Public Notices

Business Observer

PAGES 17–32

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** AUGUST 8 - AUGUST 14, 2025

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1650 7th Ave N St Petersburg FL 33713 August 28, 2025 @ 11:15am

Ashton Adams- household items
Jillian Goles- household items
Mason Coley- tires, household items
Rebecca Wright - household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
August 8, 15, 2025 25-03355N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2925 Tyrone Blvd N St Petersburg, FL 33710 on 08/29/2025 @11:30 am

Russell Ellis[household furniture]
Charles Watson[wall art, household goods and furniture, toys and baby items]
Jakara Fitzpatrick[electronic, clothing and shoes]

The auction will be listed and advertised on www.storagetreasures.com
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction.
Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
August 8, 15, 2025 25-03402N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on August 29th, 2025 at 11AM

Nancy Kline- boxes, bag, and tote
Michaela Mcpherson Campbell-Wall art, totes, boxes, guitar case, skateboard, and personal effects
Sean Murphy-Furniture, TV, lamp, microwave, chair, Christmas tree, cart, and personal items

This auction will be listed and advertised on www.storagetreasures.com
Purchases must be made in cash only and paid at the above referenced facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
August 8, 15, 2025 25-03400N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 9999 Gandy Blvd. N. St. Petersburg, Fl. 33702 on August 27, 2025, at 11:00am.

Rachel Sullivan	Furniture, Shelving, Decorations, Totes, Boxes
Maybird Interiors LLC	Furniture, Shelving, Decorations, Totes, Boxes
Javaris Johnson	Shoes, Fishing poles, Luggage
Brittany Malen	Furniture, Books, Electronics, Personal and household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property.
August 8, 15, 2025 25-03342N

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED INTENDS TO SELL THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER The Florida Self Storage Facility Act Statues (section 83.801-83.809) The undersigned will sell at public sale August 28,2025 scheduled to end at 10:00AM on www.storagetreasures.com. Items will be retrieved from the premise where said property has been stored and which are located at **Storquest 1505 S. fort Harrison Ave** County of Pinellas State of Florida, the following

Name	Unit	contents
James Albright	44	Old stuff

Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party
August 8, 15, 2025 25-03356N

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 #
07	GMC	1GTEC190X7Z566775
20	KYMC	LC2D2H121LC100201
04	TOYOTA	4T1BF28B64U374132

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 9-5-25 AT 11:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.
JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695
August 8, 2025 25-03441N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
3201 32nd Ave S St. Petersburg FL, 33712
August 29, 2025 at 10:30am

Charlene Rawls -	5 tvs, bed, dresser, washer, dryer, clothes
Amir Swain -	House goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
August 8, 15, 2025 25-03389N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 2950 Gandy Blvd, St. Petersburg, FL 33702, August 28th, 2025 @ 12:15PM.

Name	Contents
Randall Scott Bauer	**Tools, totes, building materials, personal items**
Rashonda Mitchell	**Household furniture, personal items**

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
August 8, 15, 2025 25-03390N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 950 Pasadena Ave S, South Pasadena, FL 33707
August 28th, 2025 - 12:30 p.m.

Kari Danielle Pentaudi-	Luggage, rugs, furniture, totes
Rob Tyre-	Furniture, household items, musical items
Robert Hadd-	Furniture, clothing, boxes
Christina Sherman-	Bicycle, TV, pet items, furniture vacuum

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
August 8, 15, 2025 25-03341N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10111 Gandy Blvd N St Petersburg FL 33702 on 8/27/2025 @ 11:15am

Javion Adams Household,Personal,Kids
Paul Mandler Tools,OldStuff,Bike,Personal

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
August 8, 15, 2025 25-03401N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
4319 Duhme Rd. St Petersburg Fl. 33708
Auction date is 08/27/2025 @ 10:30 AM

Jodi Moore – Household Items/clothes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility 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 8, 15, 2025 25-03436N

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 Baker Family and Cosmetic Dentistry of Safety Harbor located at 231 2nd St S Suite 101 in the City of Safety Harbor, Pinellas County, FL 34695 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 1st day of August, 2025.
Craig J. Baker, DMD, PL
Craig J. Baker, DMD
August 8, 2025 25-03387N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on August 28, 2025 at 10:00 AM

Julia Galvez -	Household Goods/Furniture
Julia Galvez -	Household Goods/Furniture
Latashia King -	Household Goods/Furniture
Leroy Van Essendelft -	household goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
August 8, 15, 2025 25-03340N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 1159 94th Ave N. St. Petersburg FL, 33702 on August 27, 2025, at 12:30 PM

Doris Pavai- Dishes, boxes
Kevin Rose- Boxes, clothes, art

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
August 8, 15, 2025 25-03391N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on August 28, 2025, at 10:30 AM.

Zuleyka Torres -	Boxes, Electronics, Furniture, Mattress
Eric Rossborough -	Boxes, Books, Furniture, Totes
Jessica Rossington -	Boxes, Furniture, Wall Art
Jorge Jimenez -	Bedding

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
August 8, 15, 2025 25-03347N

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 belongings to those individuals listed below at the location indicated:
Extra Space Storage 7220 4th St N. St. Petersburg, FL 33702
August 29th, 2025- 1:00 PM

Pauletta Jones- Bags, totes
Brandy Varner- Car tires, hub caps
Latishia Lang- Totes, luggage, dolly
Gwendolyn Sherrill- Car parts, jack, VHS tapes, speakers, fishing pole
Amber Levzow- Totes, make-up

This auction will be listed and advertised on www.storagetreasures.com.
Purchases must be made with cash only and paid at the above reference facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchases until the winning bidder takes possession of the personal property.
August 8, 15, 2025 25-03444N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
6780 Seminole Blvd Seminole, FL 33772 August 29, 2025 @ 12:15 PM

Michael Eugene Marshall Tools

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
August 8, 15, 2025 25-03367N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, on 08/29/2025 @ 1:30pm. Sit

Steven Thompson - Household items
Robert Weddle - General household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
August 8, 15, 2025 25-03428N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Arms For Defense located at 29176 US 19 N, in the County of Pinellas, in the City of Clearwater, Florida 33761 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Clearwater, Florida, this 31st day of July, 2025.
A & E GETZ ENTERPRISE LLC
August 8, 2025 25-03358N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals at the location indicated:
6901 Park Blvd N
Pinellas Park, FL 33781
August 27th, 2025 at 12:15pm

Karen Galvez:	Appliances ,Clothing, Furniture, Tools
dan westergaard:	Appliances, Boxes, Tools, A/C ,Golf Clubs, Bags, Vacuums, Car, Jack, Toaster
Yasmany Turino:	Lamps ,Toys, Mattress, Furniture, Wall Art, Boxes, Folding Chairs, Bags, Crib

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
August 8, 15, 2025 25-03354N

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08759, 3657 Tampa Road, Oldsmar, FL 34677, (813) 259-7166
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
0402 - Rosenquist, Cameron; 0404 - Rosenquist, Cameron; 2065 - Minton, Megan; 3012 - Darby, Connelly

PUBLIC STORAGE # 23431, 4080 Tampa Road East, Oldsmar, FL 34677, (813) 773-6571
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
1062 - ridenour, Sarah; 2005 - Booth, Christina; 2088 - ATLAS FINTECH HOLDINGS CORP FIN TECH HOLDINGS CORP, ATLAS; 3039 - Nelson, Daniel Charles; 3095 - Faler, Wesley; 3100 - ATLAS FINTECH HOLDINGS CORP FIN TECH HOLDINGS CORP, ATLAS; D055 - McCall, Stuart; D185 - Learn 2 Earn LLC Wireman, Dylan; E048 - Smith, Craig; F037 - Learn 2 Earn LLC Wireman, Dylan; G053 - White, Juliet

PUBLIC STORAGE # 28074, 1730 S Pinellas Ave, Ste I, Tarpon Springs, FL 34689, (727) 605-0137
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
01007 - Filippelli, Annette; 303 - Fatkin, Angela; 310 - Tirikos, George; 311 - Fuller, Donna; 425 - Cunningham, Chris

PUBLIC STORAGE # 28081, 38800 US Highway 19 North, Tarpon Springs, FL 34689, (727) 219-9944
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
B060 - Gifford, James D; B066 - Sands, Melissa; B167 - Cummings, Timothy; B172 - Budulanovic, Olivija; C205 - Carter, Amber; C267 - Augustine, Elizabeth; D297 - Kindinis, Colleen; H509 - Miller, Jeff; H523 - Dutcher, Skylar; H553 - Pagan, Janet; I621 - Snyder, Michael; I627 - Zaner, Denise; J701H - Lynch, Jared; J733 - Ruiz, Sophia; J741 - athanasiou, aristea; K801 - Allied Computer Services Mickelsen, William; K803 - Mose, Richard; K849 - slicker, Randy; L904 - Rivera, Jesus; L932 - Perez, Rosina; M1038 - diaz, alex; N1105 - Mickelsen, William

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

August 8, 15, 2025 25-03345N

FIRST INSERTION

Notice of Limited Liability Company Dissolution

This notice is submitted by the dissolved limited liability company named below for the resolution of payment of unknown claims against this limited liability company as provided in §605.0712, F.S.

Name of Limited Liability Company: NCT-202401, LLC

The document number of this Limited Liability Company: L24000015283

The date of dissolution: August 4, 2025

Description of information that must be included in a written claim:

- Claimant's name and address
- Date of original Claim
- Basis of the claim (contract, invoice, etc.)
- Written evidence of the claim
- The amount of the claim

Mailing address where claims can be sent:

NCF Corporation
c/o General Counsel
1901 Ulmerton Road, Suite 400
Clearwater, FL 33762

A claim against the above-named limited liability company will be barred unless a proceeding to enforce the claim is commenced within 4 years after filing this notice.

August 8, 15, 2025 25-03404N

FIRST INSERTION

LEGAL NOTICE OF ABANDONED VEHICLES

NOTICE IS HEREBY GIVEN that the following motor vehicles have been left unclaimed and are considered abandoned under Florida Statutes. These vehicles are currently stored at a secured facility maintained by Affiliated Management Group, LLC, located at:

10990 and 10994 70th Ave., Seminole, FL 33772

The registered owners or any person with legal interest in the listed vehicles must contact Affiliated Management Group, LLC in writing at this address, 3245 Tyrone Blvd. N., St. Petersburg, FL 33710, within 10 days of this notice to claim the vehicle and arrange for removal. Failure to do so will result in application for title being made by the lienholder or property owner in accordance with Florida Statute §705.103.

Vehicles:

- 1932 Ford 4D – VIN: 18197029
- 1950s Chevrolet (Custom) – VIN: J24445
- 1988 BMW 325i Convertible – VIN: WBABB2309J8857962
- 2009 Buick Enclave - VIN: 5GAER23D69J166036
- 1973 Cadillac Eldorado - VIN: 6L67S3Q435068
- 2005 Mercedes-Benz SL-Class - VIN: WDBSK75185F101783
- 2008 GMC Envoy - VIN: 1GKDS13S88224023
- 1994 GMC Sonoma - VIN: 1GTCS1443R8K06737
- 1991 Dodge Ram Van - VIN: 2B6HB21Y4MK4I4887
- 1999 Dodge Durango - VIN: 1B4HS28Y8XF543555
- 1948 Chevrolet 3100 Pickup - VIN: FBA288727

Affiliated Management Group, LLC
c/o MAL Solutions, LLC
Phone: 727-347-7620
Email: Affiliatedmg@gmail.com

August 8, 15, 2025 25-03431N

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 09-05-2025 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.

JH4CU2F62AC016983 2010 ACUR
WA1MKAFP9AA074626 2010 AUDI
WAUP4AF52LA002730 2020 AUDI
1GCCS1945WK199630 1998 CHEV
2CNBJ734836935254 2003 CHEV
2G1WW12M6W9127406 1998 CHEV
2C3KA63H76H230587 2006 CHRY
1D7HA16D04J103957 2004 DODG
2C3CDXHG0JH272643 2018 DODG
1FTMF1CM2EKD97775 2014 FORD
1ZVBP8AM4C5243318 2012 FORD
5FNRL6H9XJB068135 2018 HOND
5J6RW1H50JL003759 2018 HOND
1J4GK58K22W119951 2002 JEEP
58ABK1GG7HU039818 2017 LEXS
JT6GF10U0Y0050714 2000 LEXS
4YPAB2320VT006863 1998 LOAD
JM1GJ1V50F1222031 2015 MAZD
JM3KE2DY4F0469338 2015 MAZD
1N4AA5AP5BC855326 2011 NISS
1N4AL3APXDC900536 2013 NISS
JN8AZ08W57W635620 2007 NISS
5GZCZ53486S889625 2006 STRN
2T3W1RFV1MC113487 2021 TOYT
5TFCZ5AN7LX225389 2020 TOYT
5TFRM5F12CX046546 2012 TOYT
JTEBU5JR7J5496423 2018 TOYT
JTMDFREV0GJ062513 2016 TOYT
1VWCN7A34DC016641 2013 VOLK

August 8, 2025 25-03443N

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
Business Observer
LV10239

FIRST INSERTION

NOTICE OF AUCTION

TO: ALL INTERESTED PARTIES

NOTICE IS hereby given that the Pinellas County Sheriff will sell at auction approximately nineteen (19) vehicles. The auction will be held online, only proxy bid (in person viewing per dates set on website) at JJ Kane, https://www.jjkane.com on Tuesday and Wednesday, August 26-27, 2025. If you have any questions, please contact the Purchasing Manager at (727) 582-6866.

PINELLAS COUNTY SHERIFF'S OFFICE

Eric Vincent, Purchasing Manager

August 8, 2025 25-03403N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/25/2025 at 11 00 a m the following vehicle may be sold at public sale for storage charges per TL-28 Section 83.805-83.806 Florida Statutes Registered Owner STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY / Tenant JOSEPH SIMON GOSPEL 1989 Ford Vin # 2FDKF37M9KCB11221 Title: 0093929828 vehicle may be released prior to the Sale. Sale to be held at SOUTHWEST PINELLAS STORAGE CENTER LLC 5111 8th Ave South Gulfport Fl 33707 SOUTHWEST PINELLAS STORAGE CENTER LLC reserves the right to accept / reject any or all bids

August 8, 15, 2025 25-03429N

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date August 29th 2025 @ 10:00 AM at each individual repair facility.

41014 2012 Dodge VIN#: 2C3CDXAT0CH241578 Repair Facility: Dayton Andrews Dodge 2301 34th St N Saint Petersburg 727-321-0500 Lien Amt $2,730.96

August 8, 15, 2025 25-03344N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Staring at 10 am on Wednesday August 20, 2025.

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

D-13	Keith Robertson
F-8	Patrick Holland
I-29	Tyrone Croston

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

C-7	Derek Bailey
F-4	Andrew Mitchell
G-6	Yaliana Medina
G-11	Yaliana Medina
L-7	Robert Holmes
L-14	Christopher Gaudreau
L-15	Christopher Gaudreau

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

C-7	Rock Catanzaro
C-8	Michael Russell
R-2	Daniel Albright

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

M-5	Harry Prickett
R-4	Jantrice Bynum

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

S-22	Candace King
T-17	Sara Ozmer
Y-9	Katherine Case

August 8, 15, 2025 25-03415N

FIRST INSERTION

NOTICE OF PUBLIC SALE: Jemi Automotive, INC. DBA JB Import Automotive Repair gives Notice of Foreclosure of Lien and intent to sell these vehicles on 10/08/2025 08:30 AM at 387 16TH ST N , 33705-2021 , ST PETERSBURG, FL 33705-2021 pursuant to subsection 713.585 of the Florida Statutes. Jemi Automotive, INC. DBA JB Import Automotive Repair reserves the right to accept or reject any and/or all bids.

WBANW135X8CZ73220 2008 BMW 535I

August 8, 15, 2025 25-03438N

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc. ("FSSSC") will hold its next Board of Directors Finance and Executive Committee Meeting via Zoom at 11:00 a.m. on August 13, 2025, to discuss agency business. The web address for the meeting is https://bit.ly/3C1yYV8. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or Carlos.Cruz@fssnf.org. The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssnf.org. For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and their companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.

August 8, 2025 25-03442N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Zeigler Automotive, Inc. gives notice and intent to sell for non-payment of labor, service and storage fees for the following vehicle on 9/8/2025 at 8:30 am at 149 Stevens Ave, Oldsmar, FL 34677. Please call (813) 891-6776 to arrange payment of $1,090.00 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

1995 CHEV
VIN#1G1YY22PXS5107816

August 8, 2025 25-03449N

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 07111, 199 Missouri Ave N, Largo, FL 33770, (727) 315-0688
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1028 - Turner, Chrysie; 1069 - Romero, David; 1086 - Pasha, Engjell; 2046 - Baker, Daniel; 2089 - Gipson, Matnesha; 2150 - Wastak, Daniel; 2212 - Godmaire, Mary; 2219 - Tahtinen, James; 3115 - Gunnell, Hannah; 3135 - Miles, Marcel; 3168 - Smith, Denise; B114 - McArdle, Francis; B126 - Johnson, Keiosha; C134 - Espinoza, Kiara L; C151 - Silverstein, Carrie; C155 - Allison, Karen; C174 - Stevens, Kathleen; C187 - Pitts, Dearia; P020 - Murphy, Sean

PUBLIC STORAGE # 07119, 4221 Park Blvd, Pinellas Park, FL 33781, (727) 551-4378
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
A226 - constable, Anthony; B105 - crenshaw, kristen; B208 - SPRAGUE, DEIDRA; B220 - Greiner, Katrina; B313 - Parrish, Donald C; B532 - YeagerIII, Murray Philip; B621 - Jaqua, Danielle; B639 - Cales, Cristy; B713 - Mothers of Minors Inc Clark, Andrea

PUBLIC STORAGE # 08217, 6820 Seminole Blvd, Seminole, FL 33772, (727) 498-8744
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
2101 - French, Renee; 2111 - Sharpe, Joan; 2613 - Lloyd, William; 2619 - Jackson, Jessica; 2902 - Camacho, Elias; 3121 - Wilson, Romell; 3214 - Neal, Joseph; 3514 - Cooper, Ronald D; 3713 - kirchner, Eric; 3714 - Johnson, Lyle Guy; 4220 - Lewis, Stephanie; 4307 - reynolds, marquese; 4550 - Sarris, Leticia

PUBLIC STORAGE # 20173, 6543 34th St N, Pinellas Park, FL 33781, (727) 498-0622
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
005A - Rumph, Robert; 006A - morel, Andrew; 007A - Benton, Cortez; 017A - Gallegos, Alejandro; 022A - Williard, Brian; 024A - Plummer, Joshua; 029A - K Scott Pro, LLC Wallace, Nicole; 402 - swint, Dana; 422 - Elliot, Grace; 472 - Lopez, Tylor; 529 - Delgado, Stephen; 584 - Bailey, Angel; 586 - Jones, TeReico; 598 - Baskins, Gerald; B029 - Sehwail, Yaser; B042 - Reis, Michael; E020 - Ohmart, Jessica; E021 - Glover, Curtis; E022 - Buxton, Chantel; E023 - Kaitlyn, Donnelly; E037 - Sotonewton, Marco; E053 - Johnson, Lakesha; F010 - Heers, Christopher; F018 - Ambrose, Michael; F074 - Baker, Christie; F079 - Royster, Latonya; F088 - Howard, Ted; F096 - jr, Tray Williams; F097 - Pezzula, Sabrina; F101 - KRANTZ, JENNIFER; G016 - Brown, Joshua; G035 - Brooks, Tiesha; H011 - Bruland, Janet; H016 - Lindsey, AC

PUBLIC STORAGE # 20410, 5880 66th Street N, St Petersburg, FL 33709, (727) 547-3460
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
A001 - Weaver, Lauren; A010 - Copeland, Benjamin; A024 - lewis, Sheldon; A027 - bryant, geneva; A047 - Harrison, Brandi; A067 - Dreier, Paula; B012 - Roberts, Artez; B015 - Gamble, Jhabria; B023 - Cruz, Luis; B043 - Sanford, Marion; C017 - STEVENSON, LUCAS S; C043 - Branson, Tiffany; C070 - Bennett, Heather; C078 - hutchinson, William; C108 - Juchem, Destiny; C134 - Gamble, Regina; C148 - Hall, Gerald; C164 - Gipson, Kimberly; D026 - Ziegler, Theresa M; D032 - Arbanas, Steve; D043 - Benda, Lauren; D050 - morton, traci; E012 - Freudigman, Tamara L; E027 - Kinsler, Horice; E032 - House of the Wooden Anvil LLC Agosto, Adam; G018 - Spinks, Earl

PUBLIC STORAGE # 20445, 8305 Ulmerton Road, Largo, FL 33771, (727) 249-0891
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
B002 - Bennie, Heather; B012 - Erle, Jeremy; B023 - Murphy, Brewce; B029 - Lord, Wendy; B056 - Jean, Jean Saint; B099 - Holt, Colleen; B106 - Cueto, Raa; C028 - MAUNAKEA, ANGELA; C035 - Joseph, Jasmyne; C042 - Kaliszak, Mary; C084 - Mathias, Lorianne; C087 - New Level Auto Detailing LLC hillman, Larry; C091 - Hairston, Eric; C108 - mark, powell; C110 - Filmon, Jesica L

PUBLIC STORAGE # 20702, 1400 34th Street South, St Petersburg, FL 33711, (727) 502-6014
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
B014 - Canfall, Angela; B027 - Thompson, Denise; C018 - witchers, Sergio; C025 - hummel, daniel; C062 - LEWIS, AALIYAH; C073 - Rushmore, Laura; C086 - Kelly, Tequela; C088 - Baker, Ciara K; C094 - Cooper, Mercedes; C107 - Jordan, Jimme; C116 - Griffin, SaNyya; D013 - Whitehurst, Austin; D032 - Achille, brithney; D033 - Ross, Yolanda; D040 - Smith, Seairra; D046 - Kurcz, Dave; E010 - Davis, Tyrone; E013 - Torres, Alysha; E023 - Urizar, Daniel; E027 - Cooper, Latoya; E054 - Morris, Willie; E071 - Williams, Valerie; E091 - Owens, Venus; E096 - Pasco, Derrick; E108 - CLARK, APRIL; E121 - WITCHER, DAVE; E135 - WALTON, BIANCA; E148 - Miller, Bobby; E151 - Robinson, Kendrick; E158 - parker, damarius; E161 - Johnson, Latasha; E169 - Mcqueen, Phylicia; E172 - Vandevender, Garrett

PUBLIC STORAGE # 20714, 4500 34th Street North, St Petersburg, FL 33714, (727) 547-3606
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
A014 - Brunkel, Tracy; A025 - moody, Aretha; A049 - Bryant, Lakesha; B004 - Morgan, Millicent; B046 - Jones, William; C005 - Crotts, Richard; C039 - bias, Jackie; C040 - Miller, Haley; C051 - Teal, Kale; D011 - Brunk, Christopher; D038 - Johnson, Gerald; E026 - Woodard, Vonchinna; E027 - Phillips, Ashley; E039 - Williams, Zelda; E057 - mcnealy, stephanie d; F005 - Johnson, Laquita; F040 - Serrano, Lymarie; F062 - Blissett, Gina; F063 - Martinez, Marcus; F064 - Goodwin, Ken; F068 - Burston, Tayonna; G004 - Kenson, James; G010 - Britt, Lisa; G014 - Goodjoint, Ronald; G041 - lundy, joetta; G057 - Young, Ethan; G059 - rivera, Jesus; H020 - Guitard, Melissa; H053 - Oliveras, Marybel; P030 - karima mobley Mobley, Karima

PUBLIC STORAGE # 25804, 14770 66th St N, Clearwater, FL 33764, (727) 304-3595
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
B03 - Sanchez de la Paz, Eduardo; C114 - Tobin, Elizabeth; C127 - Parz, Josh; C129 - Floyd, Justin; C134 - Losito, Antointte; C25 - Estupinan, Jean; C42 - Ingold, David; C46 - Watson, Kiara W; D038 - Daniels, Dion; D054 - Gearhart, Chelsey; D213 - Lewis, Matthew; D217 - Almond, Melvin; D247 - Dziubinski, Jenna; D265 - Gorhan, Tyler; D268 - mills, Ronald; D275 - Green, Darrick; D284 - Walsh @, Kristin; D286 - Frizalone, Omani; D294 - Walsh @, Kristin; D297 - Tillman, Tyrone; D300 - Walsh @, Kristin; D309 - Schell, June; D320 - Schell, June; D361 - Tomlinson, James; D385 - Stepniak, Jason; D396 - Dease, Devin L; E005 - Romaglia, Scott; E026 - Piggie, Marci; E051 - Bostick, Yvette; E092 - Shattuck, Christina; E114 - Thompson, Mayika; F018 - oliver, Tiffany; F114 - Winters, Jacqueline

PUBLIC STORAGE # 28072, 1615 North Highland Ave, Clearwater, FL 33755, (727) 373-6088
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
1007 - Brinson, Rodnesha; 117 - Holmes SR., Cleavon; 147 - Monroe, Glynis; 212 - Comstock, Arrealle; 458 - Clayton, Jeff; 480 - pearce, jessicah; 524 - Barnard, Shatara; 549 - rozier, Courtney; 570 - Burt, Shikira; 618 - Whiting, Lillian; 650 - Jackson, Ashley Ameshia; 711 - Sherman, Shawn; 735 - Trinidad, Raymond

PUBLIC STORAGE # 29147, 13750 Walsingham Road, Largo, FL 33774, (727) 493-0046
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1104 - Hoggatt, Jonathan; 2004 - bell, evelyn; 2009 - Coelho, Ruth; 2040 - Turner, Daniel; 2107 - Fulmer, Stephanie; 3036 - Sloane, Ryan; 3153 - Myers, Cameron; 3218 - Lewis, Linsey; B006 - Augsten, Regina; B014 - krehbiel, Joey

PUBLIC STORAGE # 52102, 20865 US Hwy 19 North, Clearwater, FL 33765, (727) 258-2224
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
A011 - Szabady, Zoltan; A043 - Koceja, Denise; A051 - Lewis, Michael; B005 - Miller, Lacee; B011 - peterika, Tasi; B052 - ARIE, WILLIAM; B075 - Scheaffe, Amanda; C002 - Seeley, selinda; C015 - Flaherty, Brian; C032 - Atchley, Anthony; C073 - Bingham, Latarice; C099 - Blount, Destiny; C114 - Diaz, Lissette; C115 - Bell, Gregory; C132 - III, Robert McElvaine; C149 - Johnson, Jykeria ; C210 - Rollins, Sequoia; C212 - Williams, Marco; D007 - Watkins, Lakisha; D010 - Pirtle, Dave; D027 - Glenn, Britan; D045 - Fergerson, Rashamia; E003 - Gogola, Madelyn; E011 - Wright, Ernest

PUBLIC STORAGE # 52103, 16079 US Hwy 19 North, Clearwater, FL 33764, (727) 474-1763
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
B007 - Payne, Chelsa ; C042 - Baker, Christopher; C086 - Williams, Anmario Lashawn; C100 - Cataquet, Saul; C105 - Keithen, Howard; C127 - Prater, Isabel; C147 - Romero, Roberto; D017 - COLON, LUIS; D020 - Rhynes, Takeria; D023 - Smith, Kathleen; D037 - Wood, Aaron; D067 - Cecil, Sarah; E033 - Dickens, Raquanne; E037 - Stratton, Skye; E057 - Wilson, Malik; E067 - Smith, denise; G019 - Childs, Jenna; G024 - Winkler, Alan; G032 - Suchan, Theresa; G034 - Petersen, Robert; G063 - Perez, Ivette; P004 - Bountham, Bouaphan

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

August 8, 15, 2025 25-03346N

--- PUBLIC SALES ---

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Medellín Insider located at 7901 4th St N, STE 300 in the City of St Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of August, 2025.
XPNZ Consulting LLC
August 8, 2025 25-03384N

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

Dated this 3rd day of August, 2025.
XPNZ Consulting LLC
August 8, 2025 25-03383N

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

Dated this 2nd day of August, 2025.
XPNZ Consulting LLC
August 8, 2025 25-03382N

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 G3 located at 7901 4th St N in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of July, 2025.
GIFTED GUARDIAN GROUP LLC
August 8, 2025 25-03363N

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

Dated this 30th day of July, 2025.
Azure Cascades LLC
August 8, 2025 25-03336N

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 BrushWorth Co. located at 7901 4th St N, #16590 in the City of St Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of July, 2025.
Max Wolf
August 8, 2025 25-03335N

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 Rich Nation Creatives located at 1444 S. Belcher Rd. Ste C #2105 in the City of Clearwater, Pinellas County, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of July, 2025.
Richard Nation
August 8, 2025 25-03353N

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

Dated this 5th day of August, 2025.
Gemstone by Gerald LLC
August 8, 2025 25-03423N

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 The Love Jars located at 7901 4th St N STE 300 in the City of ST Petersburg, Pinellas County, FL 33545 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of August, 2025.
Hit Trends Plus LLC
August 8, 2025 25-03410N

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 Hammonds CPA located at 7901 4th St N # 25292 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of August, 2025.
HAMMONDS CPA, P.A.
August 8, 2025 25-03409N

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

Dated this 4th day of August, 2025.
Stephanie Lee
August 8, 2025 25-03408N

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

Dated this 4th day of August, 2025.
Miramar Mortgage LLC
August 8, 2025 25-03393N

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 7K AI Consulting located at 7901 4th St N STE #27394 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of August, 2025.
Seven Kilo Enterprises LLC
Ibrahim Kokash
August 8, 2025 25-03386N

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 Eagle Sport & Spine located at 3113 Lown St N in the City of St. Petersburg, Pinellas County, FL 33713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of August, 2025.
Mastering Motion INC
Joshua Ubbes
August 8, 2025 25-03385N

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

Dated this 30th day of July, 2025.
PlayerIQ, LLC
Jake OConnell
August 8, 2025 25-03339N

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

Dated this 5th day of August, 2025.
Keepsake Services LLC
August 8, 2025 25-03424N

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

Dated this 5th day of August, 2025.
Jonesin FL LLC
August 8, 2025 25-03411N

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

Dated this 4th day of August, 2025.
Calloway Fitness and Wellness LLC
August 8, 2025 25-03399N

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

Dated this 4th day of August, 2025.
JA SWIM LLC
August 8, 2025 25-03398N

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 Montego Interiors & Cabinets 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 1st day of August, 2025.
Montego Construction services LLC
August 8, 2025 25-03359N

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 The Vibe Collective 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 31st day of July, 2025.
PURSUIT INSTITUTE COACHING AND CONSULTING LLC
August 8, 2025 25-03364N

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 Blue Lotus Creative Images located at 304 Lee St in the City of Oldsmar, Pinellas County, FL 34677 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of August, 2025.
Melissa Lauren Images LLC
August 8, 2025 25-03448N

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 Power Full 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 1st day of August, 2025.
Full of It LLC
August 8, 2025 25-03374N

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 GBA Agency located at 1100 Cleveland St in the City of Clearwater, Pinellas County, FL 33755 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.
Murat Tokat
August 8, 2025 25-03334N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of GYPSY EDGE, located at 400 Island Way, in the City of Clearwater, County of Pinellas, State of FL, 33767, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 5 August, 2025.
FLORIDA BEACH BUSINESS LLC
400 Island Way
Clearwater, FL 33767
August 8, 2025 25-03412N

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

NOTICE IS HEREBY GIVEN that Gary Markle / GARY MARKLE ENTERPRISES INC will engage in business under the fictitious name ELEGANT BLINDS AND SHUTTERS, with a physical address 330 BAHIA VISTA DR indian rocks beach, Florida 33785, with a mailing address 330 BAHIA VISTA DR indian rocks beach, Florida 33785, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

August 8, 2025 25-03432N

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 1Amazingtrip Car Rental 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 31st day of July, 2025.
Exceptional Equipment Management LLC
August 8, 2025 25-03352N

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 THE FACTORY ST. PETE located at 2151 Central Ave in the City of St. Petersburg, Pinellas County, FL 33713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of July, 2025.
FACTORY INVESTORS OF ST. PETE LLC
Thomas Gaffney, as
Authorized Representative
August 8, 2025 25-03366N

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 THE FACTORY located at 2151 Central Ave in the City of St. Petersburg, Pinellas County, FL 33713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of July, 2025.
FACTORY INVESTORS OF ST. PETE LLC
Thomas Gaffney, as
Authorized Representative
August 8, 2025 25-03365N

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on August 26, 2025, for United Self Mini Storage - Countryside at www.StorageTreasures.com bidding to begin on-line August 15, 2025, at 6:00am and ending August 26, 2025, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Scott Entze	445
Anna Hertrich	211

August 8, 15, 2025 25-03416N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/27/2025 at 11 00 a m the following mobile-home may be sold at public sale for storage charges per TL-28 Section 83.805-83.806 Florida Statutes Registered Owner GARY EDWARD HOOPER Tenant Gregory Dean 1989 Palm 54ft Mobile Home VIN: PH092136A Title:0048770921 Decal No:R425114 may be released prior to the Sale. Sale to be held at Distinct Storage 6814 46th Ave N St St Petersburg Fl 33709 Distinct Storage reserves the right to accept /reject any or all bids

August 8, 15, 2025 25-03430N

FIRST INSERTION

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

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below belonging to the individuals listed below which are located at Barney's Mini Storage, 10891 Oak Street N.E., St. Petersburg, FL 33716 to enforce a lien imposed on said property under The Florida Self Storage Act Statutes (Section 83.801-83.809). The undersigned will sell at a public sale to be held on AUGUST 25, 2025 at www.storagetreasures.com with bidding to begin online AUGUST 8, 2025 at 1pm and is scheduled to end AUGUST 25, 2025 at 1pm.

NAME:	UNIT#:	CONTENTS:
BELL, NAVIA	D126	HOUSEHOLD
FERGUSON, ASHLEY	M435	HOUSEHOLD
MONTIEL, XANDEL	L401	HOUSEHOLD
ROBINSON, BENJAMIN	D085	HOUSEHOLD
SANTANA-ROSA, EFRAIN	E174	HOUSEHOLD
SHERK, TYLOR	D123	HOUSEHOLD
TRSTENJAK, TIHOMIR	E169	HOUSEHOLD

Purchases must be made in cash only and paid to the above referenced facility in order to complete the transaction. Barney's Mini Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

August 8, 15, 2025 25-03343N

FICTITIOUS NAME NOTICE

Notice is hereby given that Bespoke Longevity Partners PLLC, desiring to engage in business under the fictitious name of "7Longevity" located in Pinellas County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

August 8, 2025 25-03388N

FIRST INSERTION

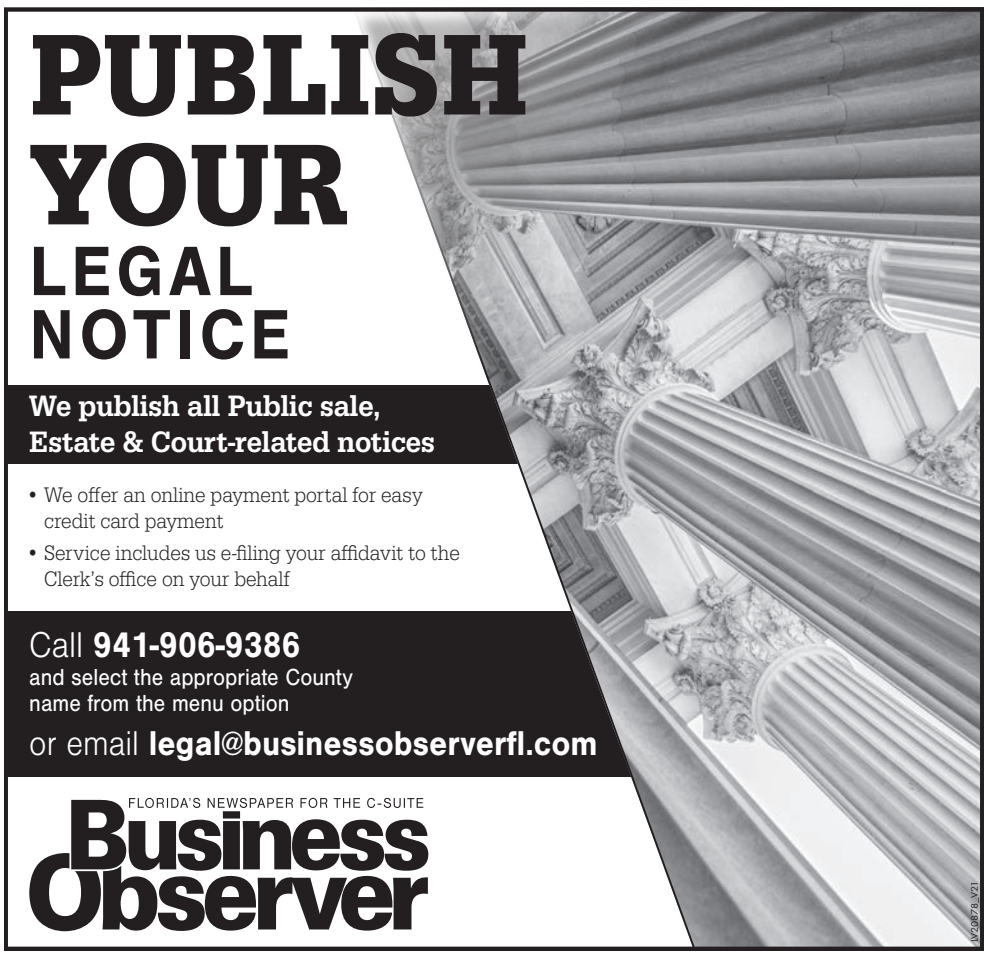
NOTICE OF PUBLIC SALE

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

a 1967 Mobile Home, VIN S6971 (title number 2884377) and the contents therein, if any, abandoned by former tenant, Richard Terry Spooner, Jr.

On August 21, 2025 at 9:00am at Fairhaven Mobile Home Park, 5757 66th Street N. Lot 145, St. Petersburg, FL 33709.

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Fairhaven MHP
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
August 8, 15, 2025 25-03375N



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN RE: ESTATE OF
CARL C WELKE

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

You are hereby notified that a Trust estate is being administered CARL C WELKE, a resident of PINELLAS County, Florida, who died on FEBRUARY 19, 1994, was the settlor of a Trust titled: CARL C WELKE TRUST AGREEMENT U/T/D JUNE 8, 1992. The name and address of the Trustee are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

The date of first publication of this Notice is August 8, 2025.

Trustee:
KEITH C. WELKE, Trustee
920 WEST WILSON AVE
APT. 1025
CHICAGO, IL 60640
Attorney for Trustee:
Francis M. Lee, Attorney
Florida Bar Number: 0642215
SPN 00591179
4551 Mainlands Boulevard, W.,
Suite F
Pinellas Park, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: Frank@FrankLeeLaw.com
Secondary E-Mail:
Patricia@FrankLeeLaw.com
August 8, 15, 2025 25-03434N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 52-2025-CP-006547-ES
Division 003
IN RE: ESTATE OF
MICHAEL CARLO
A/K/A
MICHAEL A. CARLO
Deceased.

The administration of the estate of Michael Carlo a/k/a Michael A. Carlo, deceased, whose date of death was June 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 8, 2025.

Personal Representative:
Maria C. Weiser
3297 Forsythia Drive
Odessa, Florida 33556

Attorney for Personal Representative:
Ryan A. Doddridge, Esq., Attorney
Florida Bar Number: 74728
WILLIAMS & DODDRIDGE PA
6337 Grand Boulevard
New Port Richey, Florida 34652
Telephone: (727) 846-8500
Fax: (727) 848-2814
E-Mail: ryan@flprobatetrustlaw.com
Secondary-E-Mail:
michelle@flprobatetrustlaw.com
August 8, 15, 2025 25-03378N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002663
IN RE: ESTATE OF
LAFARRELL WILLIAMS
Deceased.

The administration of the estate of Lafarrell Williams, deceased, whose date of death was February 3, 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 August 8, 2025.

Personal Representative:
/s/ Yolanda Williams
Yolanda Williams
8972 67th Street, North
Pinellas Park, Florida 33782

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
August 8, 15, 2025 25-03407N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-009572-ES
IN RE: ESTATE OF
LESLIE ANN BENNETT,
Deceased.

The administration of the estate of LESLIE ANN BENNETT, deceased, whose date of death was May 28, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Suite 300, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 8, 2025.

Personal Representative:
RYAN SMITH
9180 South Spoonbill Avenue
Floral City, Florida 34436

Attorney for Personal Representative:
DAVID W. VELIZ, ESQUIRE
Florida Bar Number: 846368
DANIELLE WHITE, ESQUIRE
Florida Bar Number: 1035906
Veliz Katz Law
630 North Wymore Road,
Suite 330
Maitland, FL 32751
Telephone: (407) 849-7072
Fax: (407) 849-7075
E-Mail: velizkatz@velizkatzlaw.com
Secondary E-Mail:
jearle@velizkatzlaw.com
August 8, 15, 2025 25-03337N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005353-ES
IN RE: ESTATE OF
PATRICK DAVID HEALEY
Deceased.

The administration of the estate of PATRICK DAVID HEALEY, deceased, whose date of death was December 24, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 8, 2025.

Personal Representative:
David Monbeck
3108 10th St. N.
St. Petersburg, Florida 33704
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 8, 15, 2025 25-03439N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004465-ES
IN RE: ESTATE OF
EDNA FRANCES SQUIERS
Deceased.

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

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

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 8, 2025.

Personal Representative:
Wanda J. Sutton
515A Tabor Court
Safety Harbor, FL 34695
Attorney for Personal Representative:
Patrick L. Smith, Attorney
Florida Bar Number: 27044
179 N US Hwy 27
Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail:
patrick@attorneypatricksmith.com
Secondary E-Mail:
becky@attorneypatricksmith.com
August 8, 15, 2025 25-03348N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 25-006585-ES
IN RE: ESTATE OF
SUE HOFFMAN FOSTER,
DECEASED.

The administration of the estate of SUE HOFFMAN FOSTER, deceased, whose date of death was May 28, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 8, 2025.

Personal Representative:
Scott D. Kaplan
5858 Central Avenue
St. Petersburg, Florida 33707
Attorney for Personal Representative:
Bruce Marger, Esq.
Florida Bar Number: 50380
BATTAGLIA, ROSS, DICUS
& MCQUAID
5858 Central Avenue,
St. Pete, FL 33707
Telephone: (727) 381-2300
Email: bmarg@brdwlaw.com
Secondary Email:
probatecasemgr@brdwlaw.com
August 8, 15, 2025 25-03394N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005265-ES
IN RE: ESTATE OF
EVELYN JOYCE LEWIS
Deceased.

The administration of the estate of Evelyn Joyce Lewis, deceased, whose date of death was April 13, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 8, 2025.

Personal Representative:
Teri Lee Bintliff Slaughter
2455 Indian Avenue, Apt No. 1
Belleair Bluffs, Florida 33770
Attorney for Personal Representative:
Rodolfo Suarez Jr. Esq.,
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd,
Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
August 8, 15, 2025 25-03377N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 522025CP005073XXESPR
Division: Probate
IN RE: ESTATE OF
MARTIN JOSEPH BARTOW
(a/k/a Martin Bartow),
Deceased.

The administration of the estate of MARTIN JOSEPH BARTOW (a/k/a Martin Bartow), deceased, whose date of death was January 22, 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.

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

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

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

The date of first publication of this notice is August 8, 2025.

AMY JOHNSON,
Personal Representative
178 Candlewick Lane
Bridgewater, NJ 08807

Andrea C. D'Addario, Esq.
Attorney for Personal Representative
Florida Bar Number: 27662
D'ADDARIO LAW, P.L.
13860 Wellington Trace, Suite 38-213
Wellington, FL 33414
Telephone: (561) 362-2366
Fax: (561) 362-2367
E-Mail: andrea@daddario-law.com
August 8, 15, 2025 25-03446N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003961-ES
IN RE: ESTATE OF
KENNETH ACKERMAN FRIOU,
JR., aka KENNETH A. FRIOU,
Deceased.

The administration of the estate of KENNETH ACKERMAN FRIOU, JR., also known as KENNETH A. FRIOU deceased, whose date of death was September 7, 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 curator and the curator'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.

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

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: August 8, 2025.

Robert D. Hines
Curator
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
August 8, 15, 2025 25-03338N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP005501XXESPR
REF: 25-005501-ES
IN RE: ESTATE OF
RAUL OTALORA, a.k.a.
RAUL OTALORA-GONZALEZ
Deceased.

The administration of the Estate of RAUL OTALORA, 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, 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 unmatured, 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 unmatured, 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: August 8, 2025.

ANAPATRICIA GARCIA
Personal Representative
1698 Water Oak Drive
Tarpon Springs, FL 34689
Robert C. Dickinson III, P.A.
Attorney for Personal Representative
Fla Bar No. 360491, SPN# 00360888
1230 South Myrtle Avenue, Suite 101
Clearwater Florida 33756
Telephone: (727) 462-0123
Facsimile: (727) 462-5260
August 8, 15, 2025 25-03435N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006839-ES
Division 03
IN RE: ESTATE OF
CATHERINE ANN KUGATH,
Deceased.

The administration of the estate of CATHERINE ANN KUGATH, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 August 8, 2025.

Cynthia Kugath
Personal Representative
2376 Bennington Crt.
Naperville, IL 60565
G. Andrew Gracy
Attorney for Personal Representative
Florida Bar No. 570451
Peebles & Gracy, P.A.
826 Broadway
Dunedin, Florida 34698
Telephone: (727) 736-1411
Fax: (727) 734-0701
Email: Andrew@peeblesandgracy.com
August 8, 15, 2025 25-03440N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-005919-ES
IN RE: ESTATE OF
QUINCY HILL
Deceased.

The administration of the Estate of QUINCY HILL, deceased, who died on April 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is the Honorable Cynthia Joan Newton, 545 1st Avenue North, #402, St. Petersburg, Florida, 33701. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative
Gregory Hill
110 20th Avenue S.
St. Petersburg, Florida 33705
Attorney for the
Personal Representative
Aaron J. Bedy, Esq.
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
August 8, 15, 2025 25-03447N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
25-006599-ES
In Re: Estate of
BEVERLY VERNER,
Deceased.

The administration of the Estate of Beverly Verner, deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 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 August 8, 2025.

/s/ John Verner
John Verner
Personal Representative
4005 Clarence Avenue,
Stickney, IL 60402
/s/ Robert D. King, Esq.
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 8, 15, 2025 25-03369N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-006474-ES
IN RE: ESTATE OF
SHEILA V. FALLON a/k/a
SHEILA SMULLEN FALLON
Deceased.

The administration of the estate of SHEILA V. FALLON a/k/a SHEILA SMULLEN FALLON, deceased, whose date of death was December 2, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File No. 25-006474-ES, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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 August 8, 2025.

Personal Representative:
DANA SMULLEN

Attorney for Personal Representative:
Stacy Strohauer Son, Esquire
STROHAUER MANNION SON
1150 Cleveland Street, Suite 300
Clearwater, FL 33755
stacy@smslaw.net
Tel: 727-461-6100
Fax: 727-447-6899
FBN: 640891
August 8, 15, 2025 25-03376N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006046-ES
Division Probate
IN RE: ESTATE OF
NORMA JEAN BARNHART
Deceased.

The administration of the estate of Norma Jean Barnhart, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 8, 2025.

Personal Representative:
Phillip G. Hadden
2430 Brazilia Dr #44
Clearwater, Florida 33763

Attorney for Personal Representative:
Rachel M. Wagoner, Attorney
Florida Bar Number: 736066
COLEN & WAGONER, P.A.
1756 N. Belcher Road
Clearwater, Florida 33765
Telephone: (727) 545-8114
Fax: (727) 545-8227
E-Mail: rachel@colenwagoner.com
Secondary E-Mail:
probate@colenwagoner.com
August 8, 15, 2025 25-03368N

FIRST INSERTION

NOTICE TO CREDITORS
(**Formal Administration**)
IN THE 6th JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA. PROBATE DIVISION
CASE NO.: 25-005788-ES
IN RE: The Estate of
DONALD PARRISH,
Deceased.

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

The administration of the Estate of DONALD PARRISH, deceased, whose date of death was June 19, 2024, and whose social security number is ***-**-2658, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITH 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of first publication of this Notice is August 8, 2025.

/s/ Terri Vater
TERRI VATER,
As Personal Representative

Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian .
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive,
18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
August 8, 15, 2025 25-03405N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER 25-2101-ES
IN RE: ESTATE OF
JAMES PISANO
Deceased.

The administration of the estate of James Pisano, deceased, File Number 25-2101-ES, whose date of death was October 10, 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 August 8, 2025.

Personal Representative:
Christine Fariello
14518 Potterton Circle,
Hudson, FL 34667

Attorneys for Personal Representative
Jenna G. Rubin, Esq. (FBN 85351)
Gutter Chaves Josepher Rubin Forman
Fleisher Miller P.A.
2101 Corporate Blvd., Suite 107
Boca Raton, FL 33431
Telephone: 5619987847
Email Addresses:
jrubin@floridatax.com
August 8, 15, 2025 25-03349N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP006491XXESPR
REF: 25-006491-ES
IN RE: ESTATE OF
ROGER F. DANDRO,
Deceased.

The administration of the estate of ROGER F. DANDRO, deceased, whose date of death was May 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: August 8, 2025.

Personal Representative:
RYAN P. ROOTH
c/o Rooth and Rooth P.A.
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772

Attorney for Personal Representative:
MARIE R. ZORRILLA, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd
Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0118979
E-Mail: marie@roothlaw.com
E-Mail: betty@roothlaw.com
August 8, 15, 2025 25-03413N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006166-ES
Division 003
IN RE: ESTATE OF
STELIOS GEORGE BOUCHLAS
AKA STANLEY G. BOUCHLAS
Deceased.

The administration of the estate of STELIOS GEORGE BOUCHLAS AKA STANLEY G. BOUCHLAS, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 8, 2025.

Personal Representative:
CONSTANTINE GEORGE BOUCHLAS aka DENO
GEORGE BOUCHLAS
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
August 8, 15, 2025 25-03360N

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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003497-ES
Division Probate
IN RE: ESTATE OF GEORGE J. MCNULTY JR., Deceased.

The administration of the estate of GEORGE J. MCNULTY JR., deceased, whose date of death was February 20, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court St. Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
DAVID MCNULTY
1355 DENNIS STREET
MINDEN, NV 89423
Attorney for Personal Representative:
M. Donald Reddish
E-Mail Addresses:
donald@reddishlawfirm.com
Florida Bar No. 0165565
Reddish Law Firm
28050 U.S. Hwy. 19 North., Suite 208
Clearwater, FL 33761
Telephone: 727-723-0004
August 8, 15, 2025 25-03422N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-002963-ES
IN RE: ESTATE OF CONSUELO AIDA DAVALOS f/k/a CONSUELO AIDA ENRIQUEZ DAVALOS Deceased.

The administration of the estate of CONSUELO AIDA DAVALOS, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave., N., St. Petersburg, 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 TIME 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 8, 2025.

Personal Representative(s):
Jorge Francisco Jose Enriquez Davalos
Personal Representative
Address: Antonio de Ulloa N34-437
and
Abelardo Moncayo, Quito Ecuador

Attorney for Personal Representative:
/s/ Ameriah S. Bonds
Montanez Law Firm
Felix G. Montañez, Esq.
Fla. Bar # 99892
Ameriah S. Bonds, Esq.
Fla. Bar # 1054174
Eric J. Hall, Esq.
Fla. Bar # 1054199
2114 W. Columbus Dr.
Tampa, FL 33607
service@montanezlawfirm.com
813-816-2827
August 8, 15, 2025 25-03414N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 25-006587-ES
IN RE: ESTATE OF MOIRA G. REGIMBAL Deceased.

The administration of the estate of MOIRA G. REGIMBAL, deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, 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 8, 2025.

Personal Representative:
s/Barbara Jane Barcellona
BARBARA JANE BARCELLONA
3204 Alternate 19 N
Palm Harbor, FL 34683
Attorney for Personal Representative:
s/David J. Wollinka
DAVID J. WOLLINKA
Attorney for Petitioner
Florida Bar Number: 608483
WOLLINKA & WOLLINKA, ATTORNEYS AT LAW
3204 Alternate 19 N
Palm Harbor, FL 34683
Telephone: (727) 781-5444
Fax: (727) 478-7007
E-Mail: pleadings@wollinka.com
Secondary E-Mail:
jamie@wollinka.com
August 8, 15, 2025 25-03395N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005662ES
IN RE: ESTATE OF JOHN R. LEAHY, JR. A/K/A JOHN LEAHY, JR. A/K/A JOHN ROBERT LEAHY, JR Deceased.

The administration of the estate of JOHN R. LEAHY, JR. A/K/A JOHN LEAHY, JR. A/K/A JOHN ROBERT LEAHY, JR., deceased, whose date of death was February 20, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756 The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
DIANE M. TANEN
508 Sandy Hook Road
Treasure Island, Florida 33706
Attorney for Personal Representative:
Michael D. Cavonis, Attorney
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Boulevard
Seminole, FL 33772
Telephone: (727) 397-5571
Fax: (727) 393-5418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail:
rbrandt@dhclaw.com
August 8, 15, 2025 25-03357N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004924-ES
Section 3
IN RE: ESTATE OF THEODORE STANLEY DZIK Deceased.

The administration of the estate of Theordore Stanley Dzik, deceased, whose date of death was October 23, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Rm 106, Clearwater, FL 33756 Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a 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 8, 2025.

Personal Representative:
Kenneth Garofalo
37 Charger Street
Rivere, Massachusetts 02151
Attorney for Personal Representative:
/s/ Spiro J. Verras
Spiro J. Verras, Esq.
Florida Bar Number: 479240
31640 US Highway 19 N,
Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
Email: spiro@verras-law.com
Secondary Email:
contact@verras-law.com
August 8, 15, 2025 25-03406N

--- ACTIONS / SALES ---

FIRST INSERTION

AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA
IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-10346-CO
WINDRUSH COVE, INC.
a Florida not-for-profit corporation,
Plaintiff, vs.
BARB STAFFORD 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 97, Building Q, of Windrush Cove, a Condominium, according 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 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 31st day of July, 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 8, 15, 2025 25-03361N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-002180-CI
GROW FINANCIAL FEDERAL CREDIT UNION,
Plaintiff, vs.
RYAN BLANK A/K/A RYAN ANDREW BLANK, et al.,
Defendant.

To: UNKNOWN TENANT IN POSSESSION 1
355 N 53RD STREET, ST PETERSBURG, FL 33710
UNKNOWN TENANT IN POSSESSION 2
355 N 53RD STREET, ST PETERSBURG, FL 33710
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 1, BLOCK 3, BROADMOOR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Jacqueline T. Levine, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 1ST day of August, 2025.

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

24-10230FL
August 8, 15, 2025 25-03380N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 23-006867-CI
PROVIDENT FUNDING ASSOCIATES, L.P.
Plaintiff, vs.
MARK A. ROWAN AKA MARK ALAN ROWAN, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 23-006867-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein, PROVIDENT FUNDING ASSOCIATES, L.P., Plaintiff, and MARK A. ROWAN AKA MARK ALAN ROWAN, et. al., are Defendants, Clerk of Circuit Court, Ken Burke will sell to the highest bidder for cash at www.pinellas.realforeclose.com, on September 24, 2025 at 10:00 AM, the following described property:

LOT 4, BLOCK 4, REVISED MAP OF THE COUNTRY CLUB ADDITION OF OLDSMAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

IMPORTANT

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

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

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

DATED this 6 day of August, 2025.
GREENSPOON MARDER, LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmforeclosure@gmlaw.com
Email: Michele.Clancy@gmlaw.com
By: /s/Michele R. Clancy
Michele R. Clancy, Esq.
Florida Bar No. 498661
23-000513-01 / 41176.0155 /
Jean Schwartz
BIDDER #10250
August 8, 15, 2025 25-03445N

--- ACTIONS / SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure entered September 4, 2024, nunc pro tunc August 22, 2024 in Civil Case No. 22-004641-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and THOMAS M. CARLIN, et al., are Defendants, the Clerk of Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of August, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 146, BOOT RANCH - EAGLE WATCH - PHASE C REPLAT, according to map or plat thereof as recorded in Plat Book 109, Pages 64, 65, 66 and 67, of the Public Records of Pinellas County, Florida.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-08199FL
August 8, 15, 2025 25-03351N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-005640-CI
NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
DREW MACK, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 14, 2025 in Civil Case No. 24-005640-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING is Plaintiff and Drew Mack, et al., are Defendants, the Clerk of Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27th day of August, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 7, Block 3, HARTMAN SUBDIVISION, according to the Map or Plat thereof as recorded in Plat Book 45, Page 31, of the Public Records of Pinellas County, Florida.

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

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 (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10598FL
August 8, 15, 2025 25-03350N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-10084-CO
COVE CAY VILLAGE I ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
GUSTAVO ZAVARCE 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 704, COVE CAY CONDOMINIUM TWENTY-SIX SEVENTEEN, VILLAGE I, a Condominium, together with an undivided interest in the common elements appurtenant thereto, as shown on Plat recorded in Condominium Plat Book 12, Page 61, inclusive, and all in accordance with and subject to the Declaration of Condominium recorded in Official Records Book 3930, Page 752, and any and all amendments thereto; all of the Public Records of Pinellas County, Florida. With the following street address: 2617 Cove Cay Dr., #704, 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 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 5th day of August, 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 8, 15, 2025 25-03418N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-001973-CI
CITIBANK, N.A. AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-5,
Plaintiff, VS.
SALLY M. MCCAULEY; et al.,
Defendant(s).

TO: Sally M. McCauley
Last Known Residence: 4530 Bayshore Blvd NE Saint Petersburg, FL 33703
TO: Unknown Spouse of Sally M. McCauley
Last Known Residence: 4530 Bayshore Blvd NE Saint Petersburg, FL 33703
TO: Unknown Tenant #1
Last Known Residence: 4530 Bayshore Blvd NE Saint Petersburg, FL 33703
TO: Unknown Tenant #2
Last Known Residence: 4530 Bayshore Blvd NE Saint Petersburg, FL 33703

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

LOT 17, OVERLOOK DRIVE ESTATES, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 4, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 Days after 1st publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 08/05/2025.

As Clerk of the Court
By: Stevie Ayars
As Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1221-17172B
Ref# 12120
August 8, 15, 2025 25-03421N

FIRST INSERTION

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE
(NO CHILDREN OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-004474-FD-23
IN RE: THE MARRIAGE OF ELENA BRAZHNIKOVA,
Petitioner/ Wife,
and
DANIEL AVEZOV,
Respondent/Husband.

TO: Daniel Avezov
Current Address: Unknown

YOU ARE HEREBY NOTIFIED that an action for Petition for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Elena Brazhnikova, c/o O. George Bamis, Esq., of Macfarlane Ferguson & McMullen, P.A., 625 Court Street, Suite 200, Clearwater, FL 33756, on or before 20 days from date of this Notice, and file the original with the clerk of this Court at 315 Court Street, Clearwater, Florida 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the complaint.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

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

DATED: Aug. 1st 2025

KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
Deputy Clerk
Aug. 8, 15, 22, 29, 2025 25-03425N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-6843-ES
Division 4
IN RE: ESTATE OF ANNE SMITH,
a/k/a
JOANNE SMITH,
Deceased.

The administration of the estate of ANNE SMITH, also known as JOANNE SMITH, deceased, whose date of death was June 27, 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.

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

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

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

The date of first publication of this notice is: August 8, 2025.

DAVID F. WILSEY
Personal Representative
1000 16th Street N
St. Petersburg, FL 33705
CHASE L. WILSEY
Attorney for Personal Representative
Florida Bar No. 1035227
Fisher and Wilsey, PA
1000 16th Street North
St. Petersburg, FL 33705-1147
Telephone: 727-898-1181
Email: cwilsey@fisher-wilsey-law.com
Secondary:
gmccauley@fisher-wilsey-law.com
August 8, 15, 2025 25-03420N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 24-007749-CO
TIMBERWOODS CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
JULIE A. KLISMITH, and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 24-007749-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Unit 9721 of Timberwoods Condominium, Parcel G, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4737, Page(s) 373 through 406, inclusive, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

PARCEL ID NO.: 23-30-15-90991-000-9721 ("Property")
Property Address: 9721 86th Avenue Seminole, Florida 33777

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 30th 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/ Nicholaos T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10263-033
August 8, 15, 2025 25-03362N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-003675-CI
AMERIS BANK,
Plaintiff, vs.
MARY LYNN DESHAW A/K/A MARY LYNN DANIELS, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JOAN ANN DANIELS A/K/A JOAN A. DANIELS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANEES OR OTHER CLAIMANTS
ADDRESS: UNKNOWN

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

LOT 11, BLOCK S, HARBOR BLUFFS SECTION 2 UNIT B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE(S) 58 AND 59, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this day of 08/05/2025.

KEN BURKE, CPA
CLERK OF COURT
OF PINELLAS COUNTY
By Stevie Ayars
As Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

Submitted by:
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-12244FL
August 8, 15, 2025 25-03426N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-003689-CO
HARBOR CLUB CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
ARKA HOMES 1, LLC, and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-003689-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Unit No. 133 of Harbor Club, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 14638 at page 532 of the Public Records of Pinellas County, Florida, together with all amendments thereto, if any, and together with an undivided interest in the common elements thereof in accordance with said declaration.

PARCEL ID NO.: 11-28-15-35853-009-1330 ("Property")
Property Address: 455 U.S. 19 Alternate, Unit 133, Palm Harbor, Florida 34683

at public sale, to the highest and best bidder for cash at 10:00 a.m. on September 11, 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 5th 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/ Nicholaos T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10120-084
August 8, 15, 2025 25-03437N

Q&A

What is a public notice?

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

The West Orange Times carries public notices in Orange County, Florida.

LV18237_V34

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-001939-CI
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE3,
Plaintiff, vs.
MA CONCEPCION B. YRUMA-RAYMUNDO, et al.,
Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF IMELDA B LEON A/K//A IMELDA BENAOJAN LEON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
MA CONCEPCION B. YRUMA-RAYMUNDO
2460 LAURELWOOD DRIVE #E, CLEARWATER, FL 33763
UNKNOWN SPOUSE OF MA CONCEPCION B. YRUMA-RAYMUNDO
2460 LAURELWOOD DRIVE #E, CLEARWATER, FL 33763
JASON YRUMA
2460 LAURELWOOD DRIVE #E, CLEARWATER, FL 33763
UNKNOWN SPOUSE OF JASON YRUMA
2460 LAURELWOOD DRIVE #E, CLEARWATER, FL 33763
MARIA YRUMA CORAZON GOMEZ
2460 LAURELWOOD DRIVE #E, CLEARWATER, FL 33763
UNKNOWN SPOUSE OF MARIA YRUMA CORAZON GOMEZ
2460 LAURELWOOD DRIVE #E, CLEARWATER, FL 33763
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

THAT CERTAIN CONDOMINIUM PARCEL DESCRIBED AS UNIT 3-E, BUILDING 3, LAURELWOOD CONDOMINIUM I, AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF LAURELWOOD CONDOMINIUM I, AS RECORDED IN OFFICIAL RECORDS BOOK 4145, PAGE 1040-1085, AND AMENDMENTS THERETO, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGE 44-46, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the day of 08/05/2025, 2025.

KEN BURKE, CPA
CLERK OF COURT
OF PINELLAS COUNTY
As Clerk of the Court
BY: Stevie Ayars
Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-10952FL
August 8, 15, 2025 25-03417N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-003677-Cl
BLUE RIDGE EQUITIES, INC.,
Plaintiff, v.
TERI LEE PEAK; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JAMES P. DORSETT, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF LOIS J. CHANCE, DECEASED; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH; UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS 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 CURRENT OCCUPANT #1 and CURRENT OCCUPANT #2, the parties being fictitious to account for parties in possession,
Defendant.

To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Lois J. Chance, Deceased
Last Known Address:
4263 7th Avenue North
St. Petersburg, FL 33713
Current Address: Unknown
To: Any and All Unknown Parties Claiming By, Through, Under, and Against the Herein Named Individual Defendants 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
Last Known Address:
4263 7th Avenue North
St. Petersburg, FL 33713
Current Address: Unknown

YOU ARE NOTIFIED that an action to partition by sale and for unlawful detainer on the following property in Hillsborough County, Florida:

LOT TEN (10), BLOCK TWO (2), MONTEREY ADDITION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 45, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 4263 7th Avenue North, St. Petersburg, FL 33713

has been filed against you and you are required to serve a copy of your written defenses, if any, by on Plaintiff's attorney, Quinn Legal, P.A., whose address is 19321 US. Highway 19 N., Suite 512, Clearwater, FL 33764; eservice@quinnlegal.com; kmiller@quinnlegal.com, 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 or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

**See the Americans with Disabilities Act

ATTENTION: PERSONS WITH DISABILITIES If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least 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. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this court on this 1st day of Aug, 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 8, 15, 2025 25-03373N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer
LV10184

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-005650-CO
THE PROFESSIONAL CENTER CONDOMINIUM, INC. a Florida not-for-profit corporation,
Plaintiff, vs.
SIMPLIFIED SOFTWARE DEVELOPMENT, LLC., JEFFREY BILLOW d/b/a JB INVESTMENTS and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

TO: JEFFREY BILLOW d/b/a JB INVESTMENTS

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, THE PROFESSIONAL CENTER CONDOMINIUM, INC., herein in the following described property:

Unit C, of THE PROFESSIONAL CENTER, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4563, Page 495, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements. With the following street address: 1960 Bayshore Boulevard, Dunedin, Florida, 34698

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 1st day of Aug, 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
August 8, 15, 2025 25-03379N

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. 25-000239-CI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
IRENA EMILOVA MAVROMATIS AND CHRISTOPHER MAVROMATIS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 8, 2025, and entered in 25-000239-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and IRENA MAVROMATIS; CHRISTOPHER MAVROMATIS 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 27, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 8, JEFFERSON MANOR FIRST ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 6207 57TH AVE N, SAINT PETERSBURG, FL 33709

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.

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 5 day of August, 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
24-259907 - NaP
August 8, 15, 2025 25-03433N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-003366-CI
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DIANE H. HILL A/K/A DONNA HILL, DECEASED; MATTHEW HILL; KATHRYN DALY; MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. THREE ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Diane H. Hill a/k/a Donna Hill, deceased
3856 101st Terrace North
Pinellas Park, Florida 33782

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

LOT 19, BLOCK 58, OF MAINLANDS OF TAMARAC BY THE GULF UNIT NO. THREE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3258, PAGE 641, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
Street Address: 3856 101st Terrace North, Pinellas Park, Florida 33782

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 08/05/2025, 2025.

Ken Burke, CPA
Clerk of said Court
By: Stevie Ayars
As Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400217
August 8, 15, 2025 25-03427N

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE 18th JUDICIAL CIRCUIT, IN AND FOR Brevard COUNTY, FLORIDA
Case No.: 05-2025-40522-XXDR-BC
Kenneth George Tuebner Jr,
Petitioner, and
HEATHER DAWN TUEBNER
Respondent,

TO: HEATHER DAWN TUEBNER
UNKNOWN

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KENNETH GEORGE TUEBNER JR, whose address is 55 SEA PARK BLVD # 415 SATELLITE BEACH FL 32937 on or before 9/11/25, and file the original with the clerk of this Court at before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: NONE

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated: 7-28-25

CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Deputy Clerk
August 8, 15, 22, 29, 2025
25-03397N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS, FLORIDA
CASE NO.: 2025 CA 2026
REGIONS BANK D/B/A REGIONS MORTGAGE,
Plaintiff, vs.
PETER HARKOVITCH, UNKNOWN SPOUSE OF PETER HARKOVITCH, JULIE HARKOVITCH A/K/A JULIE A. ZEIHER, UNKNOWN SPOUSE OF JULIE HARKOVITCH A/K/A JULIE A. ZEIHER, NEWTEK SMALL BUSINESS FINANCE, LLC, 440 WEST, INC., THE STATE OF ALASKA, FUNDING CIRCLE USA, INC. F/K/A FUNDING CIRCLE PARTNERS, L.P., UNKNOWN TENANT NO, 1 and UNKNOWN TENANT NO. 2,
Defendants.

TO: JULIE HARKOVITCH A/K/A JULIE A. ZEIHER, UNKNOWN SPOUSE OF JULIE HARKOVITCH A/K/A JULIE A. ZEIHER, last known address are unknown.

Notice is hereby given to JULIE HARKOVITCH A/K/A JULIE A. ZEIHER, UNKNOWN SPOUSE OF JULIE HARKOVITCH A/K/A JULIE A. ZEIHER, that an action to foreclose on the following property in Pinellas County, Florida:

UNIT 407 BUILDING SOUTH OF 440 WEST CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4344, PAGES 974 THROUGH 1029, INCLUSIVE, AND AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 22, PAGES 27 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS 450 S. GULVIEW BLVD., UNIT 407, CLEARWATER BEACH, FL 33767.

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 Plaintiffs' 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 Aug. 1st, 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 8, 15, 2025 25-03372N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 19-007952-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION
Plaintiff(s), vs.
THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF HOWARD M. TRIPP, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 9, 2025 in the above-captioned action, the Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of September, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOTS 40 AND 41 OF SECURITY ACRES SECTION "C", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 98, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property address: 7747 63rd Street N., Pinellas Park, FL 33781

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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

Respectfully submitted,
Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 14-000715-9
August 8, 15, 2025 25-03419N

FIRST INSERTION

Prepared By and Return to:
Tara Early, Esq.
Early Law, P.A f/k/a Gasdick Stanton Early, P.A.
5950 Hazeltine National Drive
Suite 650
Orlando, FL 32822
(407) 423-5203

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN, that Early Law, P.A f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822, as Trustee as set forth in the recorded Appointment of Trustee, pursuant to Florida Statute $721.856, will sell at public Auction to the highest bidder of U.S. funds, in cash or certified funds only, on **August 26, 2025, at 10:00am EST (Eastern Standard Time), at early-law.com/fc**, all right, title and interest in the properties listed below in Pinellas, Florida for continuing nonpayment of assessments (as well as property taxes, interest, late fees and/or costs, if applicable) due further described as follows:

FRANKLYN SCOTT RICHARDSON and ANGELA MATTIA RICHARDSON, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/publication to: 1106 ZION HILL RD, HORTON, AL 35980; Claim of Lien recorded on April 29, 2025; O.R. Book 23144 at Page 2057 Public Records of Pinellas County, FL. Total Due: $2,539.86; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 210,000/322,487,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 971, 972, 974, 976, 977, 978, 979, 980, 981, 982, 983, 1271, 1274, 1276, 1277, 1280, 1282, 1283 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 210,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

ROBIN EDWARDES and MARY EDWARDES, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/publication to: 163 FRONT RD, L'ORIGNAL, ON KOB 1K0 CANADA; Claim of Lien recorded on April 29, 2025; O.R. Book 23144 at Page 2057 Public Records of Pinellas County, FL. Total Due: $8,611.41; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 1,000,000/158,536,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1571, S1574, S1576, S1577, S1580, S1582, S1583 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 1,000,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

DIXIE BROCKMEYER and DONALD BROCKMEYER, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 119 FOX RUN, SPARTA, IL 62286; Claim of Lien recorded on April 29, 2025; O.R. Book 23144 at Page 2057 Public Records of Pinellas County, FL. Total Due: $1,656.41; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 400,000/327,902,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1071, S1072, S1074, S1076, S1077, S1078, S1079, S1080, S1081, S1082, S1083, S1171, S1172, S1174, S1176, S1177, S1178, S1179, S1180, S1181, S1182, S1183 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/nANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 400,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

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

Obligors shall have the right to cure the default and any junior lienholder shall have the right to redeem its interest up to the date the trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraphs.

If you experience any issues or have any questions, please contact us via email at **tsf@gse-law.com**.

By: /s/ Tara C. Early,
Authorized Agent

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence, this 22nd day of July, 2025, by **Tara C. Early**, the Authorized Agent of Early Law, P.A f/k/a Gasdick Stanton Early, P.A., who is personally known to me.

(SEAL) NOTARY PUBLIC STATE OF FLORIDA
/s/ Anna M. DiRocco
Anna M. DiRocco
NOTARY PUBLIC
Comm.: # HH 310067
Expires: September 25, 2026
Notary Public - State of Florida

August 8, 15, 2025 25-03371N

FIRST INSERTION

Prepared By and Return to:
Tara Early, Esq.
Early Law, P.A f/k/a Gasdick Stanton Early, P.A.
5950 Hazeltine National Drive
Suite 650
Orlando, FL 32822
(407) 423-5203

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN, that Early Law, P.A f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822, as Trustee as set forth in the recorded Appointment of Trustee, pursuant to Florida Statute §721.856, will sell at public Auction to the highest bidder of U.S. funds, in cash or certified funds only, on **August 26, 2025, at 10:00am EST (Eastern Standard Time), at early-law.com/fc**, all right, title and interest in the properties listed below in Pinellas, Florida for continuing nonpayment of the periodic payments due under the mortgages described below, as follows:

MARY KATHARIN JONES, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/publication to: 8707 STONEY BROOK LN, MAGNOLIA, TX 77354; Mortgage recorded on February 12, 2019; O.R. Book 20427 at Page 404 Public Records of Pinellas County, FL. Total Due: $9340.08 as of February 12, 2025, interest $2.76 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 225,000/158,162,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 571, 572, 574, 576, 577, 578, 579, 580, 581, 582, 583 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 225,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

WILLIAM GEORGE BAUER and DINAROSE IRENE BAUER, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 8386 SCOTTISH CT, JACKSONVILLE, FL 32244; Mortgage recorded on January 15, 2020; O.R. Book 20846 at Page 1300 Public Records of Pinellas County, FL. Total Due: $54506.94 as of February 12, 2025, interest $21.45 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 431,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 671, 672, 674, 676, 677, 678, 679, 680, 681, 682, 683 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 431,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

GEORGE G TAYLOR III and LISA W TAYLOR, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 8027 STEVEN FRANKLIN DR, BARTLETT, TN 38133; Mortgage recorded on October 29, 2021; O.R. Book 21784 at Page 380 Public Records of Pinellas County, FL. Total Due: $24639.09 as of February 12, 2025, interest $9.64 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOP") having a 554,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 871, 872, 874, 876, 877, 878, 879, 880, 881, 882, 883 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 554,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

JEFFERY CARTER, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 11515 NEELY RD, ATHENS, AL 35611; Mortgage recorded on October 26, 2021; O.R. Book 21778 at Page 569 Public Records of Pinellas County, FL. Total Due: $20754.54 as of February 12, 2025, interest $7.05 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 105,000/327,902,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1071, S1072, S1074, S1076, S1077, S1078, S1079, S1080, S1081, S1082, S1083, S1171, S1172, S1174, S1176, S1177, S1178, S1179, S1180, S1181, S1182, S1183 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 105,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

SHIRLEY ANN NOEL and JOSEPH ELLRY NOEL, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 1931 KRAUSETOWN RD, OWENSVILLE, MO 65066; Mortgage recorded on December 15, 2020; O.R. Book 21300 at Page 1947 Public Records of Pinellas County, FL. Total Due: $67318.68 as of March 5, 2025, interest $16.98 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 326,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 671, 672, 674, 676, 677, 678, 679, 680, 681, 682, 683 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 326,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

CHARLOTTE MOGENSEN, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 659 E MALIBOU LN, PALATINE, IL 60074; Mortgage recorded on January 14, 2022; O.R. Book 21892 at Page 1148 Public Records of Pinellas County, FL. Total Due: $81634.37 as of March 5, 2025, interest $22.87 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 427,000/163,951,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 871, 872, 874, 876, 877, 878, 879, 880, 881, 882, 883 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 427,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

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

Obligors shall have the right to cure the default and any junior lienholder shall have the right to redeem its interest up to the date the trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraphs.

If you experience any issues or have any questions, please contact us via email at **tsf@gse-law.com**.

By: /s/ Tara C. Early,
Authorized Agent

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence, this 22nd day of July, 2025, by **Tara C. Early**, the Authorized Agent of Early Law, P.A f/k/a Gasdick Stanton Early, P.A., who is personally known to me.

(SEAL) NOTARY PUBLIC STATE OF FLORIDA
/s/ Anna M. DiRocco
Anna M. DiRocco
NOTARY PUBLIC
Comm.: # HH 310067
Expires: September 25, 2026
Notary Public - State of Florida

August 8, 15, 2025 25-03370N

FIRST INSERTION

NOTICE OF SALE PURSUANT TO F.S. CHAPTER 45
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-001350-CI
JOAN W. TEPPER, TRUSTEE OF THE JOAN W. TEPPER INTERVIVOS TRUST U/D 1/21/92,
Plaintiff, -vs-
BEACH LIQUOR STORE & LOUNGE INC., a Florida corporation, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO and DEPARTMENT OF REVENUE,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Summary Judgment of Foreclosure entered on July 29, 2025 in this cause, in the Circuit Court of Pinellas County, Florida, the office of Ken Burke, Clerk of the Circuit Court, shall sell to the highest and best bidder for cash at 10:00 a.m. on September 10, 2025 at www.pinellas.realforeclose.com, the following described property as set forth in said Final Judgment, to wit:

Florida alcoholic beverage license number 62-00329 4 COP (Pinellas County)

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than 60 days after the sale. If you fail to file a 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 this 1st day of August, 2025.
SCOTT C. TEPPER ESO.
Fla. Bar No. 0973882
120 East Granada Blvd.
Ormond Beach, FL 32176
(386) 677-6475
Attorney for Plaintiff, TEPPER
E-mail: scotttepper@cfl.rr.com
scott@floridaliquorloan.com

August 8, 15, 2025 25-03396N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25001188CI
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CARLA FLEMING AKA CARLA JEAN FLEMING; FLORIDA HOUSING FINANCE CORPORATION; PINEBROOK TOWNE HOUSE ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 27 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 58, PINEBROOK ESTATES PHASE 2, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE(S) 19 AND 20, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 6720 121ST AVE APT 8, LARGO, FL 33773

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

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

Dated this 23 day of July 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00865 /
Provide Bidder Number: 11951

August 8, 15, 2025 25-03381N

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 19-001844-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.
NIKIBI DEMPSEY UNKNOWN SPOUSE OF NIKIBI DEMPSEY; JADA CAMPBELL-BLOSSOM A/K/A JADA CAMPBELL UNKNOWN SPOUSE OF JADA CAMPBELL-BLOSSOM A/K/A JADA CAMPBELL; LVNV FUNDING, LLC, SUCCESSOR IN INTEREST TO HSBC/BEST BUY,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated July 30, 2025, and entered in Case No. 19-001844-CI of the Circuit Court of the 6TH Judicial Circuit in and for Pinellas County, Florida, wherein 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 Nikibi Dempsey Unknown Spouse Of Nikibi Dempsey; Jada Campbell-Blossom a/k/a Jada Campbell Unknown Spouse Of Jada Campbell-Blossom a/k/a Jada Campbell; Lvnv Funding, LLC, Successor In Interest To HSBC/Best Buy, are Defendants, the Office of the Clerk, Pinellas County Clerk of the Court will sell via online auction at www.pinellas.realforeclose.com at 10:00 A.M. on the 17th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF PINELLAS AND STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS LOT 37, LAKEWOOD SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED ON PLAT BOOK 94, PAGES 36 AND 37, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 2665 Cordova Way S., St Petersburg, Florida 33712

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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.

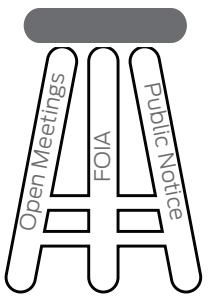
Dated: 8/1/2025
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 18-401369

August 8, 15, 2025 25-03392N

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/15/25 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: 1973 MERC mobile home bearing the vehicle identification number 0361733G, and all personal items located inside the mobile home. Last Tenant: Robert Graydon Thompson. Sale to be held at: Sunshine MHC, 7403 46th Avenue North, St. Petersburg, Florida 33709 (727) 541-1079.

August 1, 8, 2025 25-03309N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/15/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1990 GLEN mobile home bearing the vehicle identification number S7620193AZ and all personal items located inside the mobile home. Last Tenant: Rebecca Louk May. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228.

August 1, 8, 2025 25-03283N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:13100 66th 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. 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, 2025 25-03325N

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: 404 Seminole Blvd, Largo, FL 33770 8/22/2025 at 11:00AM

Luke Laurintsen: 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. 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, 2025 25-03320N

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE: 25-006471-ES Sec 3
IN RE: ESTATE OF THOMAS BRITT GOFF, Deceased.

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 A COPY OF THIS NOTICE UPON THEM, BUT IN NO EVENT LATER THAN 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 the 1st Day of August, 2025.

H. STEPHEN GOFF, JR.
P.O. Box 337
1240 Ridgewood Road
Highlands, North Carolina 28741
Petitioner

MICHAEL K. McFADDEN
261 Indian Rocks Road North
Belleair Bluffs, Florida 33770
FBN 193568 and SPN 175343
MichaelK.McFadden@gmail.com
Telephone: (727) 584-8161
Facsimile: (727) 754-2544
Attorney for Petitioner

August 1, 8, 2025 25-03287N

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
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).

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.

The real property at issue in this case is legally described as: LOTS 13 & 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

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

FOURTH 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

SECOND 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. 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, 2025 25-03281N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

1016 N Belcher Rd Clearwater FL, 33765, 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. 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, 2025 25-03308N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 9125 Ulmerton Rd Largo, FL 33771 8/20/2025 at 12:30pm

Margaret Colwell Household Goods, Furniture

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

August 1, 8, 2025 25-03328N

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:
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. 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, 2025 25-03319N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

10833 Seminole Blvd. Seminole, FL 33778 8/ 21/025 at 12:30pm

Sarah Andrews Household goods, Ladder, Toys Totes, Boxes

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

August 1, 8, 2025 25-03245N

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:

1844 N Belcher Rd, Clearwater, FL 33765 8/21/25 at 11:30am

James Bruno Household Goods, Furniture

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

August 1, 8, 2025 25-03298N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
18524 US Hwy 19 N Clearwater, FL 33764 on 08/21/2025 @11:00 AM

Anthony Esparza Furniture, Household Items, Totes

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

August 1, 8, 2025 25-03280N

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: 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

August 1, 8, 2025 25-03282N

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 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

August 1, 8, 2025 25-03313N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
13880 Walsingham Road, Largo, FL 33774 on August 21, 2025, at 10:30am

Mark Alexander Tomkins Jr entertainment center, power tools, video games, weights
Mark Johnson table
Adam Miner convection ovens, industrial toaster, lumber, floor drying fan

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

August 1, 8, 2025 25-03324N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1426 McMullen Booth Rd N, Clearwater, FL 33759, Friday August 22nd, 2025, at 10:30AM

William Graves Hshld Gds/Furn, Photos
Caruso Ivan Hshld Gds/Furn

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

August 1, 8, 2025 25-03299N

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Clearwater, phone (727) 605-5905, located at 1000 South Myrtle Avenue , Clearwater, FL, 33756 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Wednesday August 20, 2025 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:
1301 - Samantha Leggett
1409 - Nation Zankeun
3126 - Marina Villafane
3170 - CLAYTON BURTON

August 1, 8, 2025 25-03247N

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 8/21/25 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

1012	Blickensderfer - Aviles, Dana	Artwork, Frames, Boxes
1040	Eric Rogers	Appliances, Baby items, Totes
1122	Lauren East	Furniture
1210	Lynch Jr, Gregory Harrison	Bags,
1331	Rogers, Jennell	Furniture, Boxes, Toys
2018	Mathias Padilla	Electronics, Furniture, Boxes
2027	Mathias Padilla / Enso Wellness, LLC	Appliances, Tools, Furniture
2124	Karie Rivers	Clothes, Bags
2329	Williams, Imani	Boxes, Bags, Totes
3126	Rock, Terrvahnda	Household items

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

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

August 1, 8, 2025 25-03246N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005882-ES
IN RE: ESTATE OF RUTH E. KINSEY, Deceased.

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 STATUES, 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.

/s/ Craig E. Barkhimer
Carig E. Barkhimer
Personal Representative
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
probateteam@mglegalteam.com
August 1, 8, 2025 25-03279N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
FILE NO. 25-002460-ES
PROBATE DIVISION
IN RE: ESTATE OF DANIEL M. TEIXEIRA, Deceased.

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.

/s/ Stephen P. Heuston
STEPHEN P. HEUSTON, ESQ.
Personal Representative
HEUSTON LEGAL PLLC
/s/ Stephen P. Heuston
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, 2025 25-03305N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
25-006399-ES
In Re: Estate of Robert Schwarzreich, Deceased.

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

/s/ Arlene Ragozin
Arlene Ragozin
Personal Representative
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, 2025 25-03302N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005867-ES
IN RE: ESTATE OF KATHLEEN WARNER LONG, Deceased.

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.

Personal Representative:
Sharon Ann Huskey
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, 2025 25-03301N

SECOND INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
Probate Division
File No. 25-007166-ES
IN RE: ESTATE OF STEPHEN J. HEIN DECEASED

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.

JANET FOSTER,
Trustee
7409 Ninth Street NW
Washington, DC 20012

Copy mailed to Cynthia E. Orozco, Attorney for the Trustee
August 1, 8, 2025 25-03294N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF NO: 25-007112-ES
UCN: 522025CP007112XXESPR
IN RE: ESTATE OF JAMES ROBERT LONG, Deceased.

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.

Personal Representative:
Cheri L. Hartmann
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@sunsky.net
August 1, 8, 2025 25-03321N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-005144-ES
IN RE: ESTATE OF DAVID THOMAS HARMON Deceased.

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.

Personal Representative:
DENNIS HARMON
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, 2025 25-03288N

SECOND INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA
CASE NO.: 25-005570-ES
Division: Probate
IN RE: ESTATE OF ROBERT G. FLOYD, Deceased.

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.

ROBERT P. FLOYD
Personal Representative
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:
swscott@virtuallawoffice.com
Secondary Email:
wlawprobate2@gmail.com
August 1, 8, 2025 25-03300N

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
THE CIRCUIT COURT OF PINELLAS COUNTY FLORIDA
PROBATE DIVISION
File No. 25-006325-ES
IN RE: ESTATE OF BETTY C. GARDNER Deceased.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is August 1, 2025.

Personal Representative:
ROLFE D. DUGGAR
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, 2025 25-03254N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-4190 ES
Division 004
IN RE: ESTATE OF CYNTHIA SUE SARVER CHURCHWARD Deceased.

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.

Personal Representative:
Jack Churchward
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, 2025 25-03252N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Pinellas COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003632-ES4
IN RE: ESTATE OF Ludmila Dandrew Deceased.

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

Personal Representative:
Viktoria Hillkirk
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, 2025 25-03251N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006133
Division ES
IN RE: ESTATE OF MAUREEN E. SEARLE, Deceased.

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.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

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 & 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, 2025 25-03284N

SECOND INSERTION

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.

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.

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.

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, 2025 25-03292N

SECOND INSERTION

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.

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.

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.

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, 2025 25-03293N

SECOND INSERTION

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.

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.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

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, 2025 25-03303N

SECOND INSERTION

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.

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.

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 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.

The date of first publication of this notice is August 1, 2025.

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, 2025 25-03304N

SECOND INSERTION

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.

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.

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.

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, 2025 25-03264N

SECOND INSERTION

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.

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.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS 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.

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE: August 1, 2025

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, 2025 25-03253N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-007009-ES
Division Probate
IN RE: ESTATE OF DEANNA R. SWIGER, Deceased.

The administration of the estate of Deanna R. Swiger, deceased, whose date of death was May 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Clerk of Court, Probate Department, 545 1st Avenue North, St. Petersburg, Florida 33. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 1, 2025.

Personal Representative:
Signature: Chad Garrick Swiger
(Jul 15, 2025 15:04 EDT)
Email: swigerlandscapes@yahoo.com
Chad Swiger
13342 Amberwood Street
Hudson, FL 34669
Attorney for Personal Representative:
Signature: matthew weidner
(Jul 14, 2025 10:10 EDT)
Email: weidner@mattweidnerlaw.com
Matthew D. Weidner
E-Mail Addresses:
service@mattweidnerlaw.com
julia@mattweidnerlaw.com
Florida Bar No. 0185957
Weidner Law
856 2nd Avenue North
St. Petersburg, FL 33701
Telephone: 727-954-8752
August 1, 8, 2025 25-03255N

SECOND INSERTION

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.

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.

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: August 1, 2025.

Signed on this 28th day of July, 2025.

/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 & 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, 2025 25-03295N

SECOND INSERTION

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.

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.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

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, 2025 25-03268N

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-285-CO
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.

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.

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

SECOND INSERTION

NOTICE OF SCHEDULED ONLINE FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No: 24-002486-CI
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 1;
Defendants,

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.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

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-002282-CO
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.

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: 36-30-15-43471-000-6070

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/ Nicholaos T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10598-005
August 1, 8, 2025 25-03275N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA
IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-10346-CO
WINDRUSH COVE, INC.
a Florida not-for-profit corporation,
Plaintiff, vs.
BARB STAFFORD 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 97, Building Q, of Windrush Cove, a Condominium, according 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 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PINNELAS COUNTY, FLORIDA
CASE NO.: 2025 CA 002338
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.

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 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6th JUDICAL CIRCUIT, IN AND FOR PINELLAS, FLORIDA.
CASE No. 25-002375-CI
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

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:

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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY
CIVIL DIVISION
Case No. 25-002486-CI
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.

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 INTEREST 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case Number: 25-003580-CI
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 A. 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. MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS, UNKNOWN SPOUSE OF RANDEL T. BURNEY, WELLS FARGO BANK, N.A. F/K/A G. E. CAPITAL MORTGAGE SERVICES, INC., CITY OF SAFETY HARBOR, FLORIDA, MITCHELL ROOFING : COMPANY, LLC, UNKNOWN TENANT NO. 1 and UNKNOWN TENANT NO. 2, BURNEY, WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES Defendants.

TO: 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 A. 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, last known address is unknown.

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, last known address is unknown.

Notice is hereby given to 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 A. 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

And

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,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 Plaintiffs' 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.:24-002196-CI
JOSE J. VILLACIS, an individual, and DAINELLYS VILLACIS, an individual,
Plaintiffs, vs.
LEO CORRIGAN, title holder, OFFICE OF THE ATTORNEY GENERAL STATE OF FLORIDA DEPARTMENT OF LEGAL AFFAIRS, judgment lienholder, LORI CORRIGAN-OWEN, equity interest holder, UNKNOWN PARTIES IN POSESSION OF 1021 51ST AVE. N., ST. PETERSBURG, FL 33703,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 9, 2025 entered in the above-captioned case that the Clerk of Court of Pinellas County, Florida, Ken Burke, will sell the following property situated in Pinellas County, Florida, described as:

1021 51st Ave N., St. Petersburg, FL 33703
Lot 14, in Block 4, of FRANKLIN HEIGHTS, according to the Plat thereof as recorded in Plat Book 14, Pages 17 through 20, of the Public Records of Pinellas County, Florida.

at public sale on August 19, 2025 at 10:00 A.M. to the highest and best bidder for cash online at www.pinellas.realforeclose.com for online auctions.

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."

RESPECTFULLY SUBMITTED,
/s/ Joseph Boyd
Joseph R. Boyd, Esq.
Florida Bar No. 1039873
Erik Johanson, Esq.
Florida Bar No. 106417
ERIK JOHANSON PLLC
3414 W. Bay to Bay Blvd.
Suite 300
Tampa, FL 33629
(813) 210-9442
erik@johanson.law
jr@johanson.law
e-service@johanson.law
Counsel for the Plaintiffs
August 1, 8, 2025 25-03289N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25002644CI
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
GEORGE FRANCIS HARDY, II, et al.,
Defendants.

TO:
GEORGE FRANCIS HARDY, II
1443 HILLVIEW LN ,
TARPON SPRINGS, FL 34689

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

LOT 29, BECKETT WAY TOWNHOMES, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 59, 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 07/23/2025.

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
24-02628
August 1, 8, 2025 25-03263N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024-3966-CI
LOUIS A. DOERING, III
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF JOAN L. LOCKARD; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF ROBERT J. EDELL; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF LYNNE A. TITTLE,;LINDA S. BARRETT; KATHRYN L. SHRIVER; JOSEPH F. SMITH III; SHARON KAY MULCARE; DOUGLAS C. SMITH; JOHN GRAFTON; SARA KOHLER; DAWN BROCATO; JOANNA DIAZ; GLORIA GANN; MISTY TITTLE-DRISCOLL, and THE SMITH FAMILY TRUST.
Defendants.

NOTICE is hereby given that a civil action commenced on or about September 4, 2024, and is now pending as case number 2024-003966-CI in the Circuit Court in the State of Florida, County of Pinellas.

The name of the unserved party to the action is:

Kathryn L. Shriver
247 Burn Crossing Rd,
Severn, MD 21114

and the nature of the proceeding is an action for Partition for Real Property.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Corrie Dutton, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

"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 said court at Pinellas County, Florida on the day of July, 2025.

07/23/2025

KEN BURKE, CPA
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
/s/ Corrie Dutton
Corrie Dutton, Esq.
Florida Bar No.: 1032315
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Drive
Riverview, FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
August 1, 8, 2025 25-03257N

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24-004579-CI
DIVISION: 7
1 SHARPE OPPORTUNITY INTERMEDIATE TRUST,
Plaintiff, vs.
JEFFREY KEARNEY;, et al.,
Defendants.

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 9, 2025 and entered in Case No. 24-004579-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, is the Plaintiff and JEFFREY KEARNEY; UNKNOWN SPOUSE OF JEFFREY KEARNEY; BOCA CIEGA POINT EAST SEVENTEEN CONDOMINIUM CORPORATION, INC., are defendants, Ken Burke, Clerk of the Court, will sell to the highest and best bidder for cash in/on Sale to be conducted online at www.pinellas.realforeclose.com (public computer terminals will be available for use during sales in the Clerk's Offices located in the back of the Official Records Department of the Clearwater Courthouse at 315 Court St, Room 163, and the Judicial Building in St. Petersburg at 545 1st Ave. North) in accordance with chapter 45 Florida Statutes, Pinellas County, Florida on August 27, 2025 at 10:00 am the following described property as set forth in said Final Judgment of Foreclosure:

UNIT 3009 OF BOCA CIEGA POINT EAST SEVENTEEN, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4049, PAGE(S) 620, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
PARCEL IDENTIFICATION NUMBER: 04-31-15-09658-017-3009
PROPERTY ADDRESS: 285 BOCA CIEGA POINT BLVD N., UNIT #3009, ST. PETERSBURG, FL 33708

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.

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.

See Americans with Disabilities Act

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

/s/ Damian G. Waldman
[x] Damian G. Waldman, Esq.
Florida Bar No. 0090502
[] Bryce M. Williams, Esq.
Florida Bar No. 1052647
Law Offices of
Damian G. Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwaldmanlaw.com
Email 2: bryce@dwaldmanlaw.com
E-Service: service@dwaldmanlaw.com
Attorneys for Plaintiff
August 1, 8, 2025 25-03329N

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-5835-CO
TIFFANY GARDENS CONDOMINIUM ASSOCIATION, INC. a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF VIOLA DANIELS, ANY AND ALL UNKNOWN HEIRS, FLORIDA HOUSING FINANCE CORPORATION 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:

Apartment No. 120, TIFFANY GARDENS APARTMENTS, a Condominium, together with an undivided interest or share in the common elements appurtenant thereto, in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium, Plat Book 7, Pages 23-25, and in O.R. Book 3455 Pages 937-977, of the Public Records of Pinellas County, Florida. With the following street address: 3100 Hartford St. N., #120, St. Petersburg, Florida, 33713.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on August 21, 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 29th day of July, 2025.

KEN BURKE
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
August 1, 8, 2025 25-03310N

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-7238-CO
LAKE TARPON SAIL AND TENNIS CLUB III CONDOMINIUM ASSOCIATION, INC. a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF JOAN L. FLATHMANN, ANY AND ALL UNKNOWN HEIRS 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. 105, LAKE TARPON SAIL & TENNIS CLUB III, a Condominium, Phase I, together with an undivided share in the common elements appurtenant thereto, according to the plat thereof recorded in Condominium Plat Book 70, Pages 107-113, inclusive, and being further described in that certain Declaration of Condominium recorded in O.R. Book 5598, Pages 830-911, inclusive, of the Public Records of Pinellas County, Florida, together with any and all amendments made thereto.

Property Address: 90 S. Highland Ave., #105, Tarpon Springs, Florida, 34689

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 23rd 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 25-03256N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024-3966-CI
LOUIS A. DOERING, III
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF JOAN L. LOCKARD; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF ROBERT J. EDELL; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF LYNNE A. TITTLE,;LINDA S. BARRETT; KATHRYN L. SHRIVER; JOSEPH F. SMITH III; SHARON KAY MULCARE; DOUGLAS C. SMITH; JOHN GRAFTON; SARA KOHLER; DAWN BROCATO; JOANNA DIAZ; GLORIA GANN; MISTY TITTLE-DRISCOLL, and THE SMITH FAMILY TRUST.
Defendants.

NOTICE is hereby given that a civil action commenced on or about September 4, 2024, and is now pending as case number 2024-003966-CI in the Circuit Court in the State of Florida, County of Pinellas.

The name of the unserved party to the action is:

Joseph F. Smith, III
1595 Pine Swamp Rd,
Keyser, WV 26726

and the nature of the proceeding is an action for Partition for Real Property.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Corrie Dutton, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

"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 said court at Pinellas County, Florida on the day of July, 2025.

07/23/2025

KEN BURKE, CPA
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
/s/ Corrie Dutton
Corrie Dutton, Esq.
Florida Bar No.: 1032315
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Drive
Riverview, FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
August 1, 8, 2025 25-03258N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024-3966-CI
LOUIS A. DOERING, III
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF JOAN L. LOCKARD; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF ROBERT J. EDELL; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AND ASSIGNEES OF LYNNE A. TITTLE,;LINDA S. BARRETT; KATHRYN L. SHRIVER; JOSEPH F. SMITH III; SHARON KAY MULCARE; DOUGLAS C. SMITH; JOHN GRAFTON; SARA KOHLER; DAWN BROCATO; JOANNA DIAZ; GLORIA GANN; MISTY TITTLE-DRISCOLL, and THE SMITH FAMILY TRUST.
Defendants.

NOTICE is hereby given that a civil action commenced on or about September 4, 2024, and is now pending as case number 2024-003966-CI in the Circuit Court in the State of Florida, County of Pinellas.

The name of the unserved party to the action is:

Dawn Brocato
3036 Parktowne Rd,
Parkville, MD 21234

and the nature of the proceeding is an action for Partition for Real Property.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Corrie Dutton, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

"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 said court at Pinellas County, Florida on the day of July, 2025.

07/23/2025

KEN BURKE, CPA
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
/s/ Corrie Dutton
Corrie Dutton, Esq.
Florida Bar No.: 1032315
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Drive
Riverview, FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
August 1, 8, 2025 25-03259N

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
Business Observer
LV10249

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 19-000452-CI
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,
Plaintiff, vs.
ARTHUR D. ANDREWS AND EDWINA U. ANDREWS, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 16, 2024, and entered in 19-000452-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein MCLP ASSET COMPANY, INC. is the Plaintiff and ARTHUR D. ANDREWS; EDWINA U. ANDREWS; TIERRA VERDE COMMUNITY ASSOCIATION, INC. are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on 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 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: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
18-215630 - NaC
August 1, 8, 2025 25-03331N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-005295-CI
FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-3,
Plaintiff, vs.
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.
Defendant(s).

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer
LV4671

SECOND 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 www.pinellas.realforeclose.com, 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, 2025 25-03330N

SECOND 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 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
David@dbsmithermanlaw.com
FBN 346659
Attorney for Personal Representative
August 1, 8, 2025 25-03326N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25003492CI
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
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.

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

2180 Drew Street Clearwater FL 33765, 08/22/2025 at 11:00am

Kaitey Edgell	Household Goods
Carlos Lugo	Household Goods
Abdiel Garcia	Household Goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
August 1, 8, 2025 25-03333N

SECOND 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 www.pinellas.realforeclose.com 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 discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk 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: Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH20598-25/sap
August 1, 8, 2025 25-03322N

SECOND INSERTION

NOTICE OF ACTION – CONSTRUCTIVE SERVICE OF PROCESS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
UCN: 522025CA003671XXCICI
Case No.: 25-003671-CI
NICHOLAS HODGINS, an individual, and SUSAN J. HODGINS, an individual
Plaintiffs, v.
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.
Defendants.

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 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 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