5:00 P.M. on the date of the sale by cash or cashier's check.	
	Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.	
	“If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.”	
	LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322	
	Attorney for Plaintiff	
	By /s/ Gary Gassel, Esq.	
	GARY GASSEL, ESQUIRE	
	Florida Bar No. 500690	
	July 11, 18, 2025	25-02932N

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25000491CI U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JOEY LINDSEY A/K/A JOE LINDSEY; FLORIDA HOUSING FINANCE CORPORATION; WEDGE WOOD OF PALM HARBOR HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN SPOUSE OF JOEY LINDSEY A/K/A JOE LINDSEY; UNKNOWN SPOUSE OF SHAINA LINDSEY A/K/A SHAINA MARIE RICHARDSON; SHAINA LINDSEY A/K/A SHAINA MARIE RICHARDSON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at 10:00 AM on the 30 day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 49-D, WEDGE WOOD OF PALM HARBOR - UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 93, PAGES 3 THROUGH 6, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PROPERTY ADDRESS: 2726 11TH CT, PALM HARBOR, FL 34684 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING		
	AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.	
	If you are a person with a disability who needs 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 02 day of July 2025.	
	By: /s/ Lindsay Maisonet	
	Lindsay Maisonet, Esq.	
	Bar Number: 93156	
	Submitted by:	
	De Cubas & Lewis, P.A.	
	PO Box 5026	
	Fort Lauderdale, FL 33310	
	Telephone: (954) 453-0365	
	Facsimile: (954) 771-6052	
	Toll Free: 1-800-441-2438	
	DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516	
	eservice@decubaslewis.com	
	25-00257	
	Provide Bidder Number: 11951	
	July 11, 18, 2025	25-02953N

THIRD INSERTION		
NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY JUVENILE DIVISION CASE NO. 23-00103dp6 FSFN: 102769412 IN THE INTEREST OF: A.J. DOB: 7/28/2015, PID: 312115863 MINOR CHILD TO: Raheen Boyd, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.J. born on 7/28/2015. You are hereby commanded to appear on August 13, 2025, at 10:00 AM before the Honorable Sherwood Coleman at the Pinellas County Justice Center, 14250 49th Street N, Annex Courtroom A, Clearwater, FL 33762, for an ADVISORY/ADJUDICATORY DISPOSITION HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR		
	ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.	
	1. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of Human Rights, 400 S. Ft. Harrison Avenue, Suite 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
	WITNESS, my hand as Clerk of said Court and the Seal thereof, this 1st day of July, 2025.	
	(SEAL) CIRCUIT COURT PINELLAS COUNTY, FLORIDA KEN BURKE, Clerk of Court	
	By: /s/ Deputy Clerk	
	BRUCE BARTLETT, State Attorney	
	Sixth Judicial Circuit of Florida	
	P.O. Box 17500	
	Clearwater, Florida 33762	
	727-464-6221	
	July 4, 11, 18, 25, 2025	25-02861N

THIRD INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-001613-CI SERV BANK, SB Plaintiff(s), vs. ANDREA BOAZ; DONALD BOAZ; THE UNKNOWN SPOUSE OF ANDREA BOAZ; THE UNKNOWN SPOUSE OF DONALD BOAZ; THE UNKNOWN TENANT IN POSSESSION, Defendant(s). TO: THE UNKNOWN SPOUSE OF DONALD BOAZ LAST KNOWN ADDRESS: 912 SEMINOLE BLVD TARPON SPRINGS, FL 34689 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pinellas County, Florida, to foreclose certain real property described as follows: LOT 30, BLOCK 4, 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. Property address: 912 Seminole Blvd, Tarpon Springs, FL 34689		
	Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.	
	“If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.”	
	DATED this the day of 06/25/2025.	
	CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: STEVIE AYARS Deputy Clerk KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165	
	Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 25-002571-1 July 4, 11, 18, 25, 2025	
		25-02774N

FOURTH INSERTION		
NOTICE OF ACTION – CONSTRUCTIVE SERVICE OF PROCESS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 25-000814-CI JUNGLE GIRLS LLC SERIES B 2669 44th STREET S, LLC, an Illinois limited liability company Plaintiffs, v. JUNGLE GIRLS, LLC, a Florida limited liability company, UNKNOWN TRUSTEE OF THE CAROL V. MONTI REVOCABLE TRUST, an individual, SUSAN BLACKBURN as Attorney-In-Fact of the CAROL V. MONTI REVOCABLE TRUST, an individual, ARNOLD DEAN HAMMONS, an individual, ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, LIENORS, CREDITORS, OR OTHER CLAIMANTS; and ALL OTHER UNKNOWN PERSONS OR ENTITIES CLAIMING AN INTEREST IN THE PROPERTY Defendants. TO: Arnold Dean Hammons, an individual, and the Unknown Trustee of the Carole Monti Revocable Trust The North 25 feet of Lot 173, BRUNSON-DOWELL SUB NO. 1, according to the plat thereof as recorded in Plat Book 1, Page 49, of the Public Records of Pinellas County, Florida. YOU ARE NOTIFIED that an action to quiet title to the above-described real property has been filed against you in		
	the Circuit Court of Pinellas County, Florida. You are required to serve a copy of your written defenses, if any, to this action on Glenn E. Goldberg, Esq., attorney for Plaintiff, Goldberg Law Group, P.A., 944 Fourth Street N., Suite 600, St. Petersburg, Florida 33701, and file the original with the Clerk of the Court, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756, on or before May 21, 2025, otherwise, a default will be entered against you for the relief demanded in the Complaint.	
	This notice shall be published once a week for four (4) consecutive weeks in the Business Observer for Pinellas County, Florida.	
	“If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.”	
	WITNESS my hand and the seal of this Court on this 24th day of June 2025.	
	KEN BURKE Clerk of the Circuit Court & Comptroller Pinellas County, Florida By: /s/ Thomas Smith Deputy Clerk	
	June 27; July 4, 11, 18, 2025	
		25-02737N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

LV10184

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-001152-CI
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
ALAN RICHARD FUTTERMAN, et al.,
Defendants.
NOTICE is hereby given that Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on November 12, 2025, at 10:00 a.m. ET, via the online website www.pinellas.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pinellas County, Florida, to wit:
Lot 28, THE CLEARING, according to the map or plat thereof as recorded in Plat Book 74, Pages 47-50, Public Records of Pinellas County, Florida.
Property Address: 3410 Killdeer Place, Palm Harbor, FL 34685
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth 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 before the clerk reports the surplus as

unclaimed.
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 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 appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
SUBMITTED on this 8th day of July, 2025.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
July 11, 18, 2025 25-02972N

SECOND INSERTION

AMENDED NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-008429-CO
Judge Edwin Jagger
Div: 40
JOHN HOGAN ROOFING, LLC,
Plaintiff, v.
FMS 307, LLC and MORGAN SCARRITT, et al.
Defendants.
NOTICE IS HEREBY GIVEN, pursuant to Final Judgment entered in this cause on May 28, 2025, KEN BURKE, Clerk of the Circuit Court, sell the property situated in Pinellas County, Florida described as:
ALL OF LOT 15 AND THE WESTERLY 5 FEET OF LOT 16, BLOCK 1, NORTH REDINGTON BEACH SUBDIVISION SECTION C, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
Parcel ID: 32-30-15-61056-001-0150
and commonly known as 307 173rd Ave. E., Redington Beach, FL 33708, including the building, appurtenances, and fixtures located therein at public sale to the highest and best bidder, for cash, in an online sale at www.pinellas.realforeclose.com, beginning at 10 a.m. eastern standard time on JULY 29, 2025 in accordance with Chapter 45.031 Florida Statutes.
ANY PERSON CLAIMING ANY INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIST PENDENS MUST FILE A CLAIM NOT LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS UNCLAIMED.
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE, NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Williams Chartered, P.A.
/s/ Brett T. Williams
Brett T. Williams, Esq.
FBN: 113170
222 Pasadena Place
Orlando, FL 32803
Phone: 321-987-4744
brett@williamschartered.com
kelly@williamschartered.com
Attorneys for Plaintiff
July 11, 18, 2025 25-02914N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 22-004662-CI
KEYBANK, NA,
Plaintiff, vs.
JONATHAN ROSEN, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-004662-CI of the Circuit Court of the 6TH Judicial Circuit in and for PINELLAS County, Florida, wherein, KEYBANK, NA, Plaintiff, and JONATHAN ROSEN, et. al., are Defendants, Clerk of Court, Ken Burke, will sell to the highest bidder for cash at WWW.PINELLAS.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 20th day of August, 2025, the following described property:
UNIT NO. 1506, MERIDIAN ON SAND KEY, A CONDOMINIUM, ACCORDING TO PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 122, PAGES 72 TO 94 INCLUSIVE; AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 10907, PAGE 2589, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.
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. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
DATED this 8 day of July, 2025.
GREENSPOON MARDER LLP
TRADE CENTRE SOUTH,
SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1: Michele.Clancy@gmlaw.com
Email 2: gmlawforeclosure@gmlaw.com
By: /s/ Michele R. Clancy
Michele R. Clancy, Esq.
Florida Bar No. 498661
58075.0015 / JSchwartz
Publish in: Business Observer
Bidder #10250
July 11, 18, 2025 25-02977N

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 22-000404-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; MV REALTY PBC LLC; LISA LIEGL; 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
The Clerk of the Court, Ken Burke,

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-004757-CI
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL4 MORTGAGE-BACKED NOTES, SERIES 2023-RTL4,
Plaintiff, v.
TWIN CAM MANAGEMENT AND CONSULTING LLC, a Florida Limited Liability Company; DERICK OUTAR, an Individual; UNKNOWN TENANT #1 - UNIT 1; UNKNOWN TENANT #2 - UNIT 1; UNKNOWN TENANT #1 - UNIT 2; UNKNOWN TENANT #2 - UNIT 2,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 11, 2025 entered in Civil Case No. 24-004757-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL4 MORTGAGE-BACKED NOTES, SERIES 2023-RTL4, Plaintiff and TWIN CAM MANAGEMENT AND CONSULTING LLC, a Florida Limited Liability Company; DERICK OUTAR, an Individual are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at www.pinellas.realforeclose.com beginning at 10:00 AM on September 11, 2025 the following described property as set forth in said Final Judgment, to-wit:.
LOTS 3 AND 4, BLOCK E, PLAN OF BOCA CIEGA HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 73, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, AS FORMERLY A PART.
Property Address: 2018 43rd St S, Saint Petersburg, FL 33711
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: flrealprop@kelleykronenberg.com
/s/ Jordan Weinstein
Jordan Weinstein, Esq.
FBN: 1039538
File No: 3843.000097
July 11, 18, 2025 25-02965N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-001292-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF IRVING MILLARD A/K/A IRVING MAURICE MILLARD, DECEASED; LUXURY BATH OF TAMPA BAY LLC D/B/A LUXURY BATH SYSTEMS; FOUNDATION FINANCE COMPANY LLC; UNKNOWN SPOUSE OF BANTHY CHANTAVONG; 212 LOANS, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT#2,
Defendant.
To the following Defendant(s):
UNKNOWN SPOUSE OF BANTHY CHANTAVONG
4711 23rd St. N,
Saint Petersburg, FL 33714
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF IRVING MILLARD A/K/A IRVING MAURICE MILLARD, DECEASED RESIDENCE UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 2 BLOCK C, TETREAULT SUB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6 PAGE(S) 60, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
a/k/a 4711 23rd St N, St Petersburg, FL 33714
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324, on or before , a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2.065.
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT:
HUMAN RIGHTS OFFICE
400 S. FT. HARRISON AVE.,
STE. 500
CLEARWATER, FL 33756
PHONE: 727.464.4062 V/TDD
OR 711 FOR THE HEARING IMPAIRED
CONTACT SHOULD BE INITIATED AT LEAST SEVEN DAYS BEFORE THE SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS.
WITNESS my hand and the seal of this Court this day of 07/03/2025, 2025.
As Clerk of the Court
By Stevie Ayars
As Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
July 11, 18, 2025 25-02931N

SECOND INSERTION

CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on September 17, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 2, BOCA CIEGA ESTATES, LOT 5, BLOCK 6, REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE(S) 31, 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. 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. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
DATED this 3rd day of July, 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: Zachary Ullman
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepite.com
1133-2645B
July 11, 18, 2025 25-02934N

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 22-004370-CI
WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST CO., N.A.,
Plaintiff, v.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ERNEST JOHNSON, DECEASED, et al,
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 23, 2025 and entered in Case No. 22-004370-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein ERNEST JOHNSON, et al., are the Defendants. The Clerk of the Court, KEN BURKE, CPA, will sell to the highest bidder for cash at <https://www.pinellas.realforeclose.com> on August 12, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:
ALL THAT PROPERTY SITUATE IN THE COUNTY OF PINELLAS AND STATE OF FLORIDA DESCRIBED AS: THE SOUTH 5 FEET OF LOT 2, AND ALL OF LOT 3, BLOCK 8, THIRD SECTION OF LELLMAN HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 8, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PARCEL I.D.: 03-31-16-51030-008-0030
and commonly known as: 5261 40TH STREET NORTH, SAINT PETERSBURG, FL 33714 (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 WITHIN 60 DAYS AFTER THE SALE.
IMPORTANT
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
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FL Bar No.: 1055042
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July 11, 18, 2025 25-02968N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY
GENERAL CIVIL DIVISION
Case No.: 24-002919-CI
CLEARWATER CASCADE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF JAMES MURRAY, UNKNOWN SPOUSE OF JAMES MURRAY, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES MURRAY, AND UNKNOWN TENANT(S) IN POSSESSION,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 17, 2025 entered in Case No. 24-002919-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein CLEARWATER CASCADE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ESTATE OF JAMES MURRAY, UNKNOWN SPOUSE OF JAMES MURRAY, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES MURRAY, AND UNKNOWN TENANT(S) IN POSSESSION, are the Defendants, Ken Burke, Clerk of Court of Pinellas County, will sell to the highest and best bidder for cash online via the internet at <http://www.pinellas.realforeclose.com> at 10:00 AM, on the 23rd day of July, 2025 the following described property as set forth in said Final Judgment:
Unit/Lot No. 162 of Clearwater Cascade Homeowners Association, Inc., a Florida not-for-profit corporation, according to Exhibit "B" (the "Plot Plan") of the Declaration of Master Form Occupancy Agreement recorded in O.R. Book 8736, Page 1265 and as amended in O.R. Book 9080, Page 2030, O.R. Book 9667, Page 597, and O.R. Book 10419, Page 785, all of the Public Records of Pinellas County, Florida, commonly known as 9790 66th Street N., Lot# 162, Pinellas Park, FL 33782, for a term of years as set forth in the Master Form Occupancy Agreement and in consideration of the mutual covenants contained in the said Master Form Occupancy Agreement, which form of Agreement and all amendments thereto are incorporated herein by reference, the originals of which are maintained in the office of the Association at 9790 66th Street N., Pinellas Park, FL 33782.
Parcel Number: 19-30-16-16438-000-1620
a/k/a 9790 66th St. N. #162
Pinellas Park, FL 33782
Together with the mobile home situated thereon. Please note that it is believed that the mobile home is not habitable and/or requires extensive repairs.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
Bidder #46285
DATED: July 8, 2025
s/ Marielle Westerman, Esq.
Florida Bar No. 13244
Westerman Law, PLLC
360 Central Ave., Ste. 800
St. Petersburg, FL 33701
mwesterman@westerman.law
July 11, 18, 2025 25-02992N