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PUBLIC SALES

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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 8-29-2025 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.

WAI1CFAFP5BA088864 2011 AUDI KL4CJASB8KB936416 2019 BUIC 1G11E5SL4EF121377 2014 CHEV 1G1PC5SB7F7249289 2015 CHEV 1G1ZD5ST2LF111921 2020 CHEV LWGPCML04KA107767 2019

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 APRUB FUNDING located at 7901 4TH ST N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of July, 2025.

Real Era Investments LLC

August 1, 202525-03317N

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 NoKill.AI located at 7901 4TH ST N STE 300 in the City of ST. PETERSBURG, Pinellas County, FL 32765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of July, 2025.

WEIRD IDEAS LLC

August 1, 202525-03318N

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 8/20/2025 at 12:30pm

Margaret Colwell

Household Goods, Furniture

The auction will be listed and advertised on [www.storagetreasures.com](http://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.

August 1, 8, 202525-03328N

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: 13880 Walsingham Road, Largo, FL 33774 on August 21, 2025, at 10:30am

Mark Alexander Tomkins Jr

entertainment center, power tools, video games, weights

table

convection ovens, industrial toaster, lumber, floor drying fan

Mark Johnson

Adam Miner

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, 8/20/2025 at 11:30am

Penny Kiefer

Table, Chairs, house hold

Daniel Roles

Household goods

Alexandria Boykins

Household Goods

The auction will be listed and advertised on [www.storagetreasures.com](http://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.

August 1, 8, 202525-03319N

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, 8/20/2025 at 11:30am

Penny Kiefer

Table, Chairs, house hold

Daniel Roles

Household goods

Alexandria Boykins

Household Goods

The auction will be listed and advertised on [www.storagetreasures.com](http://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.

August 1, 8, 202525-03319N

NOTICE OF PUBLIC SALE

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

YR	MAKE	ID #
16	GMC	2GKALMEK5G6138376
04	HONDA	2HKYF187X4H589608
16	HYUNDAI	KMHTC6AD9GU258170
19	JEEP	3C4NJDDB2KT671133
20	NISSAN	1N4AA6EV1LC385862

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 8-29-2025 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 ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

JOE'S TOWING & RECOVERY, INC.  
6670 114TH AVENUE  
LARGO, FL 33773  
PHONE # 727-541-2695

August 1, 202525-03327N

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, 8/21/2025 at 12:00pm

Rachel Ernst

Household Goods

Janet Mesen

Household Items

The auction will be listed and advertised on [www.storagetreasures.com](http://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.

August 1, 8, 202525-03325N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1675 Starkey Road, Largo, FL 33771 08.22.25 at 1:00Pm

Janet Tassinari

Golf Clubs, Dressers, Chairs, Wine Rack, Fishing Rod, Lamp Shade

The auction will be listed and advertised on [www.storagetreasures.com](http://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.

August 1, 8, 202525-03281N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1016 N Belcher Rd Clearwater FL, 33765, 08/22/2025 @ 1:30pm

Deborah Wiley

Household Goods/ Furniture

Khiara Beasley

Household Goods/ Furniture

The auction will be listed and advertised on [www.storagetreasures.com](http://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.

August 1, 8, 202525-03308N

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: 1016 N Belcher Rd Clearwater FL, 33765, 08/22/2025 @ 1:30pm

Deborah Wiley

Household Goods/ Furniture

Khiara Beasley

Household Goods/ Furniture

The auction will be listed and advertised on [www.storagetreasures.com](http://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.

August 1, 8, 202525-03308N

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: 1016 N Belcher Rd Clearwater FL, 33765, 08/22/2025 @ 1:30pm

Deborah Wiley

Household Goods/ Furniture

Khiara Beasley

Household Goods/ Furniture

The auction will be listed and advertised on [www.storagetreasures.com](http://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.

August 1, 8, 202525-03308N

FIRST INSERTION

PROPOSED PETITION TO VACATE

Notice is hereby given that the Board of County Commissioners will hold a public hearing during its regularly scheduled public meeting, with virtual public participation and an on-site participation option, to be held on **August 19, 2025, at 6:00 pm** or thereafter in 333 Chestnut Street, Palm Room, Pinellas County Communications Building, Clearwater, Florida 33756. Members of the public wishing to address the body are encouraged to attend in person but may also attend virtually utilizing Communications Media Technology (CMT) on the Zoom platform or provide comments in advance.

The hearing is to consider the petition of Apartments at Gateway II, to vacate, abandon and/or close the following:

THAT PORTION OF 34TH STREET NORTH EXTENSION (COUNTY ROAD NUMBER 265), DECLARED TO BE A PUBLIC ROAD IN BOARD OF COUNTY COMMISSIONERS MINUTES BOOK 23, PAGE 253, FILED ON APRIL 12, 1949, BEING 100 FEET IN WIDTH, LYING WITHIN PROPERTY OWNED BY APARTMENTS AT GATEWAY, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 17960, PAGE 495, AND WITHIN PROPERTY OWNED BY APARTMENTS AT GATEWAY II, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 17960, PAGE 512, ALL IN SECTIONS 22, 23, 26, & 27-30-16, PINELLAS COUNTY, FLORIDA.

The County makes its best efforts to ensure that public hearings will be streamed live at <https://youtube.com/pccctv1>, <https://pinellas.gov/pinellas-county-connection-television-pcc-tv>, and broadcast on the Pinellas County cable public access channels: Spectrum Channel 637 Frontier Channel 44 WOW! Channel 18

To address the County Commission in person, members of the public are encouraged to preregister at <https://comment.pinellas.gov>. Preregistration is encouraged but not required if individuals plan to attend the meeting at the Palm Room in person. Those who have not preregistered may register in person when they arrive.

Members of the public wishing to address the body virtually via Zoom or by phone are required to preregister by 5:00 P.M. the day before the meeting by visiting <https://comment.pinellas.gov>. The registration form requires full name, address and telephone number if joining by phone, along with the topic or agenda item to be addressed. Members of the public who cannot access the registration form via the internet may call (727) 464-3000 to request assistance preregistering. Only members of the public who have preregistered by 5:00 P.M. the day before the meeting will be recognized and unmuted to offer comments. If a member of the public does not log in with the same Zoom name or phone number provided in the registration form, they may not be recognized to speak. In person appearances for comment, or advance comments as noted below, are preferred. The County will use its best efforts to facilitate virtual comment, but citizens using technology to comment virtually are cautioned that this mechanism is being offered by the County as a courtesy and the County does not guarantee the proper functioning of technology involved.

Members of the public wishing to provide comments in advance may call the Agenda Comment Line at (727) 464-4400 or complete the online comment form at <https://www.mypinellasclerk.org/Home/Finance#60688-bcc-meetings>. Comments on any agenda item must be submitted by 5:00 P.M. the day before the meeting.

Persons who are deaf or hard of hearing may provide public input on any agenda item through use of the State of Florida's relay service at 7-1-1 or for more information see <https://www.ftri.org/relay/faqs>.

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

The agenda for this meeting and information about participation options can be found at <https://Pinellas.legistar.com/Calendar.aspx>.

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

**SPECIAL ACCOMMODATIONS**  
PERSONS WITH DISABILITIES WHO NEED REASONABLE ACCOMMODATIONS TO EFFECTIVELY PARTICIPATE IN THIS PROCEEDING ARE ASKED TO CONTACT PINELLAS COUNTY'S OFFICE OF HUMAN RIGHTS BY E-MAILING SUCH REQUESTS TO [ACCOMODATIONS@PINELLAS.GOV](mailto:ACCOMODATIONS@PINELLAS.GOV) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE NEED FOR REASONABLE ACCOMMODATION. YOU MAY ALSO CALL (727) 464-4882 (VOICE) OR (727) 464-4062 (TDD). MORE INFORMATION ABOUT THE ADA, AND REASONABLE ACCOMMODATION, MAY BE FOUND AT <https://pinellas.gov/americans-with-disabilities-act-public-accommodations/>.

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

August 1, 202525-03244N

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 8/22/2025 at 11:00AM

Luke Lauritsen

Boxes, Totes, Clothes, Poster's, DVD'S ,Speaker, Pictures

Lisa Armstrong

Totes, Suitcases, Pictures, Fan, Coolers, Outdoor Games ,Chairs

The auction will be listed and advertised on [www.storagetreasures.com](http://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.

August 1, 8, 202525-03320N

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: 10501 S Belcher Rd Largo, FL 33777

Date and Time of Sale:

8/20/25 10:30AM

Tenant Name: James Anderson  
General Description of Property: Household  
Tenant Name: Anna Flanders  
General Description of Property: Household

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com)

August 1, 8, 202525-03282N

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: 111 North Myrtle Ave. Clearwater, FL 33755, August 22th, 2025 @12:00 p.m.

Victoria Flynn

clothes, shoes, rocking chair, bed frame, stools

Natasha Camacho

table-coffee, dryer, washer, bags, boxes, wall art, picture

Robert Rivera

- bags, clothes, shoes, suit case, towels, cane

Samantha Mercado

- bags, boxes, clothes, suitcase, bucket

Mark Cook

- computer, TV, bags, books, totes, cell phone case, cooler, 3 camping chairs, cotton candy maker

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com)

August 1, 8, 202525-03313N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the indicated: 111 North Myrtle Ave. Clearwater, FL 33755, August 22th, 2025 @12:00 p.m.

Victoria Flynn

clothes, shoes, rocking chair, bed frame, stools

Natasha Camacho

table-coffee, dryer, washer, bags, boxes, wall art, picture

Robert Rivera

- bags, clothes, shoes, suit case, towels, cane

Samantha Mercado

- bags, boxes, clothes, suitcase, bucket

Mark Cook

- computer, TV, bags, books, totes, cell phone case, cooler, 3 camping chairs, cotton candy maker

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com)

August 1, 8, 202525-03313N

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](http://Legals.BusinessObserverFL.com)

To publish your legal notice Email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

11/18/2025 1:20:00

SUBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: [www.businessobserverfl.com](http://www.businessobserverfl.com)

Business Observer

11/18/25



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ESTATE

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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-006133 Division ES IN RE: ESTATE OF MAUREN E. SEARLE, Deceased.</div> <div>The administration of the estate of Maureen E. Searle, deceased, whose date of death was March 31, 2025 is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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 August 1, 2025.</div> <div>Personal Representative: Tara Buchanan Beech House, TN33QP, Battle, East Sussex, United Kingdom Attorney for Personal Representative: /s/ Kit Van Pelt Kit Van Pelt, Attorney Florida Bar Number: 106754 Older, Lundy, Koch &amp; Martino 200 N. Garden Avenue Clearwater, FL 33755 Tele: (813) 254-8998 Primary E-Mail Address: kvanpelt@olderlundylaw.com Secondary E-Mail Address: hturner@olderlundylaw.com August 1, 8, 202525-03284N</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-003891-ES Division Probate IN RE: ESTATE OF DOROTHY ELIZABETH BENSON Deceased.</div> <div>The administration of the estate of Dorothy Elizabeth Benson, deceased, whose date of death was October 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 August 1, 2025.</div> <div>Personal Representative: /s/Keith Benson Keith Benson 4820 Roberts RD Palm Harbor, Florida 34683 Attorney for Personal Representative: /s/Douglas J. Amidon Douglas J. Amidon Attorney Florida Bar Number: 0010146 6344 Rowan Road NEW PORT RICHEY, FL 34653 Telephone: (727) 834-9500 Fax: (727) 834-9501 E-Mail: djaesq@tampabay.rr.com Secondary E-Mail: djaesq@att.net August 1, 8, 202525-03292N</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-003392-ES Division 003 IN RE: ESTATE OF MATTHEW PATRICK HAUCK Deceased.</div> <div>The administration of the estate of Matthew Patrick Hauck, deceased, whose date of death was July 16 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>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 August 1, 2025.</div> <div>Personal Representative: /s/Linda Guido Linda Guido 8808 Skymaster Drive New Port Richey, Florida 34654 Attorney for Personal Representative: /s/Douglas J. Amidon Douglas J. Amidon Attorney Florida Bar Number: 0010146 6344 Rowan Road NEW PORT RICHEY, FL 34653 Telephone: (727) 834-9500 Fax: (727) 834-9501 E-Mail: djaesq@tampabay.rr.com Secondary E-Mail: djaesq@att.net August 1, 8, 202525-03293N</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-002865-ES IN RE: ESTATE OF LAURA FORD MELTON, Deceased.</div> <div>The administration of the estate of LAURA FORD MELTON, deceased, whose date of death was January 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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 August 1, 2025.</div> <div>Personal Representative: Julianne M. Phillips P.O. Box 1562 Winter Haven, Florida 33882 John Richmond Melton 3524 Ashwood Lane Atlanta, GA 30341 Attorney for Personal Representatives: /s/Debra L. Dandar DEBRA L. DANDAR, Attorney Florida Bar Number: 118310 TAMPA BAY ELDER LAW CENTER 3611 West Azeele Street Tampa, FL 33609 Telephone: (813) 282-3390 Fax: (813) 902-3829 Debra@TBELC.com Amy.Morris@TBELC.com August 1, 8, 202525-03303N</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-3670 Division Probate IN RE: ESTATE OF ROBERT E. SIMS Deceased.</div> <div>The administration of the estate of ROBERT E. SIMS, deceased, whose date of death was January 6, 2025, is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>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. 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 AS APPLIES, OR MAY APPLY AS WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.</div> <div>The date of first publication of this notice is August 1, 2025.</div> <div>Personal Representative: Greg V. Sims 513 Ridge Rd. SW Largo, FL 33770 Attorney for Personal Representative: Paul Knudsen, Esq. KNUDSEN LAW, PA paul@klawtb.com Florida Bar No. 91770 10863 Park Blvd., Suite 5 Seminole, FL 33772 727-398-3600 August 1, 8, 202525-03304N</div>	<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004418-ES IN RE: ESTATE OF SUSAN ELIZABETH HARDEE Deceased.</div> <div>The administration of the estate of Susan Elizabeth Hardee, deceased, whose date of death was March 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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 August 1, 2025.</div> <div>Personal Representative: Debra Forsberg 3400 S. Avenue 7E #390 Yuma, Arizona 85365 Attorney for Personal Representative: /s/ Amanda O. Singleton AMANDA O. SINGLETON Attorney Florida Bar Number: 0015957 425 22nd Avenue N. Suite D SAINT PETERSBURG, FL 33704 Telephone: (727) 755-4316 Fax: (727) 234-8831 E-Mail: amanda@singletonlegal.com August 1, 8, 202525-03264N</div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN:522025CP003552XXESPR FILE NO: 25-003552-ES IN RE: ESTATE OF ROSALIE CROCE, also known as ROSALIA CROCE, Deceased.</div> <div>The administration of the estate of ROSALIE CROCE, Deceased, whose date of death was February 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 25-003552-ES, the address of which is: 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>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,</div>	<div>must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having 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.</div> <div>ALL CLAIMS NOT SO FILED 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</div>	<div>DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.</div> <div>THE DATE OF FIRST PUBLICATION OF THIS NOTICE: August 1, 2025</div> <div>Personal Representative: ANNA MARIA STEEPY 1666 Pine Channel Drive Little Torch Key, Florida 33042 Attorney for Personal Representative: DAVID W. FOSTER, of FOSTER AND FOSTER ATTORNEYS, P.A. 2111 Dr. Martin Luther King Jr. Street North St. Petersburg, Florida 33704 Telephone: (727) 822-2013 August 1, 8, 202525-03253N</div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. UCN:522025CP006581XXESXX Division 25-006581-ES IN RE: ESTATE OF ALLAN M. PEREZ, aka ALLAN PEREZ Deceased.</div> <div>The administration of the estate of ALLAN M. PEREZ, also known as ALLAN PEREZ, deceased, whose date of death was July 13, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and oth-</div>	<div>er persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</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</div>	<div>MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: August 1, 2025.</div> <div>Signed on this 28th day of July, 2025.</div> <div>/s/Sylvia A. Perez SYLVIA A. PEREZ Personal Representative 1071 Donegan Road, Lot 754 Largo, FL 33771 /s/Danielle McManus Noble Danielle McManus Noble Attorney for Personal Representative Florida Bar No. #119451 McMANUS &amp; McMANUS, P.A. 79 Overbrook Blvd. Largo, Florida 33770-2899 Telephone: (727) 584-2128 Fax: (727) 586-2324 Email: danielle@mcmanusestateplanning.com Secondary Email: lawoffice@mcmanusestateplanning.com August 1, 8, 202525-03295N</div>
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<div>FIRST INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA File No. 25-005822-ES Division Probate IN RE: ESTATE OF MARY JOELLYN NELSON, a/k/a MARY JO NELSON DECEASED.</div> <div>The administration of the Estate of Mary Joellyn Nelson a/k/a Mary Jo Nelson, deceased, whose date of death was March 21, 2025, 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 25-005822-ES. The names and addresses of the Personal Representatives and the Personal Representatives' 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</div>	<div>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>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 de-</div>	<div>cedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.</div> <div>The date of first publication of this notice is August 1, 2025.</div> <div>Personal Representatives Christopher G. Nelson, Jr. 2255 Mermaid Point NE St. Petersburg, Florida 33703 Andrew A. Nelson 3820 Gulf Boulevard, Unit 604 St. Pete Beach, Florida 33706 Attorney for Personal Representatives Morgan M. McQueen, Esq. Florida Bar No. 1026045 Legacy Protection Lawyers, LLP 100 – 2nd Avenue South, Suite 900 St. Petersburg, Florida 33701 Telephone: (727) 471-5868 Email: Morgan@LegacyProtectionLawyers.com August 1, 8, 202525-03268N</div>
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FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-006399-ES</b> <b>IN RE: ESTATE OF RUTH E. KINSEY, Deceased.</b> The administration of the Estate of Ruth E. Kinsey, Deceased, whose date of death was June 4, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 August 1, 2025. <b>/s/ Craig E. Barkhimer</b> <b>Carig E. Barkhimer</b> <b>Personal Representative</b> 2750 Bittersweet Blvd. Columbus, IN 47203 McFARLAND, GOULD, LYONS, SULLIVAN & HOGAN, P.A. Gary W. Lyons Gary W. Lyons, Esq. Attorney for Petitioner Florida Bar No. 268186 1659 Achieva Way, Suite 128 Dunedin, Florida 34698 Telephone: (727) 461-1111 glyons@mglegalteam.com probateeam@mglegalteam.com August 1, 8, 202525-03279N
FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-002460-ES</b> <b>PROBATE DIVISION</b> <b>IN RE: ESTATE OF DANIEL M. TEIXEIRA, Deceased.</b> The administration of the estate of DANIEL M. TEIXEIRA, deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 August 1, 2025. <b>/s/ Stephen P. Heuston</b> <b>STEPHEN P. HEUSTON, ESQ.</b> <b>Personal Representative</b> HEUSTON LEGAL PLLC <b>/s/ Stephen P. Heuston</b> STEPHEN P. HEUSTON, ESQ. Florida Bar Number: 978302 JAMES D. PRETORIUS, ESQ. Florida Bar Number: 1015710 1333 Gateway Drive, Suite 1024 Melbourne, FL 32901 Telephone: (321) 428-2820 Fax: (321) 327-8093 E-Mail: heuston.legal@heustonlegal.com Secondary E-Mail: eservice@heustonlegal.com Attorneys for Personal Representative August 1, 8, 202525-03305N

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>25-006399-ES</b> <b>In Re: Estate of Robert Schwarzreich, Deceased.</b> The administration of the Estate of Robert Schwarzreich, 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 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. 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 08/01/2025 <b>/s/ Arlene Ragozin</b> <b>Arlene Ragozin</b> <b>Personal Representative</b> 70 Weatherly Dr., Unit 207 Salem, MA 01970 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 August 1, 8, 202525-03302N
FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-005867-ES</b> <b>IN RE: ESTATE OF KATHLEEN WARNER LONG, Deceased.</b> The administration of the estate of Kathleen Warner Long, 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 August 1, 2025. <b>Personal Representative:</b> <b>Sharon Ann Huskey</b> 4903 Alesia Lineboro Road Manchester, MD 21012 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 August 1, 8, 202525-03301N

FIRST INSERTION
<b>NOTICE OF TRUST</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA Probate Division <b>File No. 25-007166-ES</b> <b>IN RE: ESTATE OF STEPHEN J. HEIN DECEASED</b> STEPHEN J. HEIN, a resident of Pinellas County, Florida, who died on July 6, 2025, was the grantor of a trust entitled: The Stephen J. Hein Trust U/A/D May 27, 2025 which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code. The name and address of the Trustee is set forth below. The Clerk shall file and index this Notice of Trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this Notice of Trust must be filed in the probate proceeding and the Clerk shall send a copy to the Personal Representative. Signed on this 23rd day of July 2025. <b>JANET FOSTER, Trustee</b> 7409 Ninth Street NW Washington, DC 20012 Copy mailed to Cynthia E. Orozco, Attorney for the Trustee August 1, 8, 202525-03294N
FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>REF NO: 25-007112-ES</b> <b>UCN: 522025CP007112XXESPR</b> <b>IN RE: ESTATE OF JAMES ROBERT LONG, Deceased.</b> The administration of the estate of James Robert Long, deceased, whose date of death was June 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, 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. 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 August 1, 2025. <b>Personal Representative:</b> <b>Cheri L. Hartmann</b> 4105 Jacaranda Street Stuart, FL 34997 Attorney for Personal Representative: /s/ Frank N. Crossland Frank N. Crossland, Esquire Florida Bar Number: 0328121 Frank N. Crossland, P.A. P.O. Box 957 Palm Harbor, FL 34682-0957 Telephone: (727) 789-8300 Primary E-Mail: frankncrossland@gmail.com Secondary: fcrossland@sunsy.net August 1, 8, 202525-03321N
FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-005144-ES</b> <b>IN RE: ESTATE OF DAVID THOMAS HARMON Deceased.</b> The administration of the estate of DAVID THOMAS HARMON, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 413, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 1, 2025. <b>Personal Representative:</b> <b>DENNIS HARMON</b> 7599 Bishop Court Mentor, Ohio 44060 Attorney for Personal Representative: LORI KILPECK, ESQ. Florida Bar Number: 0012371 ROETZEL & ANDRESS 1375 East Ninth Street, 10th Floor Cleveland, OH 44114 Telephone: (216) 623-0150 E-Mail: LKilpeck@ralaw.com August 1, 8, 202525-03288N

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-006471-ES Sec 3</b> <b>IN RE: ESTATE OF THOMAS BRITT GOFF, Deceased.</b> The administration of the Estate of THOMAS BRITT GOFF, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Petitioner and his attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN 30 DAYS AFTER THE DATE OF SERVICE OF THIS NOTICE ON THEM. 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 August 1, 2025. <b>Personal Representative:</b> <b>Cheri L. Hartmann</b> 4105 Jacaranda Street Stuart, FL 34997 Attorney for Personal Representative: /s/ Frank N. Crossland Frank N. Crossland, Esquire Florida Bar Number: 0328121 Frank N. Crossland, P.A. P.O. Box 957 Palm Harbor, FL 34682-0957 Telephone: (727) 789-8300 Primary E-Mail: frankncrossland@gmail.com Secondary: fcrossland@sunsy.net August 1, 8, 202525-03321N
FIRST INSERTION
<b>NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA <b>CASE NO.: 25-005570-ES</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF ROBERT G. FLOYD, Deceased.</b> The administration of the Estate of ROBERT G. FLOYD, deceased, Case No.:25- 005570-ES is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this notice is August 1, 2025. <b>ROBERT P. FLOYD</b> <b>Personal Representative</b> 2122 Lakewood Dr., Fort Wayne, IN 46819 Sean W. Scott, Esq. Scott Law Offices, WLAW, P.A. Attorney for Petitioner 3233 East Bay Dr., Ste. 104 Largo, FL 33771-1900 Telephone: (727) 539-0181 Florida Bar No. 870900 Primary Email: sswscott@virtuallawoffice.com Secondary Email: wlawprobate2@gmail.com August 1, 8, 202525-03300N

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-006471-ES Sec 3</b> <b>IN RE: ESTATE OF THOMAS BRITT GOFF, Deceased.</b> The administration of the Estate of THOMAS BRITT GOFF, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Petitioner and his attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN 30 DAYS AFTER THE DATE OF SERVICE OF THIS NOTICE ON THEM. 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 August 1, 2025. <b>Personal Representative:</b> <b>Jack Churchward</b> 1730 Sherwood St. Clearwater, FL 33755 Attorney for Personal Representative: Richard A. Stoffels, Esq. Email Addresses: rich.stoffels@stoffelslawgroup.com stoffels@tampabay.rr.com Florida Bar No. 0759813 6727 1st Ave. South, Suite 104 St. Petersburg, FL 33707 Telephone: 727-388-6777 August 1, 8, 202525-03252N
FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-003632-ES4</b> <b>IN RE: ESTATE OF CYNTHIA SUE SARVER CHURCHWARD Deceased.</b> The administration of the estate of Cynthia Churchward, deceased, whose date of death was Feb. 19, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 August 1, 2025. <b>Personal Representative:</b> <b>Jack Churchward</b> 1730 Sherwood St. Clearwater, FL 33755 Attorney for Personal Representative: Richard A. Stoffels, Esq. Email Addresses: rich.stoffels@stoffelslawgroup.com stoffels@tampabay.rr.com Florida Bar No. 0759813 6727 1st Ave. South, Suite 104 St. Petersburg, FL 33707 Telephone: 727-388-6777 August 1, 8, 202525-03252N

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-003632-ES4</b> <b>IN RE: ESTATE OF Ludmila Dandrew Deceased.</b> The administration of the estate of Ludmila Dandrew, deceased, whose date of death was February 17th, 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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA. STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 1st, 2025 <b>Personal Representative:</b> <b>Viktoria Hillkirk</b> 4201 Webster Ct Annandale, VA 22003 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 August 1, 8, 202525-03251N
FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-006325-ES</b> <b>IN RE: ESTATE OF BETTY C. GARDNER Deceased.</b> The administration of the estate of BETTY C. GARDNER, deceased, whose date of death was June 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. 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 CLAIMS NOT FILED WITHIN 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 August 1, 2025. <b>Personal Representative:</b> <b>ROLFE D. DUGGAR</b> 4699 Central Avenue St. Petersburg, FL 33713 (727) 328-1944 Attorney for Personal Representative: ROLFE D. DUGGAR 4699 Central Avenue St. Petersburg, FL 33713 (727) 328-1944 August 1, 8, 202525-03254N



--- ESTATE ---	
INVITATION TO BID	
TO:	ALL INTERESTED BIDDERS
The following construction projects will be solicited within 30 days:	
25-0845-ITB-C New Airco Taxiways	
Plans, specifications, bid forms and information will be available at <a href="https://procurement.opengov.com/signup">https://procurement.opengov.com/signup</a>	
Information, also may be obtained by visiting the Pinellas County Purchasing & Risk Management web site, <a href="http://www.pinellascounty.org/purchase">www.pinellascounty.org/purchase</a> . 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 August 1, 2025	25-03332N

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO: 24-7713-CO LAKE OVERLOOK CONDOMINIUMS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. COURTNEY JANE MARSHALL-DeCOSMO and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as: Unit No. 177, Building 4570, LAKE OVERLOOK CONDOMINIUM APARTMENTS UNIT 2, according to the map or plat thereof, as recorded in Condominium Plat Book 8, Pages 28-32, and being further described in that certain Declaration of Condominium recorded in Official Records Book 3579, Pages 485-555, of the Public Records of Pinellas County, Florida. With the following street address:	4570 Overlook Drive NE., #177, St. Petersburg, Florida, 33703. at public sale, to the highest and best bidder, for cash, at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> , at 10:00 A.M. on September 4, 2025. Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, 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 30th day of July, 2025. 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 August 1, 8, 202525-03330N

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 25-000773-CI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. SANDRA FRANCIS; MV REALTY PBC, LLC; Defendants NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure signed July 24, 2025, and entered in Case No. 25-000773-CI, of the Circuit Court of the Sixth Judicial Circuit in and for PINELLAS County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, is Plaintiff and SANDRA FRANCIS; MV REALTY PBC, LLC., are defendants. Ken Burke, Clerk of Circuit Court for PINELLAS, County Florida will sell to the highest and best bidder for cash Via the Internet at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> at 10:00 a.m., on the 28TH day of AUGUST, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 34, HERKIMER HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you	are entitled, at no cost to you, to the provision of certain assistance. 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. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisiye nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek èd. Tanpri kontakte the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Dated this 29th day of July, 2025 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: <a href="mailto:Pleadings@vanlawfl.com">Pleadings@vanlawfl.com</a> /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH20598-25/sap August 1, 8, 202525-03322N

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 19-000452-CI NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. ARTHUR D. ANDREWS AND EDWINA U. ANDREWS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 16, 2024, and entered in 19-000452-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein MCLP ASSET COMPANY, INC. is the Plaintiff and ARTHUR D. ANDREWS; EDWINA U. ANDREWS; TIERRA VERDE COMMUNITY ASSOCIATION, INC. are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> , at 10:00 AM, on August 20, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 9, IN BLOCK 19, OF TIERRA VERDE, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, AT PAGE 42 THROUGH 55, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 243 3RD STREET W, SAINT PETERSBURG, FL 33715 Any person claiming an interest in	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 25-006649-ES-3 IN RE: THE ESTATE OF SARA B. MOORE, a/k/a SARA BELLE MOORE deceased. The administration of the estate of SARA B. MOORE, deceased, whose date of death was May 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 name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	
FIRST INSERTION	
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 the first publication of this Notice is August 1, 2025. /s/ Marion M. Moore MARION M. MOORE, Personal Representative 10492 109th St. Largo, FL 33778 /s/ David B. Smitherman David B. Smitherman, Esq. David B. Smitherman, P.A. 600 Bypass Drive, Suite 106 Clearwater, FL 33764 (727) 466-1456 <a href="mailto:David@dbsmithermanlaw.com">David@dbsmithermanlaw.com</a> FBN 346659 Attorney for Personal Representative August 1, 8, 202525-03326N	

FIRST INSERTION	
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. 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 30 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: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a> By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a> 18-215630 - NaC August 1, 8, 202525-03331N	

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1V20806

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, 08/22/2025 at 11:00am	
Kaitey Edgell Carlos Lugo Abdiel Garcia	Household Goods Household Goods Household Goods
The auction will be listed and advertised on <a href="http://www.storage treasures.com">www.storage treasures.com</a> . 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. August 1, 8, 202525-03333N	

PUBLIC NOTICE

LEGAL NOTICE

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

• We offer an online payment portal for easy credit card payment

• Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1V20806\_V15

Q&A

Who benefits from legal notices?

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

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

LV18237\_V13

1V20806



--- ACTIONS / SALES ---

FIRST INSERTION
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO: 25-285-CO</b> <b>DOUGLAS ARMS ABERDEEN HOUSE, a Florida not-for-profit corporation, Plaintiff, vs. ELIZABETH C. GAISER, STEVEN A. GAISER and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.</b> NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as: Unit 101 of DOUGLAS ARMS, ABERDEEN HOUSE, a Condominium, according to the Declaration of Condominium thereof recorded in O.R. Book 3456, Page 1, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements. Property Address: 300 Clyde Lane, #101, Dunedin, Florida, 34698.</p>
<p>at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on August 28, 2025. Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this 28th day of July, 2025. 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 August 1, 8, 2025 25-03311N</p>
FIRST INSERTION

<p><b>NOTICE OF SCHEDULED ONLINE FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>Civil Division</b> <b>Case No: 24-002486-CI</b> <b>MARK MENDEZ, AS TRUSTEE OF THE MENDEZ FAMILY TRUST DATED MARCH 8, 2018; Plaintiff, vs. TAMPA BAY FAMILY TRUSTEE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE 908 GRAND CENTRAL LAND TRUST UTD 05/03/2022; JOSEPH SAMMARCO; UNKNOWN TENANT IN POSSESSION I; Defendants,</b> NOTICE IS HEREBY given that pursuant to the final judgment of foreclosure, Ken Burke, the Clerk of Court for Pinellas County will sell the property situated in Pinellas County, Florida described as: Lots 9 and 10, Block 2, MILTON PARK SUBDIVISION, as recorded in Plat Book 1, Page 69, of the Public Records of Pinellas County, Florida, TOGETHER WITH one half (1/2) of the vacated alley lying North thereof and contiguous thereto. Property Address: 908 GRAND CENTRAL ST CLEARWATER, FL 33756 The Clerk of the Court for Pinellas County, Ken Burke, shall sell the subject property to the highest bidder for cash at public sale on August 26, 2025, at 10:00 A.M. after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted electronically online at the following website: www.pinellas.</p>	<p>realforeclose.com. At least three (3) days prior to the sale, Plaintiff must pay the costs associated with the Notice of Publication. The party or their attorney shall be responsible for preparing, in accordance with section 45.031(2), Florida Statutes, and submitting the Notice of Sale to a legal publication. The original Notice of Sale and Proof of Publication must be filed with the Clerk of the Circuit Court at least 24 hours prior to the scheduled sale date. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs 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 17th day of July, 2025. Plaintiff's Attorney: /s/ Natalia Ouellette-Grice Natalia Ouellette-Grice, Esq Florida Bar Number: 68905 LCO Law LLC 2901 W. Busch Blvd Ste 805 Tampa, Florida 33618 Phone: (813) 480-2106 E-service: natalia@lcolawfl.com Secondary E-service: alexander.maldonado@lcolawfl.com L-2696 August 1, 8, 2025 25-03315N</p>
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FIRST INSERTION
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>Civil Division</b> <b>Case No. 25-002282-CO</b> <b>OTTER KEY CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, or OTHER CLAIMANTS claiming by, through, under, or against JAMES G. SMITH (DECEASED), and UNKNOWN TENANT(S), Defendants.</b> Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-002282-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: Unit 607 from the Condominium Plat of ISLAND VIEW SOUTH, A CONDOMINIUM, as recorded in Condominium Plat Book 87, pages 53 through 60, inclusive, of the Public Records of Pinellas County, Florida; and being further described in that certain Declaration of Condominium recorded on October 1, 1985, in O. R. Book 6085, pages 1380 through 1450 inclusive, of the Public Records of Pinellas County, Florida, together with any limited common elements appurtenant thereto and an undivided share in the common elements appurtenant thereto as set forth in the Declaration of Condominium. Parcel Number: 36-30-15-</p>
<p>43471-000-6070 Property Address: 5400 Park Street North, Unit 607, St. Petersburg, Florida 33709 at public sale, to the highest and best bidder for cash at 10:00 a.m. on August 28, 2025. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. Dated this 25th day of July 2025. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10598-005 August 1, 8, 2025 25-03275N</p>
FIRST INSERTION

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<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO: 24-10346-CO</b> <b>WINDRUSH COVE, INC. a Florida not-for-profit corporation, Plaintiff, vs. BARB STAFFORD and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.</b> NOTICE IS HEREBY GIVEN that, pursuant to the Declaration of Condominium recorded in Official Records Book 4492, Page(s) 1805, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida. With the following street address: 1 Windrush Boulevard #97, Indian Rocks Beach, Florida, 33785. at public sale, to the highest and best</p>
<p>bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on September 11, 2025. Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated this 28th day of September, 2025. KEN BURKE CLERK OF THE CIRCUIT COURT s/ Gregory S. Grossman Gregory S. Grossman (greg@associationlawfl.com) Florida Bar No. 44068 Attorney For Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, FL 34698 (727) 738-1100 August 1, 8, 2025 25-03290N</p>
FIRST INSERTION

<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PINNELLAS COUNTY, FLORIDA <b>CASE NO.: 2025 CA 002338</b> <b>SILVER HILL CAPITAL, LLC, f/k/a COMMUNITY LOAN SERVICING, LLC a Delaware limited liability company, Plaintiff, v. SIX SIGMA MANAGEMENT, LLC, a Florida limited liability company; et al., Defendants.</b> TO: SIX SIGMA MANAGEMENT, LLC (ADDRESS UNKNOWN) JUAN A. ZAYAS a/k/a JUAN ZAYAS (ADDRESS UNKNOWN) UNKNOWN SPOUSE OF JUAN A. ZAYAS a/k/a JUAN ZAYAS (ADDRESS UNKNOWN) If alive, and if dead, to any Unknown Heirs, Devisees, Grantees, Creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants YOU ARE NOTIFIED, that an action to foreclose a mortgage on the following property in Pinellas County, Florida: LOT 16, LESS THE NORTH 20 FEET THEREOF FOR STREET, BLOCK 11 CRESTMONT REVISED SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 10, PUBLIC RECORDS OF PINELLAS</p>	<p>COUNTY, FLORIDA. Parcel ID NO.: 16-31-16-18990-011-0160 has been filed against you and you are required to serve a copy of your written defenses, if any, to KOPELOWITZ OSTROW, FERGUSON, WEILSEBERG, GILBERT, Plaintiff's Attorneys, whose address is One West Las Olas Boulevard, Suite 500, Ft. Lauderdale, Florida 33301, on or before August 31, 2025, 2025, or 30 days from the first publication date, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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 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 on the 25th day of July, 2025. KEN BURKE, CPA As Clerk of the Court By: /s/ Thomas Smith As Deputy Clerk August 1, 8, 2025 25-03274N</p>
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<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 6th JUDICAL CIRCUIT, IN AND FOR PINELLAS, FLORIDA. <b>CASE No. 25-002375-CI</b> <b>FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAULINE GORDON MILTON, DECEASED, et al., Defendants</b> TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PAULINE GORDON MILTON, DECEASED 1708 PRESTON ST S, SAINT PETERSBURG, FL 33712 ANTONIO MARVELL SCOTT 1320 TERRACE ROAD, CLEARWATER, FL 33755 1433 1/2 SAN JUAN CT, CLEARWATER, FL 33756 405 VINE AVE, APT B, CLEARWATER, FL 33755 UNKNOWN SPOUSE OF ANTONIO MARVELL SCOTT 1320 TERRACE ROAD, CLEARWATER, FL 33755 1433 1/2 SAN JUAN CT, CLEARWATER, FL 33756 405 VINE AVE, APT B, CLEARWATER, FL 33755 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pinellas County, Florida:</p>	<p>LOT 15, PINEVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, 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 this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before , 2025; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint. 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 SEAL OF SAID COURT on this day of 07/24/2025. Ken Burke As Clerk of said Court By: STEVIE AYARS As Deputy Clerk KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 Prepared by: Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com (25-000766-01) August 1, 8, 2025 25-03261N</p>
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<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION <b>Case No. 25-002486-CI</b> <b>NATIONSTAR MORTGAGE LLC Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ROSEMARIE R VIRGIL, DECEASED, BETH ANDREA VIRGIL, KNOWN HEIR OF ROSEMARIE R VIRGIL, DECEASED, CHRISTOPHER ARDEN VIRGIL, KNOWN HEIR OF ROSEMARIE R VIRGIL, DECEASED, ALEXANDER JUDE VIRGIL, KNOWN HEIR OF ROSEMARIE R VIRGIL, DECEASED, et al. Defendants.</b> TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ROSEMARIE R VIRGIL, DECEASED CURRENT RESIDENCE UNKNOWN You are notified that an action to foreclose a mortgage on the following property in Pinellas County, Florida: CONDOMINIUM PARCEL: APARTMENT NO. 49, OF TWIN OAKS APARTMENTS V, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 12, PAGE(S) 81 AND 82, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3947, PAGE 72 ET SEQ., TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED IN-</p>
<p>TEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. commonly known as 11200 102ND AVE NO APT# 49, LARGO, FL 33778 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before , (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. 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: July 25th, 2025. CLERK OF THE COURT Honorable Ken Burke 315 Court Street Clearwater, Florida 33756 (COURT SEAL) By: /s/ Thomas Smith Deputy Clerk F320250/2529198/MTS August 1, 8, 2025 25-03276N</p>
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<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>Case Number: 25-003580-CI</b> <b>REGIONS BANK SUCCESSOR BY MERGER WITH AMSOUTH BANK, Plaintiff, vs. JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY A. BURNEY A/K/A MARY BURNEY, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST MARY A. BURNEY A/K/A MARY BURNEY, 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, UNKNOWN SPOUSE OF MARY A. BURNEY A/K/A MARY BURNEY, JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RANDEL T. BURNEY, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST RANDEL T. BURNEY, 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, UNKNOWN SPOUSE OF RANDEL T. BURNEY, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST RANDEL T. BURNEY, 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, UNKNOWN SPOUSE OF RANDEL T. BURNEY,that an action to foreclose on the following property in Pinellas County, Florida: LOT 20, BLOCK 1, J.J. YOUNGBLOOD'S ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 2, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. ALSO KNOWN AS 412 BELMONT STREET, SAFETY HARBOR, FL 34695. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Wayne E. Klinkbeil, Esquire, the Plaintiff's attorney, whose address is, 121 S. Orange Avenue, Suite 1420, Orlando, FL 32801. 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." DATED on July 29, 2025. KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 Clerk of Circuit Court By: /s/ Thomas Smith Deputy Clerk August 1, 8, 2025 25-03314N</b></p>
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Phone: 813-549-0096  
E-service: [eservice@hacheylawpa.com](mailto:eservice@hacheylawpa.com)  
August 1, 8, 2025 25-03259N

FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer



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ACTIONS / SALES

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FIRST INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO.: 24-005295-CI</b> <b>FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-3,</b> <b>Plaintiff, vs.</b> <b>ESTATE OF RUSSELL J. WYZINSKI A/K/A RUSSELL WYZINSKI, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF RUSSELL J. WYZINSKI A/K/A RUSSELL WYZINSKI, DECEASED; UNKNOWN SPOUSE OF RUSSELL J. WYZINSKI A/K/A RUSSELL WYZINSKI, DECEASED; FLEETA WYZINSKI A/K/A FLEETA RENEE WYZINSKI; TYLER WYZINSKI; RUSSELL WYZINSKI, JR; WEST COAST SERVICING, INC.; SUNRUN INSTALLATION SERVICES INC.; STATE OF FLORIDA DEPARTMENT OF REVENUE, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.</b> <b>Defendant(s).</b> TO: TYLER WYZINSKI (Current Residence Unknown) (Last Known Address(es)) 6431 68TH AVENUE NORTH PINELLAS PARK, FL 33781 5840 62ND ST SAINT PETERSBURG, FL 33709-1738 5885 66TH ST N ST. PETERSBURG, FL 33709 ESTATE OF RUSSELL J. WYZINSKI A/K/A RUSSELL WYZINSKI, DECEASED (Last Known Address) 6431 68TH AVENUE NORTH PINELLAS PARK, FL 33781 UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF RUSSELL J. WYZINSKI A/K/A RUSSELL WYZINSKI, DECEASED (Last Known Address)	6431 68TH AVENUE NORTH PINELLAS PARK, FL 33781 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 14, BLOCK “G”, THE GRAND ARCADE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 49, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. A/K/A: 6431 68TH AVENUE NORTH, PINELLAS PARK, FL 33781.	
	has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs 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 07/28/2025. KEN BURKE As Clerk of the Court and/ or Comptroller STEVIE AYARS 24-51695 August 1, 8, 2025	25-03291N

FIRST INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 25003492CI</b> <b>U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.</b> <b>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS JAMES HENLEY, et al., Defendants.</b> TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS JAMES HENLEY 4032 57TH ST N APT 264, KENNETH CITY, FL 33709 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: AN UNDIVIDED 1/8 INTEREST IN AND TO LOT 5, CLEARVIEW OAKS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 67 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LESS AND EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED THEREIN; TOGETHER WITH THAT CERTAIN APARTMENT KNOWN AS APARTMENT NUMBER 264 AND SO DESIGNATED ON THE ENTRANCE DOOR OF SAID APARTMENT AND AS SAID APARTMENT IS SHOWN BY THE PLAT ATTACHED TO INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 2744, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; SAID APARTMENT NO. 264 CONSISTING OF APPROXIMATELY 1100 SQUARE FEET; TOGETHER WITH ANY UNDIVIDED 1/8 INTEREST IN	AND TO THE WALLS AND OTHER STRUCTURAL SUPPORTS NECESSARY FOR SAID BUILDING. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before , a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court this day of 07/23/2025. KEN BURKE 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 25-02467 August 1, 8, 15, 22, 2025	25-03262N

FIRST INSERTION		
<b>NOTICE OF ACTION – CONSTRUCTIVE SERVICE OF PROCESS</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>UCN: 522025CA003671XXCICI</b> <b>Case No.: 25-003671-CI</b> <b>NICHOLAS HODGINS, an individual, and SUSAN J. HODGINS, an individual Plaintiffs, v.</b> <b>DRAGUTIN NIKOLIC a/k/a FRED NIKOLIC, an individual, ELSBETH KAHL, if living, and if deceased THE ESTATE OF ELSBETH KAHL, and any and all unknown parties claiming by, through, under or against her, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ASSIGNS OF ELSBETH KAHL, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ASSIGNS OF DRAGUTIN NIKOLIC, and ALL OTHER PERSONS OR PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY OF THE FOREGOING DEFENDANTS.</b> <b>Defendants.</b> TO: DRAGUTIN NIKOLIC a/k/a FRED NIKOLIC, an individual, ELSBETH KAHL, if living, and if deceased THE ESTATE OF ELSBETH KAHL, and any and all unknown parties claiming by, through, under or against her, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ASSIGNS OF DRAGUTIN NIKOLIC, and ALL OTHER PERSONS OR PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST ANY OF THE FOREGOING DEFENDANTS CLAIMING AN INTEREST IN THE PROPERTY LOCATED IN PINELLAS COUNTY, FLORIDA, LEGALLY DESCRIBED AS: Upland and Submerged lying West of Revised Map of South Davista, according to the plat thereof as recorded in Plat Book 4, Page 73, Lot (s) 5 and 6, Block	60, being 300 feet projected West from Seawall Parcel ID #: 19-31-16-00000-330-0200 Address: Sunset Drive S., St. Petersburg, FL 33707 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 14, 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 07/23/2025 day of July, 2025. KEN BURKE Clerk of the Circuit Court & Comptroller Pinellas County, Florida By: STEVIE AYARS Deputy Clerk KEN BURKE CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 August 1, 8, 15, 22, 2025	25-03260N

SUBSEQUENT INSERTIONS

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PUBLIC SALES

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SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 950 Pasadena Ave S, South Pasadena, FL 33707 August 14th, 2025 - 12:30 p.m.		
	Alexi Nuevo- Wall art, bed frame, food cart, lamps Rob Tyre- Furniture, household items, musical items Sydney Andrews- Catering supplies Demetris Johnson-Luggage, linens, furniture, boxes	

The auction will be listed and advertised on [www.storagetreasures.com](http://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 25; Aug. 1, 202525-03159N

SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1159 94th Ave N. St. Petersburg FL,33702 on August 13, 2025, at 12:00 PM		
	Terry Slywka- Boxes, furniture, electronics Manny Perez- Boxes, tools, furniture Antonio Gerrard Patrick- Totes, art Terry Slywka- Shelves, tools, grill Jedediah Northrop- Toolboxes, bike, electronics Lamar McIntosh- Barber chair, speakers Enriquita Espina- Totes, dresser, desk Enriquitq Espina- Totes, dresser, desk	

The auction will be listed and advertised on [www.storagetreasures.com](http://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 25; Aug. 1, 202525-03164N

SECOND INSERTION		
<b>PUBLIC NOTICE OF SALE</b> NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 14th day of August, 2025 at 10:00 AM. Said property is iStorage, 3950 34th Street South, St. Petersburg, FL, 33711		
	Michael Clarkson sofa, cabinet, luggage, boxes, clothes, chairs, microwave, bed, TV stand, fridge, mattress, boxes, cooler, cushions, lamps. Quentin Melton BBQ, bins, outside heater, outdoor table, grills, propane gas tanks, chairs, dolly, beach chairs, kitchen items. Matthew Jachna car roof cargo carrier, bike, beach chairs, fishing pole, camping equipment, life vest, rug, storage container. David Mitchell 2x draw sets, clothes, tables, sofa, shoes, bed frame, sound system, microwave, lamps, chairs, pictures. Charles Lenard Marable Chair, freezer, paintings, cooler, totes, vacuum, scooter, luggage, carpeting, boxes, keyboard, clothing, pressure cooker, bed, lamp, dolly. Tyrone Oliver fridge, set of tires, tools, washer dryer, 9 weed eaters, albums, rugs, tool box, 2x bikes, bush trimmer, table saw, mattress, clothing, jump starter, bags, TV stand.	

All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.  
July 25; Aug. 1, 202525-03183N

SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on August 14, 2025 at 10:00 AM		
	Detrianna Shannon - Clothing bags Jovita Rich - Household Goods/Furniture Keisha Long-Watson - clothes Janay Walker - TV, clothing and shoes, kitchen items, end tables	

The auction will be listed and advertised on [www.storagetreasures.com](http://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 25; Aug. 1, 202525-03117N

SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 8610 66th St N. Pinellas Park FL 33782 on 08/15/25, at 1:30 PM		
	Jacquelyn Ashley - Furniture, household items David Cotto - House hold items John Gasko - Household goods some furniture Jadene Kon - Furniture, clothes, decorations Bryan Hefty - House hold items Paul Guinan - Cloths , Pictures, chair desk Jeremiah Bell - Some hardware and some clothes Donald Macrae Allen - Dining set, bed set, cabinets,	

The auction will be listed and advertised on [www.storagetreasures.com](http://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 25; Aug. 1, 202525-03119N

SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> Notice is hereby given that on 08/08/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1960 FLEE mobile home bearing vehicle identification number DK9654N and all personal items located inside the mobile home. Last Tenant: Jaime Santana-Rodriguez a/k/a Jaime Rodriguez, Lizette Sanquinint and Palm Haven Mobile Home Park. Sale to be held at: Palm Haven Mobile Home Park, 3301 58th Avenue N., Saint Petersburg, Florida 33714, 727-955-3836.		
	July 25; Aug. 1, 2025	25-03232N

SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 930 Pasadena Ave S. South Pasadena FL 33707 on August 13, 2025 at 1:00 PM.		
	James Hickey - Grandfather clock, Wall art	

The auction will be listed and advertised on [www.storagetreasures.com](http://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 25; Aug. 1, 202525-03118N

SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on August 14, 2025, at 10:30 AM.		
	Jyoti Harrison - Kitchenware, Personal Effects, Furniture, Chairs Arrol Bethune - Appliances, Clothing, Boxes, Furniture, Personal Effects Kim Emmons - Boxes, Mirrors, Wall Art Anastasia Almonte Veras - Boxes, Appliances, Lamps, Personal Effects, Tools Sonia Muzaurieta - Clothing, Personal Effects, Sports, Tools	

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
July 25; Aug. 1, 202525-03139N

SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals at the location indicated: 6901 Park Blvd N Pinellas Park, FL 33781 August 13th, 2025 at 12:15pm		
	• <b>Michael Pennington:</b> Clothing, Totes, Stools, Boogie Board • <b>Victoria Denson:</b> Bags, Tires, Luggage, Kids Toys, Bikes • <b>Joe Burge:</b> Appliances, Clothing, Boxes, Washer, Bike, Baby Items • <b>Juan Padilla:</b> Boxes, Totes, Fishing Rod, Speaker	

The auction will be listed and advertised on [www.storagetreasures.com](http://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 25; Aug. 1, 202525-03138N

SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10111 Gandy Blvd N St Petersburg FL 33702 on 8/13/2025 @ 11:15am		
	Bianca Ragan	Household Goods/Furniture, Personal Items

The auction will be listed and advertised on [www.storagetreasures.com](http://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 25; Aug. 1, 202525-03177N

SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE</b> Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1650 7th Ave N St Petersburg FL 33713 August 14, 2025 @ 11:15am		
	Randy Pina- Tools, shelving Waundell Mcgee- Clothing, household items Michael Kraussman- Household items	

The auction will be listed and advertised on [www.storagetreasures.com](http://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 25; Aug. 1, 202525-03176N



# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

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

**prevent government officials from hiding information**

they would prefer the public not to see

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

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

**Publishing notices on the internet is neither cheap nor free**

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

## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



--- ESTATE ---

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-005850-ES</b> <b>Division 315</b> <b>IN RE: ESTATE OF</b> <b>IRENE FRANCIS LEDFORD</b> <b>Deceased.</b> The administration of the estate of Irene Francis Ledford, 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 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a	
creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 25, 2025.	
<b>Personal Representative:</b> <b>Douglas Ledford</b> 8672 Pelican Lane Seminole, Florida 33777	
Attorney for Personal Representative: Walter B. Shurden Attorney Florida Bar Number: 0156360 611 Druid Road East, Suite 712 Clearwater, FL 33756 Telephone: (727) 443-2708 Fax: (727) 255-5004 E-Mail: walt@shurden.net Secondary E-Mail: jennifer@shurden.net July 25; Aug. 1, 2025	25-03218N

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-004169-ES</b> <b>Division 003</b> <b>IN RE: ESTATE OF</b> <b>PAULA L. GUILFOILE,</b> <b>Deceased.</b> The administration of the estate of PAULA L. GUILFOILE, deceased, whose date of death was September 2, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221,	
Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is Friday, July 25, 2025.	
<b>Personal Representatives:</b> <b>Douglas G. Guilfoile</b> 234 Aberdeen Street Dunedin, Florida 34698 <b>Amy M. Weber</b> 2785 Capwood Lane Clearwater, Florida 33761 Attorney for Personal Representatives: ROBERT J. KELLY, ESQ. Florida Bar Number: 238414 Kelly & Kelly, LLP 28163 U.S. 19, North, Suite 200 Clearwater, FL 33761 Telephone: (727) 733-0468 Fax: (727) 733-0469 E-Mail: mpowell@kellyandkellyllp.com Secondary E-Mail: rob@kellyandkellyllp.com July 25; Aug. 1, 2025	25-03179N

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-004595-ES</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>ROSEMARY G. LEAVY</b> <b>A/K/A ROSEMARY A. LEAVY</b> <b>Deceased.</b> The administration of the estate of ROSEMARY G. LEAVY A/K/A ROSEMARY A. LEAVY, deceased, whose date of death was January 28, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Probate Court Records, Room 106, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	
unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 25, 2025.	
<b>Personal Representatives:</b> <b>SALLY SCRUTON</b> 3090 Hillsdale Ave Largo, Florida 33774 <b>MICHAEL SCRUTON</b> 3090 Hillsdale Ave Largo, Florida 33774 Attorney for Personal Representatives: /s/ Adam T. Rauman ADAM T. RAUMAN Florida Bar Number: 85296 PRESERVATION LAW FIRM 1920 East Bay Dr. Largo, FL 33771 Telephone: (727) 250-0432 Fax: (727) 250-0006 E-Mail: eservice@preservationlawfirm.com July 25; Aug. 1, 2025	25-03188N

SECOND INSERTION	
<b>CREDITORS NOTICE</b> IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>UCN: 522025CP003089XXESXX</b> <b>File No. 25-3089 ES</b> <b>In Re: The Estate of</b> <b>BARBARA ANN</b> <b>JENDRASIAK-COSBY, A/K/A</b> <b>BARBARA JENDRASIAK COSBY,</b> <b>DECEASED</b> The administration of the estate of BARBARA ANN JENDRASIAK COSBY, deceased, File Number 25-3089-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. ALL 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 jurisdiction of this Court are required to file their objections with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three	
months after the date of first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS AND DEMANDS 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 FILE TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED The date of the first publication of this Notice is July 25, 2025.	
<b>Personal Representative:</b> <b>CHRISTOPHER J. JENDRASIAK</b> 11113 Broken Book Way Fort Mill, SC 29708 Attorney for Personal Representative: Paul J. Burns, Esq. 12525 Walsingham Road Largo, FL 33774 (727) 595-4540 Florida Bar No. 968201 SPN 1517068 Pburns20@tampabay.rr.com July 25; Aug. 1, 2025	25-03225N

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-006727ES4</b> <b>Division 4</b> <b>IN RE: ESTATE OF</b> <b>ROBERT LESTER WILLIAMS III</b> <b>a/k/a ROBERT L. WILLIAMS III</b> <b>Deceased.</b> The administration of the estate of ROBERT LESTER WILLIAMS III, a/k/a ROBERT L. WILLIAMS III, deceased, whose date of death was June 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,	
Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 25, 2025.	
<b>Personal Representative:</b> <b>ROBERT L. WILLIAMS IV</b> 1221 Williams Dr. S. St. Petersburg, Florida 33705 Attorney for Personal Representative: /s/ Tiffany M. Cerniglio TIFFANY M. CERNIGLIO Attorney Florida Bar Number: 121791 HARRIS BARRETT MANN & DEW 1700 66th Street N., Ste. 502 St. Petersburg, FL 33710 Telephone: (727) 892-3100 Fax: (727) 898-0227 E-Mail: tiffany@hbmdlaw.com Secondary E-Mail: laura@hbmdlaw.com July 25; Aug. 1, 2025	25-03127N

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-005694-ES</b> <b>Division 003</b> <b>IN RE: ESTATE OF</b> <b>ZULA PEPERIS</b> <b>Deceased.</b> The administration of the estate of ZULA PEPERIS, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a	
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<b>Personal Representative:</b> <b>CONSTANTINE GEORGE</b> <b>BOUCHLAS aka DENO</b> <b>GEORGE BOUCHLAS</b> 2003 Harbour Watch Circle Tarpon Springs, Florida 34689 Attorney for Personal Representative: BARBARA A. EPSTEIN, ESQ. Attorney Florida Bar Number: 917265 BARBARA A. EPSTEIN & ASSOCIATES, P.A. P.O. Box 847 New Port Richey, Florida 34656-0847 Telephone: (727) 845-8433 Fax: (727) 475-9822 E-Mail: barbeps@msn.com Secondary E-Mail: maryellen_BEpstein@outlook.com July 25; Aug. 1, 2025	25-03143N

SECOND INSERTION	
<b>NOTICE</b> Vertex Development, LLC proposes to build a 125-foot stealth monopole at the approx. vicinity of 11220 Oakhurst Road, Largo, Pinellas County, FL 33774 [Lat: 27-52-30.67 Long: -82-50-2.52]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Brittany Sain, b.sain@trileaf.com , 2600 Maitland Center Parkway, Suite 330, Maitland, FL 32751, 407-660-7840. July 25, 2025	
25-03184N	
SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-003851-ES</b> <b>IN RE: ESTATE OF</b> <b>ELAINE NURGE,</b> <b>Deceased.</b> The administration of the estate of Elaine Nurge, deceased, whose date of death was July 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Ste. 300, Clearwater, FL, 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a	
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<b>Personal Representative:</b> <b>Mark Alden Nurge</b> 2381 Westminster Ter. Oviedo, FL 32765 Attorney for Personal Representative: Cyrus Malhotra Florida Bar No. 0022751 THE MALHOTRA LAW FIRM P.A. 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax Number: (727)290-4044 Email: filings@FLprobatesolutions.com Secondary: cortney@FLprobatesolutions.com July 25; Aug. 1, 2025	25-03231N

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-005693-ES</b> <b>Division 003</b> <b>IN RE: ESTATE OF</b> <b>CAROLYN A. WALLEN AKA</b> <b>CAROLYN ANN WALLEN</b> <b>Deceased.</b> The administration of the estate of CAROLYN A. WALLEN AKA CAROLYN ANN WALLEN, deceased, whose date of death was February 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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	
unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 25, 2025.	
<b>Personal Representative:</b> <b>MARK WILLIAM WALLEN</b> 200 Woodette Drive, #601 Dunedin, Florida 34698 Attorney for Personal Representative: BARBARA A. EPSTEIN, ESQ. Attorney Florida Bar Number: 917265 BARBARA A. EPSTEIN & ASSOCIATES, P.A. P.O. Box 847 New Port Richey, Florida 34656-0847 Telephone: (727) 845-8433 Fax: (727) 475-9822 E-Mail: barbeps@msn.com Secondary E-Mail: maryellen_BEpstein@outlook.com July 25; Aug. 1, 2025	25-03141N

SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-006225-ES</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>JENINE E. MOURNING</b> <b>A/K/A JENINE MOURNING</b> <b>Deceased.</b> The administration of the estate of JENINE E. MOURNING A/K/A JENINE MOURNING, deceased, whose date of death was October 5, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Probate Court Records, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act	
as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 25, 2025.	
<b>PERSONAL REPRESENTATIVE:</b> <b>WILLIAM MOURNING</b> 1200 Country Club Drive Largo, Florida 33771 PRESERVATION LAW FIRM /s/Adam T. Rauman Adam T. Rauman, Esquire Florida Bar Number: 85296 1920 East Bay Drive Largo, FL 33771 Phone: (727) 250-0432 Fax: (727) 250-0006 E-mail: eservice@preservationlawfirm.com Attorney for the Personal Representative July 25; Aug. 1, 2025	25-03189N

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

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ESTATE

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<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-004069-ES</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF NICHOLAS ERIC OWENS</b> <b>Deceased.</b></p> <p>The administration of the estate of Nicholas Eric Owens, deceased, whose date of death was March 22, 2025, is pending in the Circuit Court for Pinel-</p>	<p>las County, Florida, Probate Division, the address of which is Pinellas County Justice Center, 545 1st Ave N, St. Petersburg, Florida 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</p>	<p>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</p>	<p>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</p>	<p>BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 25, 2025.</p>	<p><b>Personal Representative:</b> <b>Natalie Renee Owens</b> 1736 John Anderson Drive Ormond Beach, Florida 32176</p>	<p>Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Schwarz &amp; Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net July 25; Aug. 1, 2025 25-03190N</p>
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<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-006033-ES</b> <b>IN RE: ESTATE OF</b> <b>MARCIA JEAN RITTGERS,</b> <b>Deceased.</b></p> <p>The administration of the estate of MARCIA JEAN RITTGERS, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal repre- sentative's attorney are set forth below.</p> <p>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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO- TICE ON THEM.</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 PUBLICA-</p>		<p>TION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOR- EVER 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 25, 2025.</p> <p><b>Personal Representative:</b> <b>Lori Hedstrom</b> <b>c/o BATTAGLIA, ROSS,</b> <b>DICUS &amp; McQUAID, P.A.</b> 5858 Central Avenue St. Petersburg, FL 33707</p> <p>Attorney for Personal Representative: C. Hunter Rawls BATTAGLIA, ROSS, DICUS &amp; McQUAID, P.A. 5858 Central Avenue St. Petersburg, FL 33707 (727) 381-2300 FBN: 59432 Primary Email: hrawl@brdwlaw.com Secondary Email: mflah@brdwlaw.com July 25; Aug. 1, 2025 25-03169N</p>		<p><b>NOTICE TO CREDITORS</b> (Summary Administration) IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-005859</b> <b>Division ES</b> <b>IN RE: ESTATE OF</b> <b>DONNA M. LATEER,</b> <b>Deceased.</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Donna M. Lateer, deceased, File Number 25-005859, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756; that the decedent's date of death was December 5, 2024; that the total value of the non-exempt estate assets is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>Name Adrian W. Gilbert Address 24 Stapledon Crescent Nepean, CA-ON K2H 9L5</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the de- cedent and persons having claims or demands against the estate of the de- cedent other than those for whom provi- sion for full payment was made in the</p>		<p>Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT- WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 25, 2025.</p> <p><b>Person Giving Notice:</b> <b>Adrian Gilbert</b> <b>(Jun 6, 2025 17:18 EDT)</b> <b>Adrian W. Gilbert</b> 24 Stapledon Crescent Nepean, Ontario K2H 9L5</p> <p>Attorney for Person Giving Notice /s/ Kit Van Pelt Kit Van Pelt, Esquire Attorney for Petitioner Florida Bar Number: 106754 Older, Lundy, Koch &amp; Martino 200 N. Garden Avenue, Clearwater, FL 33755 Tele: (813) 254-8998 Primary E-Mail Address: kvanpelt@olderlundylaw.com Secondary E-Mail Addresses: hturner@olderlundylaw.com July 25; Aug. 1, 2025 25-03125N</p>		<p><b>NOTICE TO CREDITORS</b> (Summary Administration) IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-005856</b> <b>Division ES</b> <b>IN RE: ESTATE OF</b> <b>JOAN E. HARDING,</b> <b>Deceased.</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Joan E. Harding, deceased, File Number 25-0085856, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwa- ter, FL 33756; that the decedent's date of death was March 25, 2025; that the total value of the non-exempt assets of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>Name Jeffrey Wayne Harding Trustee of the Joan E. Harding Trust, dated April 23, 2012, as amended Address 9369 Pebble Beach Ct. E. Seminole, FL 33777</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the de- cedent and persons having claims or demands against the estate of the dece-</p>		<p>dent other than those for whom provi- sion for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT- WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 25, 2025.</p> <p><b>Person Giving Notice:</b> <b>Jeff Harding</b> <b>(Jun 9, 2025 18:11 EDT)</b> <b>Jeffrey Wayne Harding</b> 9369 Pebble Beach Ct. E., Seminole, FL 33777</p> <p>Attorney for Person Giving Notice /s/ Kit Van Pelt Kit Van Pelt Attorney Florida Bar Number: 106754 Griffin &amp; Van Pelt, P.A. 1455 Court Street, Clearwater, FL 33756 Telephone: (727) 449-9800 Fax: (727) 446-2748 E-Mail: kit@lawyergriffin.com Secondary E-Mail: jennie@lawyergriffin.com July 25; Aug. 1, 2025 25-03124N</p>	

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<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY FLORIDA PROBATE DIVISION <b>UCN:522025CP005829XXESXX</b> <b>REF#25-005829-ES</b> <b>IN RE: ESTATE OF</b> <b>PHONEPHET KIMBALL,</b> <b>aka</b> <b>PHONEPHET BOUNPHAKHOM</b> <b>Deceased.</b></p> <p>The administration of the estate of PHONEPHET KIMBALL, also known as PHONEPHET BOUNPHAKHOM, deceased, whose date of death was February 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, 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 de- mands against decedent's estate must</p>		<p>file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 25, 2025.</p> <p>Signed on this 18th day of July, 2025.</p>		<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-006060-ES</b> <b>IN RE: ESTATE OF</b> <b>JAMES T. COOPER,</b> <b>Deceased.</b></p> <p>The administration of the estate of JAMES T. COOPER, deceased, whose date of death was May 15, 2025, 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 attor- ney 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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>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 sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as spec- ified 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 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 25, 2025.</p>		<p><b>NOTICE TO CREDITORS</b> (Summary Administration) IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-006114</b> <b>Division ES</b> <b>IN RE: ESTATE OF</b> <b>KATHRYN H. HUBBARD,</b> <b>Deceased.</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Kathryn H. Hubbard, deceased, File Number 25-006114, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was April 7, 2025; that the total value of the non-exempt assets of the estate is \$19,000.00 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>Name Jeremiah W. Hubbard Address 20001 Gulf Blvd., #502, Indian Shores, FL 33785 Joshua A. Hubbard 426 Laurel Avenue, Wilmette, IL 60091</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the de- cedent and persons having claims or demands against the estate of the dece-</p>		<p>dent other than those for whom provi- sion for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT- WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 25, 2025.</p> <p><b>Person Giving Notice:</b> <b>Jeremiah Hubbard</b> <b>(Jun 24, 2025 12:04 CDT)</b> <b>Jeremiah W. Hubbard</b> 20001 Gulf Blvd., #502, Indian Shores, FL 33785</p> <p>Attorney for Person Giving Notice /s/ Kit Van Pelt Kit Van Pelt Attorney Florida Bar Number: 106754 Older, Lundy, Koch &amp; Martino 200 N. Garden Avenue, Clearwater, FL 33755 Tele: (813) 254-8998 Primary E-Mail Address: kvanpelt@olderlundylaw.com Secondary E-Mail Address: hturner@olderlundylaw.com July 25; Aug. 1, 2025 25-03126N</p>	

<p>SECOND INSERTION</p>	<p>SECOND INSERTION</p>	<p>SECOND INSERTION</p>	<p>SECOND INSERTION</p>	<p>SECOND INSERTION</p>	<p>SECOND INSERTION</p>
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-005438-ES</b> <b>IN RE: ESTATE OF DAVID THOMAS CHAMBERS,</b> <b>a/k/a DAVID T. CHAMBERS</b> <b>Deceased.</b></p> <p>The administration of the estate of DAVID THOMAS CHAMBERS, a/k/a DAVID T. CHAMBERS, deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., 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,</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 25, 2025.</p> <p><b>Personal Representative:</b> <b>KURT OPPENHEIMER</b> 11196 112th Ave. Seminole, Florida 33778</p> <p>Attorney for Personal Representative: MICHAEL D. CAVONIS Florida Bar Number: 1038725 DeLoach, Hofstra &amp; Cavonis, P.A. 8640 Seminole Blvd, Seminole, FL 33772 Tele: (727) 397-5571 Fax: (727) 393-5418 E-Mail: mcavonis@dhclaw.com Secondary E-Mail: bkng@dhclaw.com July 25; Aug. 1, 2025 25-03168N</p>	<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-006364-ES</b> <b>Division 3</b> <b>IN RE: ESTATE OF JENNIFER LOUISE RUSH,</b> <b>Deceased.</b></p> <p>The administration of the estate of JENNIFER LOUISE RUSH, deceased, whose date of death was April 1, 2025, and whose Social Security Number is xxx-xx-4385, 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 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 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.</p> <p>The date of first publication of this notice is July 25, 2025.</p> <p><b>Personal Representative:</b> <b>REBECCA L. WOGOMAN</b> Attorney for Personal Representative: London L. Bates, ESQ. 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 25; Aug. 1, 2025 25-03121N</p>	<p>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 25, 2025.</p> <p><b>Personal Representative:</b> <b>/s/ Zipporah Tucker</b> <b>Zipporah Tucker</b> 1115 23rd St. S. St. Petersburg, Florida 33712</p> <p>Attorney for Personal Representative: /s/ Tiffani K. Thornton Tiffani K. Thornton, Esq. FBN: 1007807 THE LAW OFFICE OF TIFFANI K. THORNTON 653 W. Lumsden Rd. Brandon, FL 33511 Telephone: 813-337-7349 Primary email: tiffani@tktlaw.org Counsel for Personal Representative July 25; Aug. 1, 2025 25-03171N</p>	<p>Attorney for Person Giving Notice /s/ Kit Van Pelt Kit Van Pelt Attorney Florida Bar Number: 106754 Older, Lundy, Koch &amp; Martino 200 N. Garden Avenue, Clearwater, FL 33755 Tele: (813) 254-8998 Primary E-Mail Address: kvanpelt@olderlundyllaw.com Secondary E-Mail Address: hturner@olderlundyllaw.com July 25; Aug. 1, 2025 25-03126N</p>



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SECOND INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on August 15th, 2025 at 11AM	
Joseph Rodriguez-Appliances. Cabinets/shelves, clothing/shoes, electronics, furniture, tools, totes and boxes	
Michael Keith Scott-Furniture, collectibles, wall art, mattress, cabinets/shelves, memorabilia, and lamps	
Preston Lewis-Electronics, furniture, wall art, mattress, boxes, rugs, totes, and outdoor/sporting equipment	
Mikal Steiniger-Furniture, mattress, bedding, fan, electronics, and clothing	
Craig Robert Ranciato-Cabinet, furniture, boxes, clothing, outdoor/ sporting equipment and tools	
This auction will be listed and advertised on <a href="http://www.storagetreasures.com">www.storagetreasures.com</a> Purchases must be made in cash only and paid at the above referenced facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property July 25; Aug. 1, 2025	
25-03182N	

SECOND INSERTION	
NOTICE TO CREDITORS	
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. <b>25-4550-ES</b> Division <b>004</b> IN RE: ESTATE OF <b>JEANETTE L. MASTERS</b> Deceased.	
The administration of the estate of JEANETTE L. MASTERS, deceased, whose date of death was , is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 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 25, 2025.	
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 25, 2025.	
Personal Representative: <b>Lorraine F. Bird-Turner</b> 12709 Daisy Place Bradenton, FL 34212 Attorney for Personal Representative: Richard A. Stoffels, Esq. Email Addresses: 6727 1st Ave. South, Suite 104 St. Petersburg, FL 33707 Florida Bar No. 0759813 rich.stoffels@stoffelslawgroup.com stoffels@tampabay.rr.com Telephone: 727-388-6777 July 25; Aug. 1, 2025	
25-03220N	

SECOND INSERTION	
NOTICE TO CREDITORS	
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. <b>25-004147-ES-3</b> Division Probate IN RE: ESTATE OF <b>ROBERTA D. CALDWELL</b> Deceased.	
The administration of the Estate of ROBERTA D. CALDWELL, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 25, 2025.	
Personal Representative: <b>PAUL D. CALDWELL</b> c/o Wagstaff & Pitelis, P.A. 300 Jeffords Street, Suite B Clearwater, FL 33756 Attorney for Personal Representatives: Mary Lou Miller Wagstaff, Esq. Attorney for Paul D. Caldwell Florida Bar No. 129986 Wagstaff & Pitelis, PA 300 Jeffords Street, Suite B Clearwater, FL 33756 Telephone: (727) 584-8182 July 25; Aug. 1, 2025	
25-03146N	

SECOND INSERTION	
NOTICE TO CREDITORS	
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION REF: <b>25-005357-ES</b> IN RE: ESTATE OF <b>JEFFREY FLOWERS,</b> Deceased.	
The administration of the estate of JEFFREY FLOWERS, deceased, whose date of death was April 8, 2025; File Number 25-005357-ES is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 25, 2025.	
KAREN CRUMP 234 Grove Circle N. Dunedin, FL 34698 Personal Representative JOHN F. FREEBORN Attorney for Personal Representative FBN #520403 SPN #1281225 FREEBORN & FREEBORN, P.A. 360 Monroe Street Dunedin, Florida 34698 Telephone: (727) 733-1900 July 25; Aug. 1, 2025	
25-03216N	

SECOND INSERTION	
NOTICE TO CREDITORS	
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION REF: <b>25-006050-ES</b> IN RE: ESTATE OF <b>THERESA KIRSCHENBAUM,</b> Deceased.	
The administration of the estate of THERESA KIRSCHENBAUM, deceased, whose date of death was June 1, 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 25, 2025.	
MAX VANGUARD Personal Representative 8913 Eldora Drive Cincinnati, OH 45236 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 25; Aug. 1, 2025	
25-03217N	

SECOND INSERTION	
NOTICE TO CREDITORS	
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. <b>24-8397-ES</b> IN RE: ESTATE OF <b>MARY PASTRICH,</b> Deceased.	
The administration of the estate of MARY PASTRICH, deceased, whose date of death was March 11, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: July 25, 2025.	
SUZANNE JUNE SHORT Personal Representative 28438 Capraia Drive Bonita Springs, FL 34135 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jriviera@hnh-law.com July 25; Aug. 1, 2025	
25-03219N	

--- ACTIONS / SALES / PUBLIC NOTICES---

SECOND INSERTION	
NOTICE OF FORFEITURE PROCEEDINGS	
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA Case Number: <b>25-001933-CI</b> IN RE: FORFEITURE OF: <b>\$13,876.00 (Thirteen Thousand Eight Hundred Seventy-Six Dollars)</b> in U.S. Currency and <b>One (1) 2015 Infiniti Q50 (VIN: JN1BV7AP2FM349325)</b> ALL PERSONS who claim an interest in the following property: \$13,876.00 (Thirteen Thousand Eight Hundred Seventy-Six Dollars) in U.S. Currency and One (1) 2015 Infiniti Q50 (VIN: JN1BV7AP2FM349325), which was seized because said property is alleged to be contraband as defined by Sections 932.701 (2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about April 6, 2025, in Pinellas County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Angeline Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Dr., Tampa, Florida 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court. July 25; Aug. 1, 2025	
25-03223N	

SECOND INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 08/08/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: 1970 PRKW mobile home bearing vehicle identification number 6512M7303 and all personal items located inside the mobile home. Last Tenant: Thomas R. Russo Sr. a/k/a Tom Russo, Thomas Ralph Russo and Thomas R. Russo Jr. Sale to be held at: Heritage Village Mobile Home Park, 12840 Seminole Boulevard, Largo, Florida 33778, (Telephone: 727-584-5026). July 25; Aug. 1, 2025	
25-03237N	

SECOND INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 08/08/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 PACE mobile home bearing vehicle identification number 7966 and all personal items located inside the mobile home. Last Tenant: Michael Steven Goley. Sale to be held at: Silver Lake, 4000 24th Street N., Saint Petersburg, Florida 33714, (727) 525-8350. July 25; Aug. 1, 2025	
25-03236N	

SECOND INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 08/08/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: 1972 TARA mobile home bearing vehicle identification number MT71223 and all personal items located inside the mobile home. Last Tenant: Mary Sue Newton and Charles D. Newton. Sale to be held at: Plantation Oaks Mobile Home Park, 604 North Kingsway Road, Seffner, Florida 33584, 813-689-9279. July 25; Aug. 1, 2025	
25-03238N	

SECOND INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45	
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA. CIVIL DIVISION CASE NO. <b>522024CA003193XXCICI</b> CAG NATIONAL FUND IV LLC, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RICHARD C. GRIFFIN, A/K/A RICHARD C. GRIFFIN, SR. DECEASED; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BERTHA GRIFFIN BATTLE A/K/A BERTHA BATTLE A/K/A BETTY A. BATTLE A/K/A BETTY BATTLE; CITY OF ST. PETERSBURG, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure dated July 9, 2025, and entered in Case No. 522024CA003193XXCICI of the Circuit Court in and for Pinellas County, Florida, wherein CAG National Fund IV LLC is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RICHARD C. GRIFFIN, A/K/A RICHARD C. GRIFFIN, SR. DECEASED; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BERTHA GRIFFIN BATTLE A/K/A BERTHA BATTLE A/K/A BETTY A. BATTLE A/K/A BETTY BATTLE; CITY OF ST. PETERSBURG, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT,	

SECOND INSERTION	
TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KEN BURKE, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> , 10:00 a.m., on August 28, 2025, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 19 IN BLOCK 57 OF LEWIS ISLAND SUBDIVISION SECTION FOUR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, ON PAGE 56, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 385 DOLPHIN AVE SE, SAINT PETERSBURG, FL 33705 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 S. FT. HARRISON AVE., SUITE 500, CLEARWATER, FL 33756. (727) 464-4062 (V/TDDO). DATED July 23, 2025. By: /s/ Kathleen Achille Kathleen Achille Florida Bar No.: 166200 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: <a href="mailto:answers@dallegal.com">answers@dallegal.com</a> 1460-203742 / SM2 July 25; Aug. 1, 2025	
25-03233N	

SECOND INSERTION	
NOTICE OF SALE	
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. <b>24-000355-CI</b> <b>THREE CAPITAL, LLC, a Florida limited liability company, Plaintiff, vs. THREE STOOGES &amp; YOU, LLC, a Florida limited liability company; ERIC DEROO, LLC, a Florida limited liability company; JASON BYERS, an individual; TAN TRINH, an individual; and CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company, Defendants.</b> Notice is hereby given that pursuant to a Uniform Final Judgment of Foreclosure of Alcohol License entered July 15, 2025, in the above entitled cause in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property located in Pinellas County, Florida described as: FLORIDA DBPR RETAIL 4COP BEVERAGE LICENSE NUMBER BEV6200655 at public sale, to the highest and best bidder for cash, at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> , beginning at 10:00 a.m. on September 2, 2025. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Office of Human Rights, by written or oral request, within seven days of the date but at least three (3) business days prior to the date the service is needed, at: 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727) 464-4880, TDD (727) 464-4062; if you are hearing or voice impaired, call 711. . Dated: July 16, 2025. For the Court: /s/ Patrick M. Mosley Patrick M. Mosley, Esq. Florida Bar No. 0033735 Sarah E. Gunn, Esq. Florida Bar No. 1050375 Hill Ward Henderson 101 East Kennedy Blvd., Suite 3700 Tampa, Florida 33602 Telephone: (813) 221-3900 Facsimile: (813) 221-2900 Email: <a href="mailto:patrick.mosley@hwhlaw.com">patrick.mosley@hwhlaw.com</a> Email: <a href="mailto:sarah.gunn@hwhlaw.com">sarah.gunn@hwhlaw.com</a> Email: <a href="mailto:tricia.elam@hwhlaw.com">tricia.elam@hwhlaw.com</a> Counsel for Plaintiff July 25; Aug. 1, 2025	
25-03134N	



# SAVE TIME

E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

8/03/23



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ESTATE

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SECOND INSERTION

**NOTICE OF TRUST**  
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**Case Number:25-005882-ES**  
**IN RE: ESTATE OF RUTH E. KINSEY, Deceased.**

Ruth E. Kinsey, a resident of Pinellas County, Florida, who died on June 4, 2024, was the surviving settlor of a trust entitled: Ruth E. Kinsey Living Trust dated August 28, 2013, as Amended, which is a trust described in Section 733.707(3), Florida Statutes, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate

is insufficient to pay them, as provided in Section 733.607(2), Florida Statutes. The name and address of the Successor Trustee are set forth below.

The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Signed on this 10 day of June 2025.

**Craig E. Barkhimer**  
**Successor Trustee**  
2750 Bittersweet Blvd.  
Columbus, IN 47203

CLERK OF THE CIRCUIT COURT  
July 25; Aug. 1, 2025      25-03122N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.:25-005062-ES**  
**Division: Section 3**  
**IN RE: THE ESTATE OF HUGH BENET, III, Deceased.**

The administration of the Estate of HUGH BENET, III, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No.25-005062-ES, Division Section 3, the address of which is Pinellas County Courthouse, 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, 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) DAYS AF-

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS July 25, 2025.

**Personal Representative:**  
**Grace B. Smith**  
5195 Main St., Apt 6D  
Buffalo, NY 14221

Attorney for Personal Representative:  
Holly Eakin Moody, Esquire  
Florida Bar No. 382000  
Holly Eakin Moody, P.A.  
2900 East Oakland Park Boulevard  
Fort Lauderdale, FL 33306  
Phone: (954) 566-7417  
Email: holly@hollyeakinmoody.com  
July 25; Aug. 1, 2025      25-03140N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-004136-ES**  
**IN RE: ESTATE OF LOUISE F. OLSON, Deceased.**

The administration of the estate of Louise F. Olson, deceased, whose date of death was January 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.

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 25, 2025.

**Personal Representative:**  
**Thomas C. Olson**  
9729 Hidden Valley Road  
Vienna, VA 22181

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:  
victoria@thehernandezlaw.com  
Secondary email:  
hms@thehernandezlw.com  
July 25; Aug. 1, 2025      25-03148N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-005370-ES**  
**IN RE: ESTATE OF JOSE L. CASTRO, Deceased.**

The administration of the estate of Jose L. Castro, 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.

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 25, 2025.

**Personal Representative:**  
**Sandy B. Todd**  
1344 Pine Ridge Circle E, #E3  
Tarpon Springs, FL 34688

Attorney for Personal Representative:  
David A. Hernandez, Esquire, LLM.  
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  
Secondary email:  
hms@thehernandezlaw.com  
July 25; Aug. 1, 2025      25-03120N

SECOND INSERTION

**NOTICE OF ACTION (Formal Notice by Publication)**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 24-004072-ES**  
**IN RE: ESTATE OF JOSEPH W. MERSCHEN, Deceased.**

TO: ALL UNKNOWN HEIRS, ASSIGNEES OR BENEFICIARIES OF JOSEPH W.MERSCHEN

YOU ARE NOTIFIED that a NOTICE OF ADMINISTRATION and PETITION FOR DETERMINATION OF BENEFICIARIES has been filed with this Court. You are required to serve a copy of your written defenses, if any, on the Petitioner's attorney, whose name and address are JEFFREY A. EISEL of BASKIN EISEL RIGHTMYER, ATTORNEYS AT LAW, 14020 ROOSEVELT BOULEVARD, SUITE 808, CLEARWATER, FLORIDA 33762, on or before August 22nd, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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

DATED July 17th, 2025.

First Publication on: July 25th, 2025

KEN BURKE,  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
As Clerk of the Court  
By: Veronica Decker  
As Deputy Clerk  
(SEAL) CIRCUIT COURT  
PINELLAS COUNTY,  
FLORIDA

July 25; Aug. 1, 8, 15, 2025      25-03128N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-006277-ES**  
**IN RE: ESTATE OF ANNE M. DUGGAN a/k/a ANNE MARIE DUGGAN, Deceased.**

The administration of the estate of Anne M. Duggan, deceased, whose date of death was November 26, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 25, 2025.

**Personal Representative:**  
**Joseph S. Duggan**  
7100 Ulmertown Road, #622  
Largo, Florida 33771

Attorney for Personal Representative:  
David A. Peek  
david@theseminolelegalcenter.com  
info@theseminolelegalcenter.com  
Florida Bar No. 0044660  
The Legal Center  
10700 Johnson Blvd., Suite 1  
Seminole, Florida 33772  
Telephone: (727) 393-8822  
July 25; Aug. 1, 2025      25-03129N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO. 25-002477-ES**  
**IN RE: ESTATE OF NATALIE ANNE WINTERS Deceased,**

The administration of the estate of NATALIE A. WINTERS, deceased, File Number 25-002477-ES is pending in the Circuit Court for PINELLAS County, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756.

The names and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is July 25, 2025.

**ROBERT WINTERS**  
907 Stonybrook Dr.  
Bowie, MD. 20715

**Personal Representative**

/s/ Luis Garcia-Rivera  
LUIS GARCIA-RIVERA  
Attorney at Law  
Florida Bar #0101930  
SPN #2254811  
2706 Alt. U.S. 19 N. Ste. 316  
Palm Harbor, Florida 34683  
(727) 772-8818 Voice  
(727) 787-8193 (fax)  
lgrivera@lgrivera.com  
Attorney for Personal Representative  
July 25; Aug. 1, 2025      25-03142N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-005021-ES**  
**IN RE: ESTATE OF ELAINE BLANCHET HORGAN, Deceased.**

The administration of the estate of Elaine Blanchet Horgan, deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, Florida 33702. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 25, 2025.

**Personal Representative:**  
**MARK R. FEEGEL**  
2570 33rd Ave. N.  
St. Petersburg, Florida 33713

Attorney for Personal Representative:  
JAMES R. (RUSTY) SPOOR  
Florida Bar Number: 27058  
SPOOR LAW, P.A.  
877 Executive Center Dr. W., Suite 100  
St. Petersburg, FL 33702  
Telephone: (727) 822-4355  
July 25; Aug. 1, 2025      25-03147N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-005643-ES**  
**IN RE: ESTATE OF JAMES R. BARR Deceased.**

The administration of the Estate of James R. Barr, 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, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 25, 2025.

**Personal Representative:**  
**Victoria Barr**  
9309 Blind Pass Road  
St. Pete Beach, Florida 33706

Attorney for Personal Representative:  
Elaine N. McGinnis  
Florida Bar Number: 725250  
324 N. Dale Mabry Highway, Suite 100  
Tampa, FL 33609  
Telephone: (813) 851-3380  
E-Mail: elaine@estatelawtampa.com  
July 25; Aug. 1, 2025      25-03123N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**UCN: 522025CP004710XXESPR**  
**REF: 25-004710-ES**  
**IN RE: ESTATE OF DORIS I. JOHNSON Deceased.**

The administration of the Estate of DORIS I. JOHNSON, deceased, whose date of death was October 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's Estate, including 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 FIRST PUBLICATION DATE OF THIS NOTICE IS: July 25, 2025

**JEFFREY JOHNSON**  
**Personal Representative**  
1126 Haley Lane  
Dunedin, FL 34698  
Robert C. Dickinson III, P.A.,  
Attorney for the Petitioner  
FBN: 360491, SPN: 00360888  
1230 South Myrtle Avenue, Suite 101  
Clearwater, FL 33756-3469  
Tel: 727-462-0123; Fax: 727-462-5260  
July 25; Aug. 1, 2025      25-03187N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-006235-ES**  
**IN RE: ESTATE OF JOANN HAMMER, Deceased**

The administration of the Estate of Joann Hammer, deceased, whose date of death was April 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: Clerk: Ken Burke, CPA, 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The date of first publication of this notice is July 25, 2025.

**Personal Representative:**  
**Michele D. Hammer**  
727 Southwest Blvd. N.  
St. Petersburg, Florida 33703

Attorney for Personal Representative  
CATHERINE E. BLACKBURN  
Florida Bar Number: 940569  
BLACKBURN LAW FIRM, PLLC  
5230 Central Avenue  
St. Petersburg, FL 33707  
Telephone: (727) 826-0923  
E-Mail: Cathy@lifeplanlaw.com  
July 25; Aug. 1, 2025      25-03170N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-006235-ES**  
**IN RE: ESTATE OF JOANN HAMMER, Deceased**

The administration of the Estate of Joann Hammer, deceased, whose date of death was April 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: Clerk: Ken Burke, CPA, 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The date of first publication of this notice is July 25, 2025.

**Personal Representative:**  
**Michele D. Hammer**  
727 Southwest Blvd. N.  
St. Petersburg, Florida 33703

Attorney for Personal Representative  
CATHERINE E. BLACKBURN  
Florida Bar Number: 940569  
BLACKBURN LAW FIRM, PLLC  
5230 Central Avenue  
St. Petersburg, FL 33707  
Telephone: (727) 826-0923  
E-Mail: Cathy@lifeplanlaw.com  
July 25; Aug. 1, 2025      25-03170N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-006235-ES**  
**IN RE: ESTATE OF JOANN HAMMER, Deceased**

The administration of the Estate of Joann Hammer, deceased, whose date of death was April 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: Clerk: Ken Burke, CPA, 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The date of first publication of this notice is July 25, 2025.

**Personal Representative:**  
**Michele D. Hammer**  
727 Southwest Blvd. N.  
St. Petersburg, Florida 33703

Attorney for Personal Representative  
CATHERINE E. BLACKBURN  
Florida Bar Number: 940569  
BLACKBURN LAW FIRM, PLLC  
5230 Central Avenue  
St. Petersburg, FL 33707  
Telephone: (727) 826-0923  
E-Mail: Cathy@lifeplanlaw.com  
July 25; Aug. 1, 2025      25-03170N



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ACTIONS / SALES

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SECOND INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 25-004343-CO HOMEOWNERS' ASSOCIATION OF MIDDLECREEK, INC., Plaintiff, vs. RICKIE ROSS, NEVA ROSS, and UNKNOWN TENANT(S), Defendants.</b> TO: NEVA ROSS, YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:</p> <p>Lot 34, Middlecreek, according to the map or plat thereof, as recorded in Plat Book 104, Page(s) 44, of the Public Records of Pinellas County, Florida. PARCEL ID NO.: 28-29-16-57686-000-0340 ("Property") Property Address: 1988 Georgia Circle South, Clearwater, Florida 33760</p> <p>A Lawsuit has been filed against you in Pinellas County Court, HOMEOWNERS' ASSOCIATION OF MIDDLECREEK, INC., v. NEVA ROSS 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</p>		
<p>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 21st day of July, 2025.</p> <p>Ken Burke, Clerk of Court BY: /s/ Thomas Smith DEPUTY CLERK RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10573-016 July 25; Aug. 1, 2025 25-03173N</p>		
SECOND INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 25003322CI PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ANDREA M. BEANE A/K/A ANDREA MARIE BEANE; ROBERT FOREST BEANE; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANDREA M. BEANE A/K/A ANDREA MARIE BEANE; UNKNOWN SPOUSE OF ANDREA M. BEANE A/K/A ANDREA MARIE BEANE; SHERRIE LYNN RIED; JOHN JOSEPH WOLFE; UNKNOWN TENANT et al., Defendants.</b> TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANDREA M. BEANE A/K/A ANDREA MARIE BEANE 1832 GREENHILL DR, CLEARWATER, FL 33755 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 137, WOODMONT PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 69, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are</p>		
<p>required to serve a copy of your written defenses, if any, to it, on De Cubas &amp; Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before , a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</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. 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>WITNESS my hand and the seal of this Court this 21st day of July, 2025.</p> <p>KEN BURKE As Clerk of the Court By /s/ Thomas Smith As Deputy Clerk De Cubas &amp; Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 25-02160 July 25; Aug. 1, 2025 25-03192N</p>		

SECOND INSERTION		
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 24-009317-CO EASTWOOD PINES ASSOCIATION, INC., Plaintiff, vs. EMIL OMANOVIC, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST EMIL OMANOVIC, and UNKNOWN TENANT(S), Defendants.</b> Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 24-009317-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:</p> <p>Unit No. 4, Building 1, of Eastwood Pines - Phase 1, f/k/a Pinellas Pines - Phase 1, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4066, Page(s) 1720, and Amendment adding Phase 1 recorded in Official Records Book 4546, Page 1550 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.: 29-29-16-24197-001-0040 ("Property") Property Address: 1825 Bough Ave, # 4, Clearwater, Florida</p>		
<p>33760 at public sale, to the highest and best bidder for cash at 10:00 a.m. on AUGUST 14, 2025. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>Dated this 18th day of July 2025.</p> <p>RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10049-097 July 25; Aug. 1, 2025 25-03154N</p>		

SECOND INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>Case No.: 25-2331-CI-15 PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida, Plaintiff, v. ALIJA KUC a/k/a ILIJA KUC; UNKNOWN SPOUSE OF ALIJA KUC a/k/a ILIJA KUC; and UNITED STATES OF AMERICA Defendant(s).</b> TO: Alija Kuc a/k/a Ilija Kuc 714 E. 4th Street Russellville, KY 42276 You are hereby notified that an action for lien foreclosure has been filed against you in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida with case style of Pinellas County, Florida, a subdivision of the State of Florida v. Alija Kuc a/k/a Ilija Kuc, Unknown Spouse of Alija Kuc a/k/a Ilija Kuc and United States of America, and you are required to serve a copy of your written defenses, if any, to Plaintiff's attorney, David A. Barrera, Esq., Pinellas County Attorney's Office, 315 Court Street, 6th Floor, Clearwater, FL 33756, within thirty (30) days of the first date of publication, and file the original with the Clerk of the Court by the same date, otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p>		
<p>The real property at issue in this case is legally described as: LOTS 13 &amp; 14, BLOCK 14, WASHINGTON TERRACE, according to the plat thereof, as recorded in Plat Book 12, Page 98, Public Records of Pinellas County, Florida, Address: 3023 62nd Avenue N, St. Petersburg, FL 33702, Parcel ID: 35-30-16-95076-014-0130. "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: 07/16/2025</p> <p>KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 Ken Burke As Clerk of the Court By: JESSICA ZOVICH As Deputy Clerk David A. Barrera, Esq., Pinellas County Attorney's Office, 315 Court Street, 6th Floor, Clearwater, FL 33756 July 25; Aug. 1, 8, 15, 2025 25-03172N</p>		

SECOND INSERTION		
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 25-001155-CI Wells Fargo Bank, N.A. Plaintiff, vs. Patricia Moore White; Unknown Spouse of Patricia Moore White; Discover Bank; Calais Village Condominium Association, Inc. Defendants.</b> TO: Patricia Moore White and Unknown Spouse of Patricia Moore White Last Known Address: 430 Bay Street NE Apt 1412, Saint Petersburg, FL 33701 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida:</p> <p>UNIT 1, BUILDING 5768, CALAIS VILLAGE, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 59, PAGE(S) 49 TO 52 INCLUSIVE, AND ANY AMENDMENTS THERETO, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5323, PAGE(S) 1630 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURT-</p>		
<p>NANT THERETO, AND ANY AMENDMENTS THERETO. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock &amp; Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS</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." DATED on July 21st 2025.</p> <p>Ken Burke As Clerk of the Court By /s/ Thomas Smith As Deputy Clerk Julie York, Esquire, Brock &amp; Scott, PLLC., 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 24-F01279 July 25; Aug. 1, 2025 25-03193N</p>		

SECOND INSERTION		
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 24-011141-CO ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC., Plaintiff, v. PAUL J. HUGHES, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST PAUL J. HUGHES, BRETT HUGHES, and UNKNOWN TENANT(S), Defendants.</b> Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 24-011141-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:</p> <p>Unit No. 59, "F" Northwest Wing, Building B-88, ON TOP OF THE WORLD UNIT SIXTY-THREE, A Condominium, together with an undivided interest in the common elements appurtenant thereto, as shown on plat recorded in Condominium Plat Book 70, Pages 50 through 56, inclusive, amended in Condominium Plat Book 79, Pages 6 through 13, inclusive, all in accordance with and subject to the Declaration of Condominium recorded in O.R. Book 5586, Pages 142 through 174, inclusive, and all amendments thereto, all of the Public Records of Pinellas County, Florida.</p>		
<p>PARCEL ID NO.: 06-29-16-64096-088-0590 ("Property") Property Address: 2285 Norwegian Drive, Unit 59, Clearwater, Florida 33763 at public sale, to the highest and best bidder for cash at 10:00 a.m. on August 28, 2025. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>Dated this 17th day of July 2025.</p> <p>RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10569-006 July 25; Aug. 1, 2025 25-03155N</p>		

SECOND INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 25-004343-CO HOMEOWNERS' ASSOCIATION OF MIDDLECREEK, INC., Plaintiff, vs. RICKIE ROSS, NEVA ROSS, and UNKNOWN TENANT(S), Defendants.</b> TO: RICKIE ROSS, YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:</p> <p>Lot 34, Middlecreek, according to the map or plat thereof, as recorded in Plat Book 104, Page(s) 44, of the Public Records of Pinellas County, Florida. PARCEL ID NO.: 28-29-16-57686-000-0340 ("Property") Property Address: 1988 Georgia Circle South, Clearwater, Florida 33760</p> <p>A Lawsuit has been filed against you in Pinellas County Court, HOMEOWNERS' ASSOCIATION OF MIDDLECREEK, INC., v. RICKIE ROSS 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</p>		
<p>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 21st day of July, 2025.</p> <p>Ken Burke, Clerk of Court BY: /s/ Thomas Smith DEPUTY CLERK RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10573-016 July 25; Aug. 1, 2025 25-03174N</p>		

SECOND INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 25-004502-CO WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. BART TELFORD, and UNKNOWN TENANT(S), Defendants.</b> TO: BART TELFORD, YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:</p> <p>Unit No. 405, Building 25, of Woodside Village, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 4861, Page 1517, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 34, Page 78, Public Records of Pinellas County, Florida, together with an undivided share in common elements appurtenant thereto.</p> <p>PARCEL ID NO.: 31-29-16-99081-025-4050 ("Property") Property Address: 4215 East Bay Drive, Unit 405, Clearwater, Florida 33771</p> <p>A Lawsuit has been filed against you in Pinellas County Court, WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC v. BART TELFORD and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of</p>		
<p>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 21st day of July, 2025.</p> <p>Ken Burke, Clerk of Court BY: /s/ Thomas Smith DEPUTY CLERK RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10573-016 July 25; Aug. 1, 2025 25-03175N</p>		

SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO.: 25-000910-CI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST, SERIES INABS 2005-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2005-C, Plaintiff, vs. CHAD R. CEPELA; UNKNOWN SPOUSE OF CHAD R. CEPELA; ISPC, INC; GOODLEAP, LLC F/K/A LOANPAL, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Consent Uniform Final Judgment of Foreclosure dated July 10, 2025, entered in Civil Case No.: 25-000910-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST, SERIES INABS 2005-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2005-C, Plaintiff, and CHAD R. CEPELA, ISPC, INC; GOODLEAP, LLC F/K/A LOANPAL, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE, 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 12th day of November, 2025, the following described real property as set forth in said Judgment, to wit:</p>		
<p>LOT 21, BLOCK 5, EDGE-MOOR ESTATES REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGES 70 THROUGH 72, INCLUSIVE, 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 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 17, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin &amp; Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51323 July 25; Aug. 1, 2025 25-03133N</p>		



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ACTIONS / SALES---

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SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 22-005605-CI DIVISION: 13</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL5 TRUST, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY,</b>	THROUGH, UNDER, OR AGAINST THE ESTATE OF DOROTHY E. SMITH, DECEASED; UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOSEPH JOHN PIERCE, DECEASED; ANNA LEE DION; VIRGINA ANNE FERGUSON; CANDICE MARIE PIERCE; ATLANTIC CREDIT & FINANCE INC., AS ASSIGNEE OF HSBC CONSUMER LENDING (USA), INC.; PINELLAS COUNTY FLORIDA CLERK OF COURT;	STATE OF FLORIDA DEPARTMENT OF REVENUE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on July 10, 2025 in the Circuit Court	of the Sixth Judicial Circuit in and for Pinellas County, Florida, Ken Burke, CPA, the Clerk of Court will on AUGUST 26, 2025 at 10:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.pinellas.realforeclose.com (Public computer terminals may be available for use during sales in the Clerk's Offices located in the back of the Official Records Department of the Clearwater Courthouse at 315 Court St, Room 163, and at the Judicial Building in St. Petersburg at 545 1st Ave. North) the following described property situated in Pinellas County, Florida:  LOT 24, BLOCK D, CORAL HEIGHTS SUBDIVISION, AC-
			CORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 71-73, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 3625 136th Avenue North, Largo, FL 33771  Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400
			S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated: July 17, 2025 /s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com July 25; Aug. 1, 2025 25-03153N

SECOND INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO. 24-004572-CI (19)</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-ATH2 TRUST, A DELAWARE STATUTORY TRUST, Plaintiff, -vs- HAO NY HAO, LLC; ALPER BEHAR; THAO N. PHAM, Defendant.</b> NOTICE IS HEREBY GIVEN pursuant to a Consent Uniform Final Judgment of Foreclosure dated the 25th day of April, 2025, entered in the above-captioned action, 24-004572-CI, the Clerk of the Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash, by electronic sale beginning at 10:00 a.m. at www.pinellas.realforeclose.com, on August 28, 2025, the following described property as set forth in said final judgment, to-wit:	LOT 1, GRACELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 12, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA Property Address: 5900 98TH AVENUE NORTH, PINELLAS PARK, FL 33782  IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.  IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.  If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED July 16, 2025. WEITZ & SCHWARTZ, P.A. Attorneys for Plaintiff 900 S. E. 3rd Avenue, Suite 204 Fort Lauderdale, FL 33316 Phone (954) 468-0016 Fax (954) 468-0310 By: /s/ Steven C. Weitz Steven C. Weitz, Esq., FBN: 788341 stevenweitz@weitzschwartz.com July 25; Aug. 1, 2025 25-03132N	NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY, CIVIL DIVISION <b>CASE NO.: 25-001156-CI</b> <b>FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. YOLANDA JOY ALLEN AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MOHAMMAD M. IBRAHIM F/K/A JOHN WESLEY MULLENS JR.; ET AL., Defendants.</b> TO: WESLEY WASHINGTON; 2319 E. 10TH AVE TAMPA, FL 33605 MAJIDAH WHITFIELD; 1715 SHORT 3RD AVE N COLUMBUS, MS 39701 SHANITA JONES; 503 110TH ST. COURT EAST APT H103 TACOMA, WA 98445 YOU ARE NOTIFIED that an action to foreclose to the following
			property in Pinellas County, Florida: LOT 11, BLOCK C, REVISED MAP OF BUNGALOW TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Also known as 3010 MARTIN LUTHER KING ST S., ST. PETERSBURG, FL 33705 (the "Property"). has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 30 Days after 1st publication, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. "If you are a person with a disability
			who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." DATED on July 17, 2025. KEN BURKE, CPA CLERK OF THE CIRCUIT COURT By: /s/ Thomas Smith DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff July 25; Aug. 1, 2025 25-03152N

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
Probate Division  
**File No. 25-005760-ES**  
**IN RE: ESTATE OF GAIL E. PETRICK**  
**Deceased**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
You are hereby notified that an Order of Summary Administration has been entered in the Estate of GAIL E. PETRICK, deceased, File Number 25-005760-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave N, Rm 300, St Petersburg, FL 33701; that the total cash value of the estate is and that the name and address to whom it has been assigned by such order is:  
  
PATRICK J. PETRICK,  
1944 67th Avenue North  
St Petersburg, FL 33702  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of the first publication of this Notice is July 25, 2025.

**Person Giving Notice:**  
**PATRICK J. PETRICK, Petitioner**  
1944 67th Avenue North  
St Petersburg, FL 33702

Attorney for Personal Representative:  
Cynthia E. Orozco,  
Attorney for Petitioner  
Florida Bar No. 449709  
P.O. Box 47277  
St. Petersburg, FL 33743-7277  
(727)346-9616;  
email: cattorney1@tampabay.rr.com  
July 25; Aug. 1, 2025 25-03235N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
  
3201 32nd Ave S St. Petersburg FL, 33712  
August 15, 2025 at 10:30am  
  
James McQuillan - Household Goods

The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.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 25; Aug. 1, 2025 25-03161N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
  
Extra Space Storage, 9999 Gandy Blvd. N. St. Petersburg, FL. 33702 on August 13, 2025, at 11:00am.

LAVERN BEAN Outdoor, Furniture, Boxes  
Jeffery Raney Shelves, Kitchenware, Mattress, Wall art, Furniture, Household

The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.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 25; Aug. 1, 2025 25-03116N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
  
Extra Space Storage 7220 4th St N. St. Petersburg, FL 33702  
  
August 15th, 2025 – 1:00 PM  
Essence Flowers- Luggage, totes, step stool  
Shalon Hutchings- TV, totes, bag

This auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above reference facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.  
July 25; Aug. 1, 2025 25-03158N

THIRD INSERTION

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, 2025 25-03026N

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2025.07.25



--- ACTIONS / SALES ---

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY GENERAL CIVIL DIVISION <b>CASE NO. 24-003987-CI</b> <b>UNION PLACE HOMEOWNERS ASSOCIATION, INC. PLAINTIFF, V. LEONARD BACON, JULIE ANN BACON, UNKNOWN TENANT(S) IN POSSESSION, DEFENDANTS.</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 16, 2025 entered in Case No. 24-003987-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein UNION PLACE ASSOCIATION, INC., is the Plaintiff, and LEONARD BACON, JULIE ANN BACON 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 28th day of August, 2025 the following described property as set forth in said Final Judgment:	in Plat Book 144, Page 7, of the Public Records of Pinellas County, Florida. a/k/a 2088 PARAGON CIR W, Clearwater, FL 33755 Parcel ID: 02-29-15-93432-000-0020
	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 21, 2025 s/ Marielle Westerman, Esq. Florida Bar No. 13244 Westernman Law, PLLC 360 Central Ave., Ste. 800 St. Petersburg, FL 33701 mwesterman@westernman.law July 25; Aug. 1, 2025 25-03197N
Lot 2, UNION PLACE REPLAT, a subdivision according to the plat thereof recorded in Plat Book 144, Page 57, being a Replat of UNION PLACE, recorded	

SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 25-002706-CI</b> <b>NATIONSTAR MORTGAGE LLC, Plaintiff, vs. PEGGY ANNE WILKINS A/K/A PEGGY ANNE HIGGINS, et al., Defendants.</b> TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LARRY O. HIGGINS A/K/A LARRY OMAN HIGGINS N/K/A LARRY OMAN HIGGINS 12300 PARK BOULEVARD 224, SEMINOLE, FL 33772 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT NO. 224, OF OAKHURST GARDEN APARTMENTS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 53, PAGE 31, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before , a date at least thirty (30) days after	the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and the seal of this Court this day of 07/16/2025, 2025. <div>KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 KEN BURKE As Clerk of the Court By JESSICA ZOVICH As Deputy Clerk</div> <div>De Cubas &amp; Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 25-01445 July 25; Aug. 1, 2025 25-03135N</div>

SECOND INSERTION	
<b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>Case No. 2024-CC-009366</b> <b>THE WAVE CONDOMINIUM ASSOCIATION OF ST. PETERSBURG, INC., Plaintiff, vs. AMBER R. DAVIS, UNKNOWN SPOUSE OF AMBER R. DAVIS, UNKNOWN TENANT(S), CREDIT CORP SOLUTIONS, INC., Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 21, 2025 entered in the above styled case, Case No. 2024-CC-009366 of the County Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein THE WAVE CONDOMINIUM ASSOCIATION OF ST. PETERSBURG, INC. is the Plaintiff and AMBER R. DAVIS and CREDIT CORP SOLUTIONS, INC. are the Defendants, that Ken Burke, CPA, the Clerk of the Circuit Court and Comptroller, will sell the following property, in PINELLAS County, Florida, described as: UNIT 115, OF THE WAVE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 14342, AT PAGE 2366, AS AMENDED FROM TIME TO TIME, AND IN CONDOMINIUM PLAT BOOK 136, AT PAGES 100-104 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. Property Address: 3315 58th Ave. S. #115 St. Petersburg, FL	33712 at public sale, to the highest and best bidder for cash, at www.pinellas.realforeclose.com, 10:00 A.M. on August 13, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. “If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.” Dated this 22nd day of July 2025. By: ROBERT L. TODD, ESQUIRE Florida Bar No. 045091 Association Assessment Attorneys, PA 111 Second Ave NE #539 St. Petersburg, FL 33701 727-748-2435 Telephone rtodd@AssociationAA.com Service Address: attorney@AssociationAssessmentAttorneys.com Attorneys for Plaintiff July 25; Aug. 1, 2025 25-03198N

SECOND INSERTION	
<b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO: 24-6049-CO</b> <b>COVE CAY VILLAGE I ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. EQUITECH LLC, A LIMITED LIABILITY COMPANY AND ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.</b> NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as:  Unit 702, COVE CAY TWENTY-SIX SEVENTEEN, VILLAGE I, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium as recorded in Official Records Book 3930, Page 752, and all its attachments and amendments, and as recorded in Condominium Plat Book 12, Pages 61-65, of the Public Records of Pinellas County, Florida. With the fol-	lowing street address: 2617 Cove Cay Drive, #702, Clearwater, Florida, 33760.  at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on August 28, 2025. Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. “If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.” Dated this 22nd day of July, 2025. 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 25; Aug. 1, 2025 25-03202N

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 20-000718-CI</b> <b>U.S. BANK HOME MORTGAGE A DIVISION OF U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ROBERT BOIVIN A/K/A ROBERT J. BOIVIN, et al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 06, 2025, and Amended Final Judgment dated May 19, 2025, and entered in 20-000718-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK HOME MORTGAGE A DIVISION OF U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ROBERT BOIVIN A/K/A ROBERT J. BOIVIN; THERESA L. BOIVIN; WILLIAM O. VANDERBURG; TIFFANY L. VANDERBERG; MR LOWE LLC; CITY OF LARGO, FLORIDA 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 13, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 2, RIO HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 28, OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA. Property Address: 2371 SW 13TH AVENUE, LARGO, FL	33770 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 22 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 21-123250 - MaS July 25; Aug. 1, 2025 25-03211N

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 24-005162-CI</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. DAVID RAFALOSKI, et al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 10, 2025, and entered in 24-005162-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and DAVID RAFALOSKI; UNKNOWN SPOUSE OF DAVID RAFALOSKI N/K/A CHARLENE RAFALOSKI; KEYBANK NATIONAL ASSOCIATION; STATE OF FLORIDA, DEPARTMENT OF REVENUE are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on August 12, 2025, the following described property as set forth in said Final Judgment, to wit: THE WEST 42 FEET OF LOT 22 AND THE EAST 16 FEET OF LOT 21, WOODLAWN HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 29, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 2121 23RD AVE N, SAINT 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 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 22 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 24-198620 - RaO July 25; Aug. 1, 2025 25-03210N

SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO: 25-4879-CO</b> <b>HARBOUR CLUB CONDOMINIUM NO. THREE, INC., a Florida not-for-profit corporation, Plaintiff, vs. ROBERT WEINBERG, FRANCINE WEINBERG and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.</b> TO: ROBERT WEINBERG and FRANCINE WEINBERG 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, HARBOUR CLUB CONDOMINIUM NO. THREE, INC., herein in the following described property: Apartment No. 3-7-4, from the Condominium Plat of HARBOUR CLUB CONDOMINIUM NO. 3 INC., according to Condominium Plat Book 14, Pages 26-28, of the Public Records of Pinellas County, Florida, and being fully described in the Declaration referred to herein, together with an undivided interest or share in the common elements appurtenant thereto. With the following street address: 100 Bluff View Dr., #604C, Belleair Bluffs, Florida, 33770	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 17th day of July, 2025. <div>KEN BURKE CLERK AND COMPTROLLER By: /s/ Thomas Smith Deputy Clerk</div> <div>Greenberg Nikoloff, P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698 (727) 738-1100 July 25; Aug. 1, 2025 25-03167N</div>

SECOND INSERTION	
<b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 25-002450-CI</b> <b>THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. DANIEL JACOBS AND JOSHUA JACOBS, et al. Defendant(s).</b> TO: DANIEL JACOBS, UNKNOWN SPOUSE OF DANIEL JACOBS, JOSHUA JACOBS, UNKNOWN SPOUSE OF JOSHUA JACOBS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  LOT 10, BLOCK 2, PASADENA ISLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE(S) 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA  has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for	Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. “If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.” THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Pinellas County, Florida, this day of 07/22/2025, 2025. <div>KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: STEVIE AYARS DEPUTY CLERK</div> <div>Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-229853 July 25; Aug. 1, 2025 25-03201N</div>

SECOND INSERTION	
<b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>UNC: 522025CA000830XXCICI</b> <b>CASE NO.: 25-000830-CI</b> <b>SKYWAY CAPITAL MANAGEMENT, LLC. a Florida limited liability company Plaintiff, vs. ISLAND WAY 51, LLC., DENNIS NUDEL, ABF STRATEGIC SOLUTIONS, LLC, STEVE SHENEMAN AND EVELYN SHENEMAN, MAXIMAX CAPITAL MANAGEMENT, ANY KNOWN AND UNKNOWN TENANTS, Defendants.</b> NOTICE IS July, 2025, In CASE NO.: 25-000830-CI of the Circuit Court of Pinellas County, Florida, in which SKYWAY CAPITAL MANAGEMENT, LLC. is the Plaintiff and ISLAND WAY 51, LLC., DENNIS NUDEL, ABF STRATEGIC SOLUTIONS, LLC, STEVE SHENEMAN AND EVELYN SHENEMAN, MAXIMAX CAPITAL MANAGEMENT; ANY KNOWN AND UNKNOWN TENANTS, are the Defendants, Ken Burke, CPA, Pinellas County Clerk of Court, will sell to the highest and best bidder for cash online at at www.pinellas.realforeclose.com on SEPTEMBER 2, 2025 at 10:00 a.m. or as soon possible thereafter, the following described property set forth in the Order of Final Judgment: Unit 807 of 51 ISLAND WAY, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 4750, Page(s) 318, of the Public Records of Pinellas County, Florida, and any amend-	ments thereto, together with its undivided share in the common elements. a/k/a: 51 Island Way #807, Clearwater Beach, Florida 33767 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. AMERICAN WITH DISABILITIES ACCOMMODATION NOTICE If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Requests may be submitted by using the form available; via email to ada@circuits.org; by mail to ADA Coordinator, Alachua County Courthouse, 201 East University Avenue, Room 410, Gainesville, Florida 32601; or orally by phone at 352-337-6237. Please make request as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. If you are hearing or voice impaired please call 711. Dated this the 22 day of July, 2025. <div>KEN BURKE, CLERK OF COURT PINELLAS COUNTY, FLORIDA Steven W. Moore, Esquire 8240 118th Avenue North, Suite 300 Largo, Florida 33773 (727) 395-9300 FBN:0982660 steven@stevenmoorepa.com kathy@stevencoorepa.com July 25; Aug. 1, 2025 25-03205N</div>