

PINELLAS COUNTY LEGAL NOTICES

--- 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 Chez Stiles 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 24th day of September, 2025.

Donna Lewis Stiles LLC  
September 26, 2025

25-04274N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: OCTOBER 27 2025 SLEDZ EAST KUSTOMZ LLC 552 S SPRING GARDEN AVE DELAND FL 32720 (386) 213-0235 MV101867 1999 HD 1HD1BML12XY037569 \$23,395.00, OLD GOLD SERVICE EXPERTS INCORPORATES DBA: MIDAS AUTO SERVICE EXPERTS 290 34TH ST NORTH ST PETERSBURG FL 33713 (727)327-4630 MV62285 2019 HONDA 1HGCV2F39KA009063 \$1,540.75  
September 26, 2025

25-04169N

FIRST INSERTION

NOTICE OF UNREGISTERED EQUITY CLAIM

**Let it be known by all men and their PERSONS** that the American people, sovereigns by the Grace of God, their names written in the Book of the Tree of Life, Beneficiaries in original jurisdiction now coming as Grantor/Settlor of the trust now created with NOTICE of Unregistered Claim, of priority equitable right, title and interest in the **res** of the 1933 New Deal Public Trust, including all assets, attributes, derivatives and transmutations thereof, administrated under a provisional military occupational force under a Paper Occupation by the consent of the people. The sovereign people have returned to redeem their property and herein provide NOTICE of the Immediate Termination of the Bailment Agreement/Paper Occupation for the release and return of the property to the true owners, the beneficiaries in original jurisdiction.

The full text of the Notice, including the Parties, the Nature of the Claim and the Terms of Termination of the Occupation please send SASE to DRC, Agent of Record c/o 39248 U.S. Hwy 19 N, Lot 215, Tarpon Springs, Florida, Non-Domestic, Without the United States.

Sept. 26; Oct. 3, 10, 2025

25-04226N

FIRST INSERTION

Notice of Public Sale  
Multiple Facilities – Multiple Units

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

**Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 10/15/2025 @ 11:00 AM:**  
Sandra Lane – Totes, Chairs, Toys  
Christie Swigart – Hshld Gds/Furn

**Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL 33755 on 10/15/2025 @ 11:30 AM:**  
Scott Scarpiello – boxes of hshld items  
Alex Herban – Futon, table, chairs, few boxes

**Extra Space Storage 14433 62nd St N, Clearwater, FL 33760 on 10/15/2025 @ 12:00 PM:**  
Dennis Miller – Personal Items

**Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 10/15/2025 @ 12:30 PM:**  
Adalylet (Lily) Luis – Bunk bed w/twins, grill, boxes and bags, personal items, outside chairs, chest of drawers

**Extra Space Storage 13100 66th St, Largo, FL 33773 on 10/16/2025 @ 12:00 PM**  
Taneshia Brinson – Hshld Gds  
Howard Matheney – Hshld Gds  
Andraya Smith – Hshld Gds/Furn

**Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 10/16/2025 @ 1:00 PM**  
Drew Seifert – Hshld Gds/Furn, TV/Stereo Equip

**Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 10/17/2025 @ 10:30 AM**  
Nathaniel Palm – Hshld Gds/Furn  
Crystye Grant – Hshld Gds/Furn

**Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 10/17/2025 @ 11:00 AM**  
Vanessa DiMasse-Ramos – Hshld Gds/Furn  
Kenya Robinson – Hshld Gds/Furn, Boxes  
Richard Miller - 10x10

**Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 10/17/2025 @ 12:00 PM**  
Easter Robinson – Clothes, boxes  
Robert Nikic – misc items, decorations  
Susan Mullins – Speakers, weight bench, tools, bicycle

**Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 10/17/2025 @ 11:00 AM**  
Martaevous Oliver – queen bed, box spring, 2 small dresser, small deep freezer, 2 Tv  
Kimberley Martin – clothes, suitcase  
Sam reilly – hshld gds  
Helen Lucia Salguero – Bags of clothes  
Felix Mejia – Couch, Hshld Items  
Aaron Maupin – Furniture  
Brandon Medina – Bed, Suitcases  
Patricia Fielder – Hshld Items

**Extra Space Storage 1850 N Hercules Ave, Clearwater, FL 33765 on 10/17/2025 @ 12:30 PM**  
Nick Hasan – Hshld Furn, Hshld Items, decor, kids toys, etc.  
Amari Bacon – Clothes, shoes, dressers, TV

**Extra Space Storage 1016 Belcher Rd, Clearwater, FL 33765 on 10/17/2025 @ 1:30 PM**  
Tiffany Bennett – Furniture and Boxes  
Camille Brunswick – 3 TVs, side chair, 4 dining chairs, 2 bar stools, 1 desk, wine cooler, boxes  
Jean Paula Foss – Hshld Gds

**Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 10/17/2025 @ 1:00 PM**  
Robert Tempe Jr Hshld Gds/Furn  
Rebecca Gillen Furniture and misc

The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Sept. 26; Oct. 3, 2025

25-04163N

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 Crema located at 2058 Bayshore Blvd. Unit Two in the City of Dunedin, Pinellas County, FL 34698 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of September, 2025.

Le Marché Home LLC  
September 26, 2025

25-04271N

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 11:30 a.m. on September 26, 2025, to discuss agency business. The web address for the meeting is <https://bit.ly/3CIyYV8>. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or [Carlos.Cruz@fssnf.org](mailto: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](mailto: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.

September 26, 2025

25-04170N

FIRST 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](http://www.StorageTreasures.com). Auction will close on or after Wednesday October 15, 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:

1181 - Kimberly Johnson  
2325 - Shamsiddin W Abdul-Ghani  
2148 - Brandon Dillard  
2175 - Glenn Edwards  
2159 - Brittany Richardson  
3211 - Lee Thomas Norwood  
Sept. 26; Oct. 3, 2025

25-04251N

FIRST INSERTION

Notice of Public Sale

Notice is hereby given that on 10/13/25 at 9:00am, the following personal property will be sold at public auction pursuant to F.S. 715.109: 1987 PALM PH20481AFL/ PH20481BFL. Last tenants: Michael Barry Bartleski, Christopher Vachon, and all unknown parties, beneficiaries, and heirs. Sale to be held at 2261 Gulf to Bay Blvd. Clearwater, FL 33765 (727) 724-9165.

Sept. 26; Oct. 3, 2025

25-04231N

FIRST INSERTION

Legals

This Living Estate Trust Governs the Estate given to Dean Richard Chitren by Testatrix Candance Leigh Chitren and Testator Dennis Robert Chitren, evidenced the Statement of Testator/Testatrix Intent signed and filed with Big Horn County, Montana 371739 Bk 201 Pg 542-549. The estate dean chitren was registered on April 23, 1970 by Local Registrar Gladys Fogos of Oakland County Michigan local file number 1342, Certificate of Live Birth Number 121-70-XXXXXX and SSA Number 380-xx-xxxx. The Trustees have accepted their appointments. The Trust vested on 3 day of March, 2025, master trust file number RF 311 429 672 US. The Beneficiary is Dean Chitren, he is a private Civilian national of the Florida union state, whose jurisdiction is the Exclusive Equity Jurisdiction, governed by the Maxims of English and American Equity as at the time of the adoption of the 1789 Constitution for the uSA, protected by Article III, Sec. 2, clause 1, heir to the posterity thereof and is administrator for the Estate. God’s Law is the law of the Spirit of life in Christ, Jesus, Romans 8:2.

This Notice Trust law, see Declaration of Private Trust Agreement.

All challenges or rebuttals are to be sent within 30 days, USPS registered mail, addressed to the Executor Office: RFD 39248 US Hwy 19 N Lot 215, Tarpon Springs, Florida, non-domestic, without the United States [34689].

(SEAL) Dean Richard Chitren  
Living Estate Trust  
Official Seal Trustee Office  
Trustee

Sept. 26; Oct. 3, 10, 2025

25-04227N

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 1980 Mobile Home, VIN No. FLFL2AA01792242/ FLFL2BA01702242 and the contents therein, if any abandoned by former tenant, Gary James Freiburger.*

On October 9, 2025 at 9:00am at Lincolnshire Estates Mobile Home Park, 1071 Donegan Road, Lot 556, Largo, Florida 33771.

**THE EDWARDS LAW FIRM, PL**  
500 S. Washington Boulevard,  
Suite 400

Sarasota, Florida 34236  
Telephone: (941) 363-0110  
Facsimile: (941) 952-9111  
Attorneys for Lincolnshire Estates Mobile Home Park  
By: /s/ Sheryl A. Edwards  
**SHERYL A. EDWARDS**  
Florida Bar No. 0057495  
[sedwards@edwards-lawfirm.com](mailto:sedwards@edwards-lawfirm.com)  
Sept. 26; Oct. 3, 2025

25-04195N

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 Salt & Linen located at 2058 Bayshore Blvd. Unit One in the City of Dunedin, Pinellas County, FL 34698 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of September, 2025.

Le Marché Home LLC  
September 26, 2025

25-04270N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
1675 Starkey Road, Largo, FL 33771 10.17.25 at 1:00Pm

Rebecca Gillen                      Ottoman, TV, Wall Art, Air Fryer, Scooter, Lamps  
Robert Tempe Jr                   Vacuum, Bongo, Washer, Lamp, Boxes, Chair, Table

The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Sept. 26; Oct. 3, 2025

25-04197N

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF POLICIES (RULES AND REGULATIONS) BY THE SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA

Pursuant to Chapter 120, Florida Statutes, an amendment to policy (rule) is being proposed regarding Policy 2250 – Fundamental Schools and Magnet Program. No economic impact is expected.

A public hearing will be held on October 28, 2025, during a meeting of the School Board in the Conference Hall at the School Board of Pinellas County, 301 4th Street SW, Largo, Florida.

The proposal is available for review and copying at the office of Strategic Planning and Policy, School Board of Pinellas County, 301 4th Street SW, Largo, Florida.

KEVIN K. HENDRICK, SUPERINTENDENT AND EX OFFICIO SECRETARY  
SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA

September 26, 2025

25-04257N

FIRST INSERTION

NOTICE OF PUBLIC SALE

updated  
Notice is hereby given that on 10/16/2025 at 11 00 a m the following Mobile-Home may be sold at public sale for storage charges to TL-28 Section 83.805-83.806 Florida Statutes Registered Owner GARY EDWARD HOOPER Tenant Gregory Dean 1989 Palm 54ft Mobile Home VIN: PH092136A & PH092136B Title:0048770921 / 0048755888 Decal No: R425114 / R425115 may be released/redeemed prior to the Sale.Sale 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  
Sept. 26; Oct. 3, 2025

25-04262N

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 10-24-2025 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.

LHJPCNBj3RB503998 2025 BASH  
CEC20983C696 1996 BOMBARDI  
NO VIN 1940 BUICK  
2C3CDXAT0Ch241578 2012 DODG  
1FM5K7D88DGB31775 2013 FORD  
1FTSE34L53HB90867 2003 FORD  
2FMDK3KC4BBA21788 2011 FORD  
HBQ10409M846 1984 HBQ  
HOMEMADE 1900 HOMEMADE  
1HGCP2F36BA157018 2011 HOND  
19XFC2F56HE032924 2017 HONDA  
KMhCT4AE2HU323679 2017 HYUN  
1C4RJEBGXEC547813 2014 JEEP  
1J4FJ78S2TL204964 1996 JEEP  
WDBKK47F7WFO64450  
1998 MERCEDES  
JA32X8HWXAU605776 2010 MITS  
JF2GPAB2G9235479 2016 SUBA  
5YJYGDEE7LF056212 2020 TESL  
1NXBE40E89ZO09690 2009 TOYT  
2T1BR32E24C311207 2004 TOYT  
NO VIN 1900 TRAILER  
ZZN60687L203 2003 ZZN  
ZZN60687L203 2003 SEADOO

September 26, 2025

25-04276N

--- PUBLIC SALES ---

| INVITATION TO BID  |                        |
|--|------------------------|
| TO:  | ALL INTERESTED BIDDERS |
| The following construction projects will be solicited within 30 days:  |                        |
| 25-0675-ITB-C Duhme Road Force Main Replacement from 53rd Avenue N to American Legions Driv<br>25-0791-ITB-C FY2025-2027 COUNTYWIDE PAVEMENT PRESERVATION - REBID  |                        |
| Plans, specifications, bid forms and information will be available at <a href="https://procurement.opengov.com/signup">https://procurement.opengov.com/signup</a>  |                        |
| Information, also may be obtained by visiting the Pinellas County Purchasing & Risk Management web site,<br><a href="http://www.pinellascounty.org/purchase">www.pinellascounty.org/purchase</a> . Any bids received after the specified time and date posted in OpenGov will not be considered. |                        |
| Merry Celeste, CPPO, CPPB, NIGP-CPP, CPM<br>Purchasing Director<br>September 26, 2025  | 25-04265N              |

| 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 Soto Pressure Washing 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.<br>Dated this 22nd day of September, 2025.<br>Soto Exterior Cleaning LLC<br>September 26, 2025 |
| 25-04217N   |

| NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09   |
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| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CASA MX located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinel-las County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.<br>Dated this 22nd day of September, 2025.<br>AGAVE Y SOL LLC<br>September 26, 2025 |
| 25-04224N   |

| NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES  |
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| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Lafate Wilson located at 1030 Arlington Ave N, in the County of Pinellas in the City of St Petersburg, Florida 33705 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.<br>Dated at Pinellas County, Florida, this 23rd day of September, 2025.<br>Lafate Wilson LLC<br>September 26, 2025 |
| 25-04247N  |

| NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09  |
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| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Astra Villas & Suites located at 1803 Gulf Boulevard in the City of Indian Rocks Beach, Pinellas County, FL 33785 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.<br>Dated this 22nd day of September, 2025.<br>AWI Hospitality LLC<br>September 26, 2025 |
| 25-04237N  |

| NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09  |
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| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Always Faithful Dog Training Orlando 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.<br>Dated this 23rd day of September, 2025.<br>Crown Ventures Elite LLC<br>September 26, 2025 |
| 25-04243N  |

| NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES  |
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| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Century Coverage Insurance Agency located at: 7901 4TH ST N STE 300 in the city of ST. PETERSBURG, FL 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 22nd day of September 2025.<br>OWNER:<br>CENTURY COVERAGE LLC<br>7901 4TH ST N STE 300<br>ST. PETERSBURG, FL 33702<br>September 26, 2025 |
| 25-04234N  |

| NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09  |
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| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of First Draft Athletics 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.<br>Dated this 18th day of September, 2025.<br>SNOWBOUND MILLS CORP.<br>September 26, 2025 |
| 25-04201N  |

| NOTICE UNDER FICTTIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09  |
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| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of My Pampered Pup located at 532 Jet-star Ln 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.<br>Dated this 22nd day of September, 2025.<br>Mary Marcinek<br>September 26, 2025 |
| 25-04236N   |

| NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09  |
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| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Balanced Healthcare located at 1535 Rockaway Parkway in the City of Brook-lyn, Pinellas County, NY 11236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.<br>Dated this 23rd day of September, 2025.<br>BALANCED NURSING SNF LLC<br>September 26, 2025 |
| 25-04258N  |

| NOTICE UNDER FICTTIOUS 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 Mother's located at 519 2nd Street S. 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.<br>Dated this 18th day of September, 2025.<br>Watson-Redd II, LLC<br>Ansley Watson, Jr., Manager<br>September 26, 2025 |
| 25-04202N   |

| NOTICE UNDER FICTTIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES  |
|---|
| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Lafate Wilson Architects located at 1030 Arlington Ave N, in the County of Pinellas in the City of St Petersburg, Florida 33705 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.<br>Dated at Pinellas County, Florida, this 23rd day of September, 2025.<br>Lafate Wilson LLC<br>September 26, 2025 |
| 25-04246N   |

| NOTICE UNDER FICTTIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES  |
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| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Essential Coverage Insurance Brokers located at: 7901 4TH ST N STE 300 in the city of ST. PETERSBURG, FL 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 22nd day of September 2025.<br>OWNER:<br>Essential Coverage LLC<br>7901 4TH ST N STE 300<br>ST. PETERSBURG, FL 33702<br>September 26, 2025 |
| 25-04233N   |

| 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 Lex Events Rentals located at 7901 4th St N STE 300 in the City of St. Peters-burg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.<br>Dated this 17th day of September, 2025.<br>Lex Events & Company LLC<br>September 26, 2025 |
| 25-04172N   |

| NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09   |
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| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Kitty Catwalk located at 532 Jet-star Ln 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.<br>Dated this 22nd day of September, 2025.<br>Mary Marcinek<br>September 26, 2025 |
| 25-04229N   |

| 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 P4R Scientific 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.<br>Dated this 22nd day of September, 2025.<br>P4R LLC<br>September 26, 2025 |
| 25-04220N   |

| NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09  |
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| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Intercap Services FL, LLC located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.<br>Dated this 18th day of September, 2025.<br>Intercap Services LLC<br>Greg Gregorian<br>September 26, 2025 |
| 25-04173N  |

| 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 After the Stork Pediatrics 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.<br>Dated this 23rd day of September, 2025.<br>After the Stork Pediatrics, PLLC<br>September 26, 2025 |
| 25-04259N  |

| NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES   |
|---|
| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Century Coverage Insurance Brokers located at: 7901 4TH ST N STE 300 in the city of ST. PETERSBURG, FL 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 22nd day of September 2025.<br>OWNER:<br>CENTURY COVERAGE LLC<br>7901 4TH ST N STE 300<br>ST. PETERSBURG, FL 33702<br>September 26, 2025 |
| 25-04235N   |

| 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 Cheapo Painting Premier located at 307 Orangewood Lane in the City of Largo, Pinellas County, FL 33770 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.<br>Dated this 23rd day of September, 2025.<br>Jadon Smith<br>September 26, 2025 |
| 25-04266N   |

| 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 Cancer Catwalk located at 532 Jetstar Ln 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.<br>Dated this 22nd day of September, 2025.<br>Mary Marcinek<br>September 26, 2025 |
| 25-04230N   |

| NOTICE UNDER FICTTIOUS 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 shrinkMD located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinel-las County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.<br>Dated this 22nd day of September, 2025.<br>SHRINKMD HEALTH INC.<br>September 26, 2025 |
| 25-04219N   |

| 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 P4R Wholesale located at 4303 Vine-land Rd. Suite F8 in the City of Orlando, Pinellas County, FL 32811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.<br>Dated this 22nd day of September, 2025.<br>P4R LLC<br>September 26, 2025 |
| 25-04221N   |

| NOTICE UNDER FICTTIOUS 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 Good to Go Inspections LLC located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.<br>Dated this 17th day of September, 2025.<br>Good to Go Residential and Commer-cial Inspections LLC<br>September 26, 2025 |
| 25-04174N  |

| NOTICE UNDER FICTTIOUS 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 Golden Mortgage LLC located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.<br>Dated this 22nd day of september, 2025.<br>ACCESS REVERSE MORTGAGE CORPORATION<br>September 26, 2025 |
| 25-04225N  |

| NOTICE UNDER FICTTIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES   |
|--|
| NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Essential Coverage Insurance Agency located at: 7901 4TH ST N STE 300 in the city of ST. PETERSBURG, FL 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 22nd day of September 2025.<br>OWNER:<br>Essential Coverage LLC<br>7901 4TH ST N STE 300<br>ST. PETERSBURG, FL 33702<br>September 26, 2025 |
| 25-04232N  |

| 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 Mapware 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.<br>Dated this day of , .<br>Robotic Services Inc.<br>September 26, 2025 |
| 25-04275N  |

| 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 DEAR DROPS 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.<br>Dated this 23rd day of September, 2025.<br>BLUEBELL 3971, INC.<br>Vahan Yepremyan<br>September 26, 2025 |
| 25-04267N  |

| NOTICE UNDER FICTTIOUS 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 Trauma Informed Education and Con-sultation located at 235 Glades Circle in the City of Largo, Pinellas County, FL 33771 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.<br>Dated this 22nd day of September, 2025.<br>Emily Sewart<br>September 26, 2025 |
| 25-04238N  |

| NOTICE OF PUBLIC SALE  |          |                   |
|--|----------|-------------------|
| JOE'S TOWING & RECOVERY, INC.<br>*** MAIN OFFICE ***<br>6670 114TH AVENUE<br>LARGO, FL. 33773<br>727-541-2695<br>727-541-1300  |          |                   |
| YR   | MAKE     | ID #              |
| 13   | BMW      | WBAYF8C56DD140279 |
| 17   | CADILLAC | 2G61M5S38H9159463 |
| 04   | CHEVY    | 1GNES16S846104955 |
| 17   | FORD     | 1FADP3H29HL322821 |
| 70   | FORD     | 8R01C153364       |
| 10   | INFINITI | JN1AJ0HR5AM757588 |
| 17   | NISSAN   | 1N6BDOCT3HN702568 |
| 13   | NISSAN   | 1N4AL3APXDN522447 |
| 20   | TEXAS PR | 7HCGF4029LB014736 |
| 20   | TOYOTA   | 5YFEPRAE5LP120001 |
| JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 10-24-2025 AT 11:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.<br>JOE'S TOWING & RECOVERY, INC.<br>6670 114TH AVENUE<br>LARGO, FL. 33773<br>PHONE # 727-541-2695<br>September 26, 2025 |          |                   |
| 25-04273N  |          |                   |

SECTION 00100 - INVITATION TO BID

Old City Hall Park

Financial Project #: 172204

Bid #: 25-2534

CITY OF DUNEDIN  
FLORIDA

The work generally consists of the following:

Selective demolition, limited fill and sodding, hardscape improvements in the way of paver sidewalks, brick columns and benches, retaining wall construction, pergola, tree identification plaque, extensive landscaping and irrigation, lighting and electrical provisions.

The Engineer's Estimate for the project is \$424,182. This estimate does not include the Add Alternate for sidewalk paver replacement nor the prefabricated restroom structure to follow.

The time allotted for this project is 90 days for substantial completion.

--- PUBLIC SALES ---

FICTITIOUS NAME NOTICE

Notice is hereby given that Anthony D. Cecere, desiring to engage in business under the fictitious name of Bimini Home Services located at 1600 34th St. S, St. Petersburg, FL, 33711, intends to register the said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 26, 202525-04212N

FICTITIOUS NAME NOTICE

Notice is hereby given that Emma Williams, desiring to engage in business under the fictitious name of Sweet Spot Realty located at 3330 San Bernardino St, Clearwater FL 33759 intends to register the said name in Pinellas county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 26, 202525-04168N

FICTITIOUS NAME NOTICE

Notice is hereby given that Bradley Bachand, desiring to engage in business under the fictitious name of Home Love Electric located at 51 S. Main Ave. Ste. 312, Clearwater, FL 33765 intends to register the said name in Pinellas county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 26, 202525-04167N

FICTITIOUS NAME NOTICE

**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the fictitious name of **Sunset Road Candle Company** located in Pinellas County, Florida, intends to register said name with the Division of Corporations, Florida Department of State, pursuant to Section 865.09, Florida Statutes.

**Owner:** Superstes, LLC.

Dated this 19th day of September, 2025.

September 26, 202525-04207N

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 Royal Opal Senior Care Homes 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 17th day of September, 2025.

The Royal Opal Care, LLC

September 26, 202525-04171N

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 CRYSTAL CLEAR INFUSIONS 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 22nd day of September, 2025.

CRYSTAL CLEAR RX LLC

September 26, 202525-04239N

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 Dog Room 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 18th day of September, 2025.

The Car Deck LLC

September 26, 202525-04166N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Essential Coverage Brokers located at: 7901 4th St N STE 300 in the city of St. Petersburg, FL 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 17th day of September 2025.

OWNER:

Essential Coverage LLC

7901 4th St N STE 300

St. Petersburg, FL 33702

September 26, 202525-04165N

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 Mapware 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 day of , .

Robotic Services Inc.

September 26, 202525-04275N

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 VERANOS 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 22nd day of September, 2025.

Summers Spirits Inc

September 26, 202525-04216N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Cortez Self-Storage, located at 4905 34th Street S., Unit 152, in the County of Pinellas, in the City of St. Petersburg, Florida, 33711, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Pinellas County, Florida, this 18th day of September, 2025.

Owner's Name: Cortez Properties, LLC, a Florida limited liability company.

September 26, 202525-04198N

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 005715**  
**Division Probate**  
**IN RE: ESTATE OF**  
**PETER A. ROCCHIO**  
**Deceased.**

The administration of the estate of Peter A. Rocchio, deceased, whose date of death was March 6, 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,

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-008550-ES**  
**Division 003**  
**IN RE: ESTATE OF**  
**BARRETT SILVER,**  
**Deceased.**

The administration of the estate of Barrett Silver, deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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

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 Trendy by Design located at 13575 58th Street North, Suite 200 in the City of Clearwater, Pinellas County, FL 33760 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of September, 2025.

Christin Peterson

September 26, 202525-04213N

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 Shadow Run Coffee Co. located at 400 N Tampa St Ste 1550 #955856, in the County of Pinellas, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 17th day of September, 2025.

SHADOW RUN COFFEE LLC

September 26, 202525-04164N

--- ESTATE ---

FIRST INSERTION

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 September 26, 2025.

**Personal Representative:**  
**Catherine Gilchrist**  
86 Anne Bonny Circle S.  
Nokomis, Florida 34275  
Attorney for Personal Representative:  
Anthony G. Mowry  
Attorney  
Florida Bar Number: 107374  
1872 Tamiami Trail S., Suite D  
Venice, Florida 34293  
Telephone: (941) 493-0871  
Fax: (941) 486-4106  
E-Mail: tony@bkmpllc.com  
Secondary E-Mail:  
elizabeth@bkmpllc.com  
Sept. 26; Oct. 3, 202525-04181N

FIRST INSERTION

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 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 September 26, 2025.

**Personal Representative:**  
**Teresa Silver**  
300 South Florida Avenue,  
Apt. 500B  
Tarpon Springs, Florida 34689  
Attorney for Personal Representative:  
Jeffrey A. Herzog, Attorney  
Florida Bar Number: 16089  
LAW OFFICES OF JEFFREY A. HERZOG, P.A.  
3106 Alternate US 19  
Palm Harbor, Florida 34683  
Telephone: (727) 789-4000  
Fax: (727) 789-4002  
E-Mail: service@jherzoglaw.com  
Secondary E-Mail:  
probate@jherzoglaw.com  
Sept. 26; Oct. 3, 202525-04269N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**REF NO: 25-006459-ES-04**  
**IN RE: ESTATE OF**  
**JAMES CLAYTON PARKER, JR.**  
**DECEASED.**

The administration of the Estate of JAMES CLAYTON PARKER, JR., deceased, whose date of death was January 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 September 26, 2025.

**PEGGY NESS**  
13127 108th Avenue  
Seminole, FL 33774  
**LAURIE WILLIAMS**  
8555 Macoma Drive NE  
St. Petersburg, FL 33702  
**MARY WILLIAMS PUTZEL**  
1025 Royal Birkdale Dr.  
Tarpon Springs, FL 34688  
BENJAMIN A. WINTER, ESQUIRE  
Baynard, McLeod, Lang & Winter, P.A.  
146 Second Street North, Suite 102  
St. Petersburg, FL 33701  
Phone: (727) 894-0676  
FBN: 122785  
E-Mail: ben@bewnwinterlaw.com  
Sept. 26; Oct. 3, 202525-04218N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 25-008501-ES**  
**IN RE: ESTATE OF**  
**GLORIELA A. MUNOZ, a/k/a**  
**GLORIELA ANGELA MUNOZ,**  
**Deceased.**

The administration of the estate of GLORIELA A. MUNOZ, also known as GLORIELA ANGELA MUNOZ, deceased, whose date of death was May 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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: 9/26/2025.

Signed on this 2nd day of September, 2025.

**ROBERT R. MUNOZ**  
**Personal Representative**  
1816 75th Street  
Windsor Heights, Iowa 50324  
Charles F. Reischmann  
Attorney for Personal Representative  
Florida Bar No. 0443247/  
SPN#00428701  
Reischmann & Reischmann, PA  
PO Box 40966  
St. Petersburg, FL 33743  
Telephone: 727-345-0085  
Email: charles@reischmannlaw.com  
Secondary Email:  
cynthia@reischmannlaw.com  
Sept. 26; Oct. 3, 202525-04179N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO: 25-007261-ES**  
**IN RE: ESTATE OF**  
**EVA KISS,**  
**Deceased.**

The administration of the estate of EVA KISS, deceased, whose date of death was February 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Clerk of Court, Probate Division, 315 Court Street, Rm 106, Clearwater, Florida 33756. The names and addresses of the personal representative[s] and the personal representative[s/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.

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-008162-ES**  
**IN RE: ESTATE OF**  
**BETTY R. LACOSSE,**  
**Deceased.**

The administration of the Estate of Betty R. LaCosse, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue N, St. Petersburg, Florida 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

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 September 26, 2025.

**JAMEE BJERK**  
**Personal Representative**  
3600 49th Ave N, Apt 15A  
St. Petersburg, FL 33714  
Elizabeth Moneymaker, Esq.  
Liz Moneymaker, P.A.  
Florida Bar Number: 885851  
3833 Central Avenue  
St, Petersburg, FL 33713  
Phone: (727) 231-1540  
Fax: (941) 751-0127  
Email: liz@lizmoneymakerlaw.com  
Secondary:  
assistant@lizmoneymakerlaw.com  
Sept. 26; Oct. 3, 202525-04204N

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 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 September 26, 2025.

**Personal Representative:**  
**Mitchel LaCosse**  
1825 Dinnerbell Lane S  
Dunedin, Florida 34698  
Attorney for Personal Representative:  
Ashly Mae Guernaccini, Esq.  
Florida Bar Number: 1022329  
At Cause Law Office, PLLC  
314 S. Missouri Avenue,  
Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atacauselaw.com  
Secondary E-Mail:  
shelby@atacauselaw.com  
Sept. 26; Oct. 3, 202525-04245N

STATEMENT OF OWNERSHIP, MANAGEMENT AND CIRCULATION, 1. Publication Title: Business Observer. 2. Publication No.: 2325-8195. 3. Filing Date: 9/26/25. 4. Issue Frequency: Weekly. 5. Number of Issues Published Annually: 52. 6. Annual Subscription Price: \$75, includes sales tax. 7. Complete Mailing Address of Known Office of Publication (Not printer): 1970 Main Street, Floor 3, Sarasota, FL 34236. Contact Person: Kristen Boothroyd; Telephone: (941)906-9386 x323. 8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not Printer): 1970 Main Street, 3rd Floor, Sarasota, FL 34236. 9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor: (Publisher) Emily Walsh, 1970 Main Street, 3rd Floor, Sarasota, FL 34236. (Editor) Kat Wingert, 1970 Main Street 3rd Floor, Sarasota FL 34236. (Managing Editor) Mark Gordon, 1970 Main St. 3rd Floor, Sarasota, FL 34236. 10. Owner (If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address, as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.) Gulf Coast Review, Inc., DBA/Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236. 11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages or Other Securities. (If there are none, so state): None. 12.Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one) n/a

The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes: Has Not Changed During Preceding 12 Months Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement) 13. Publication Title: Business Observer. 14. Issue Date for Circulation Data Below: 08/29/25. 15. Extent and Nature of Circulation: Average No. Copies Each Issue During Preceding 12 Months. Actual No. Copies of Single Issue Published Nearest to Filing Date. 15A. Total No. of Copies (Net Press Run): 5766 (average), 5457 (actual). 15B. Paid and/or Requested Distribution: (1) Outside County Paid/Requested Mail Subscriptions Stated on Form 354 1. (Include advertiser's proof and exchange copies): 4596(average), 4357(actual). (2) In-County Paid/Requested Mail Subscriptions Stated on Form 3541 (Include advertiser's proof and exchange copies): 0 (average), 0 (actual). (3) Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Non-USPS Paid Distribution: 0 (average), 0(actual). (4) Distributed by Other Mail Classes Through the USPS: 0 (average), 0 (actual). C. Total Paid and/or Requested Circulation [Sum of 15B (1), (2), (3), and (4)]: 4596 (average), 4357(actual). D. Non-Requested Distribution (by Mail and Outside the Mail): (1) Outside County Free Copies Stated on PS Form 3541: 827 (average), 768 (actual). (2) In-County Free Copies Stated on PS Form 3541: 0 (average), 0 (actual). (3) Non Requested Distribution by Other Mail Classes Through the USPS: 0 (average), 0(actual). (4) Non Requested Distributed Outside the Mail: 20 (average), 25(actual). E. Total Nonrequested Distribution [Sum of 15D (1), (2), (3), and (4)]: 847 (average), 793 (actual). F. Total Distribution (Sum of 15C and 15E): 5443 (average), 5150 (actual). G. Copies Not Distributed: 323(average), 307 (actual). H. Total (Sum of 15F and 15G): 5766 (average), 5457 (actual). I. Percent Paid and/or Requested Circulation (15C divided by 15F times 100): 84.44% (average), 84.60% (actual). 16. Electronic Copy Circulation: (a) Paid 0 (average) 0 (actual) No. copies of Single issue Published Nearest to filing Date: 0. B. Total Print Copies + Paid Electronic Copies: 4596 (average), 4357 (actual). Total Requested Copy Distribution + Paid Electronic Copies: 5443 (average), 5150 (actual). Percent Paid and/or Requested Circulation (Both Print and Electronic Copies) 84.44% (average), 84.60% (actual). 17. Publication of Statement of Ownership: 09/26/25. 18. Signature and Title of Editor, Publisher, Business Manager, or Owner. /s/ Emily Walsh, Publisher. Date 09/24/25.

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA

PROBATE DIVISION  
**File No. 25-008163-ES**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JACEK KUCHARIEWICZ, JR.**  
**Deceased.**

The administration of the estate of Jacek Kucharewicz, Jr., 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 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 September 26, 2025.

**Personal Representative:**  
**Rachel M. Wagoner**  
1756 N Belcher Rd  
Clearwater, FL 33765  
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  
Sept. 26; Oct. 3, 2025 25-04241N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-008478-ES**  
**IN RE: ESTATE OF**  
**JAMES WHITE PHILLIPS**  
**a/k/a JAMES W. PHILLIPS,**  
**Deceased.**

The administration of the Estate of James White Phillips a/k/a James W. Phillips, deceased, whose date of death was August 1, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue N., St. Petersburg, Florida 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, 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 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 September 26, 2025.

**Personal Representative:**  
**Sheri Renee Wegner**  
22896 293rd Avenue  
Paynesville, Minnesota 56362  
Attorney for Personal Representative:  
Ashly Mae Guernaccini, Esq.  
Florida Bar Number: 1022329  
At Cause Law Office, PLLC  
314 S. Missouri Avenue,  
Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atacauselaw.com  
Secondary E-Mail:  
shelby@atacauselaw.com  
Sept. 26; Oct. 3, 2025 25-04211N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-009998-ES**  
**Division 003**  
**IN RE: ESTATE OF**  
**JOHN R. CARLSON A/K/A**  
**JOHN CARLSON A/K/A**  
**JOHN RICHARD CARLSON**  
**Deceased.**

The administration of the estate of John R. Carlson a/k/a John Carlson a/k/a John Richard Carlson, deceased, whose date of death was July 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court 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 September 26, 2025.

**Personal Representative:**  
**Thomas Carlson,**  
**Personal Representative**  
428 Gray Oak Drive  
Tarpon Springs, Florida 34689  
Attorney for Personal Representative:  
Sarah Voss, Esq.  
Florida Bar Number: 1025128  
Sarah Voss Law, PLLC  
2555 Enterprise Rd., Suite 11-1  
Clearwater, Florida 33763  
Telephone: (727) 487-9455  
sarah@sarahvossllaw.com  
celeste@sarahvossllaw.com  
Sept. 26; Oct. 3, 2025 25-04180N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA

PROBATE DIVISION  
**File No. 52-2025-CP-007669**  
**Division: ESPR**  
**IN RE: ESTATE OF**  
**ARTHUR XAVIER DEEGAN, II**  
**Deceased.**

The administration of the estate of Arthur Xavier Deegan, II, 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 St., 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 September 26, 2025.

**Personal Representative:**  
**Kathleen Ann Deegan**  
891 Island Way  
Clearwater, Florida 33767

Attorney for Personal Representative:  
Susan L. Mikolaitis  
E-mail: mikolaitis@binghampa.com  
Alt. E-mail: jewell@binghampa.com  
Florida Bar No. 676284  
Bingham & Mikolaitis, P.A.  
14811 NW 140th St.  
Alachua, Florida 32615  
Telephone: (386) 462-5120  
Sept. 26; Oct. 3, 2025 25-04176N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-007320-ES**  
**Division Probate**  
**IN RE: ESTATE OF**  
**NANCY J. FOSTER,**  
**Deceased.**

The administration of the estate of Nancy J. Foster, deceased, whose date of death was May 17, 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 September 26, 2025.

**Personal Representative:**  
**Bruce E. Foster**  
1606 Highway 179  
Bonifay, FL 32425

Attorney for Personal Representative:  
Ariana R. Fileman  
Florida Bar No.0990612  
Fileman Law Firm, P.A.  
201 W. Marion Ave., Suite 1208  
Punta Gorda, FL 33950  
Telephone: 941-833-5560  
Email address:  
afileman@filemanlaw.com  
Sept. 26; Oct. 3, 2025 25-04178N

FIRST INSERTION

**Notice to Creditors**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY FLORIDA  
PROBATE DIVISION  
**File Number: 25-004319-ES**  
**IN RE: ESTATE OF**  
**STEVEN C. ROBERTS**  
**Deceased.**

The administration of the estate of Steven C. Roberts, deceased, whose date of death was March 29, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 September 26, 2025.

**Personal Representative:**  
**Karen B. Roberts**  
13508 Indian Oaks Trail  
Largo, Florida 33774  
Attorney for Personal Representative:  
Gregory J. Ritter, Esq.  
Florida Bar Number: 373461  
MORITT HOCK & HAMROFF LLP  
8151 Peters Road,  
Suite 3100  
Plantation, FL 33324  
Telephone: (954) 340-2203  
Fax: (954) 340-2211  
E-Mail: gritter@moritthock.com  
Secondary E-Mail:  
saustin@moritthock.com  
Sept. 26; Oct. 3, 2025 25-04177N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**Ref # 25-005854-ES**  
**IN RE: ESTATE OF**  
**BARBARA FULLERTON**  
**Deceased.**

The administration of the estate of BARBARA FULLERTON deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The 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 September 26, 2025.

**Personal Representative:**  
**RICHARD P. CATON, ESQ.**  
10863 Park Blvd., Suite 5  
Seminole, FL 33772  
(727) 398-3600  
rcaton@catonlaw.com  
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  
Tel: (727) 398-3600  
Sept. 26; Oct. 3, 2025 25-04228N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File Number:**  
**2025-CP-008828-XXESPR**  
**Division:**  
**In Re The Estate Of:**  
**KENNETH R. PALUBICKI,**  
**Deceased**

The administration of the estate of KENNETH R. PALUBICKI, deceased, whose date of death was June 10, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is Clerk of Court, 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 THREE MONTHS (3) 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.

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

The date of the first publication of this notice is September 26, 2025.

**Personal Representative:**  
**CATHLEEN LODER**  
29250 US Hwy 19 #103,  
Clearwater, FL 33761  
Attorney for Personal Representative:  
LAW OFFICES OF  
STEVEN K. JONAS, P.A.  
4914 State Road 54  
New Port Richey, Florida 34652  
(727) 846-6945; Fax (727) 846-6953  
email:  
sjonas@gulfoastlegalcenters.com  
jnew@gulfoastlegalcenters.com  
STEVEN K. JONAS, Esq.  
FBN: 0342180  
Sept. 26; Oct. 3, 2025 25-04193N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO: 52-2025-CP-007397**  
**IN RE: ESTATE OF**  
**WILLIAM HENRY**  
**RATHMANNER,**  
**Deceased.**

The administration of the estate of WILLIAM HENRY RATHMANNER, deceased, whose date of death was July 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, #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.

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 September 26, 2025.

**Personal Representative:**  
**ANTONIETTA M. RATHMANNER**  
1348 Playmoor Drive  
Palm Harbor, Florida 34684  
Attorney for Personal Representative:  
AMANDA G. SMITH, ESQ.  
Florida Bar No. 98420  
WhiteBird, PLLC  
2101 Waverly Place  
Melbourne, Florida 32901  
Telephone: (321) 327-5580  
E-mail Addresses:  
asmith@whitebirdlaw.com  
eswercit@whitebirdlaw.com  
kwortman@whitebirdlaw.com  
Sept. 26; Oct. 3, 2025 25-04175N

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CALL 941-906-9386

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Business Observer



--- ESTATE ---

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

lv20906\_1y23

FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-009209-ES**  
**IN RE: ESTATE OF**  
**JOANN A. KUECHENBERG**  
**Deceased.**

TO ALL PERSONS HAVING CLAIMS  
OR DEMANDS AGAINST THE  
ABOVE ESTATE:  
You are hereby notified that an Order of Summary Administration has been entered in the estate of Joann A. Kuechenberg, deceased, File Number 25-009209-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St Ste 300, Clearwater, FL, FL 33756; that the decedent's date of death was June 26, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:  
Name Address  
John A. Calinski as successor Trustee of the Joann Kuechenberg Trust  
UTD 07/13/2  
308 Heatherwood Dr.  
Valparaiso, IN, 46383

ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this Notice is September 26, 2025.

**Personal Representative:**  
**John Calinski**  
308 Heatherwood Drive  
Valparaiso, Indiana 46383  
Attorney for Personal Representative:  
Michael J. Heath, Esq  
Attorney  
Florida Bar Number: 0010419  
167 108th Ave  
Treasure Island, FL 33706  
Telephone: (727) 360-2771  
Fax: (727) 475-5323  
Mike@attorneymichaelheath.com  
Sept. 26; Oct. 3, 2025 25-04250N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-008686-ES**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**MICHAEL L. BOWMAN**  
**Deceased.**

The administration of the estate of MICHAEL L. BOWMAN, deceased, whose date of death was August 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St. Rm. 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED, and a personal representative or curator has no duty to discover whether the Florida Uniform Disposition of Community Property Rights at Death Act applies to the subject property unless a timely written demand is made.  
The date of first publication of this notice is September 26, 2025.

**Personal Representative:**  
**AMANDA P. BOWMAN**  
1940 Summit Dr.  
Dunedin FL 34698  
Attorney for Personal Representative:  
THOMAS O. MICHAELS, ESQ.  
tomlaw@tampabay.rr.com  
Florida Bar No. 270830  
Thomas O. Michaels, P.A.  
1370 Pinehurst Rd.  
Dunedin FL 34698  
Telephone: 727-733-8030  
Sept. 26; Oct. 3, 2025 25-04206N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH JUDICIAL CIRCUIT  
COURT IN AND FOR PINELLAS  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-007186-ES**  
**Section: 003**  
**IN RE: ESTATE OF**  
**CECELIA BRICKETTO,**  
**Deceased.**

The administration of the Estate of Cecelia Bricketto, Deceased, whose date of death was February 14, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice September 26, 2025.

**Lori Ann Zufall**  
**Personal Representative**  
12003 72nd Way  
Pinellas Park, Florida 33773  
McFARLAND, GOULD,  
LYONS, SULLIVAN & HOGAN, P.A.  
/s/ Gary W. Lyons, Esq.  
Gary W. Lyons, Esq.  
Attorney for Petitioner  
Florida Bar No. 268186  
1659 Achieva Way, Suite 128  
Dunedin, Florida 34698  
Telephone: (727) 461-1111  
glyons@mlegalteam.com  
probateteam@mlegalteam.com  
Sept. 26; Oct. 3, 2025 25-04182N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SIXTH  
JUDICIAL CIRCUIT, FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**REF: 25-008654 ES**  
**UCN: 522025CP008654XXESPR**  
**IN RE: ESTATE OF**  
**LAURA L. LEON**  
**f/k/a LAURA L. CROOK**  
**Deceased**

The administration of the estate of LAURA L. LEON f/k/a LAURA L. CROOK, deceased, whose date of death was August 9, 2025, is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is September 26, 2025.

**Personal Representative:**  
**PAMELA C. CARR**  
611 23rd Avenue North  
St. Petersburg, Florida 33704  
Attorney for Personal Representative:  
MICHAEL W. PORTER, Esquire  
Law Firm of Michael W. Porter  
Attorney for Personal Representative  
Florida Bar Number: 607770  
535 49th Street North,  
St. Petersburg, FL 33710  
Telephone (727) 327-7600  
Primary Email:  
Mike@mwplawfirm.com  
Sept. 26; Oct. 3, 2025 25-04205N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-004627-ES**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JAMES H. KITCHEN**  
**Deceased.**

The administration of the estate of James H. Kitchen, deceased, whose date of death was June 23, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas: 315 Court St # 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate 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 September 26, 2025.

**Personal Representative:**  
**Elizabeth A. Nogaj**  
Attorney for Personal Representative:  
/s/ Debbie Faulkner  
Debra A. Faulkner, Esq.  
Florida Bar Number: 94212  
The Faulkner Firm, P.A.  
4056 Tampa Road  
Oldsmar, FL 34677  
Telephone: (727) 939-4900  
E-Mail:  
debbie@thefaulknerfirm.com  
Secondary E-Mail:  
probate@thefaulknerfirm.com  
Sept. 26; Oct. 3, 2025 25-04256N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SIXTH  
JUDICIAL CIRCUIT, FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**REF: 25-008738 ES**  
**UCN: 522025003738XXESXXPR**  
**IN RE: ESTATE OF**  
**ARIANA BURCH**  
**Deceased**

The administration of the estate of ARIANA BURCH, deceased, whose date of death was July 31, 2025, is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is September 26, 2025.

**Personal Representative:**  
**SHAWN BOHANNON**  
**f/k/a SHAWN DAUGHTRY**  
2820 4th Avenue North  
St. Petersburg, Florida 33713  
Attorney for Personal Representative:  
MICHAEL W. PORTER, Esquire  
Law Firm of Michael W. Porter  
Attorney for Personal Representative  
Florida Bar Number: 607770  
535 49th Street North,  
St. Petersburg, FL 33710  
Telephone (727) 327-7600  
Primary Email:  
Mike@mwplawfirm.com  
Sept. 26; Oct. 3, 2025 25-04210N

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ACTIONS / SALES

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| FIRST INSERTION   |   |
|---|---|
| <p><b>NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p><b>CASE NO. 24-003013-CI</b></p> <p><b>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>FRESH START GROUP, LLC; et al.,</b></p> <p><b>Defendants.</b></p> <p>TO: PATRESE CANTY</p> <p>Last Known Address: 2120 W. Saint John St., Tampa, FL 33607</p> <p>Current Address: Unknown</p> <p>TO: UNKNOWN TENANT #1</p> <p>Last Known Address: 910 Seminole St., Clearwater, FL 33755</p> <p>Current Address: 910 Seminole St., Clearwater, FL 33755</p> <p>TO: UNKNOWN TENANT #2</p> <p>Last Known Address: 910 Seminole St., Clearwater, FL 33755</p> <p>Current Address: 910 Seminole St., Clearwater, FL 33755</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida:</p> <p>LOT 10, BLOCK 5, PINE CREST MARSHALL &amp; BRANDON'S, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 66, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER</p> | <p>WITH THE SOUTH 1/2 OF VACATED ALLEY ADJOINING ON THE NORTH.</p> <p>Property address: 910 Seminole St., Clearwater, FL 33755</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Manganelli, Leider &amp; Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>WITNESS my hand and the seal of said Court this 22nd day of Sept, 2025.</p> <p>KEN BURKE, CPA</p> <p>Clerk of the Court</p> <p>BY: /s/ Thomas Smith Deputy Clerk</p> <p>Sept. 26; Oct. 3, 2025 25-04240N</p> |

| FIRST INSERTION   |   |
|---|---|
| <p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>Case No. 23-007498-CI</b></p> <p><b>Citizens Bank, N.A.,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David J. Johnston a/k/a David Joseph Johnston, Deceased, et al.,</b></p> <p><b>Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-007498-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Citizens Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of David J. Johnston a/k/a David Joseph Johnston, Deceased; Janet A. Johnston a/k/a Janet Johnston; Daniel Johnston a/k/a Dan Johnston; Nancy McKinney f/k/a Nancy E. Goul are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 16th day of October, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 13, BLOCK 5, JUNGLE TERRACE SECTION 'A', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN</p> | <p>PLAT BOOK 6, PAGE 35, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>TAX ID: 12-31-15-44892-005-0130</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 17th day of September, 2025.</p> <p>BROCK &amp; SCOTT, PLLC</p> <p>Attorney for Plaintiff</p> <p>4919 Memorial Hwy, Suite 135</p> <p>Tampa, FL 33634</p> <p>Phone: (954) 618-6955</p> <p>Fax: (954) 618-6954</p> <p>FLCourtDocs@brockandscott.com</p> <p>By /s/Justin J. Kelley</p> <p>Justin J. Kelley, Esq.</p> <p>Florida Bar No. 32106</p> <p>File # 22-F00829</p> <p>Sept. 26; Oct. 3, 2025 25-04184N</p> |

| FIRST INSERTION   |  |
|---|--|
| <p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 25-004206-CI</b></p> <p><b>U. S. BANK TRUST COMPANY, NATIONAL ASSOCIATION AS TRUSTEE FOR CMLAT REMIC 2005-A1 - REMIC PASS-THROUGH CERTIFICATES. SERIES 2005-A1,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>MICHAEL H. ANDERSON, JR.</b></p> <p><b>A/K/A MICHAEL H. ANDERSON, et al.,</b></p> <p><b>Defendant.</b></p> <p>To: MICHAEL H. ANDERSON, JR. A/K/A MICHAEL H. ANDERSON 14333 116TH AVENUE, LARGO, FL 33774</p> <p>UNKNOWN SPOUSE OF MICHAEL H. ANDERSON, JR. A/K/A MICHAEL H. ANDERSON 14333 116TH AVENUE, LARGO, FL 33774</p> <p>UNISTATES CREDIT AGENCY LIX AS ASSIGNEE OF METRIS 2809 WEHRLE DRIVE #1, WILLIAMSVILLE, NY 14221</p> <p>LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:</p> <p>LOT 3 AND THE EAST 1.5 FEET OF LOT 2, BLOCK F, INDIAN ROCKS VILLAGE 1ST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> | <p>PARCEL NUMBER: 05-30-15-42949-006-0030</p> <p>has been filed against you and you are required to a copy of your written defenses, if any, to it on Sara Collins, 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.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>WITNESS my hand and seal of said Court on the 23rd day of Sept, 2025.</p> <p>KEN BURKE</p> <p>Clerk of the Circuit Court and Comptroller</p> <p>315 Court Street Clearwater, Pinellas County, FL 33756-5165</p> <p>As Clerk of the Court</p> <p>BY: /s/ Thomas Smith Deputy Clerk</p> <p>MCCALLA RAYMER LEIBERT PIERCE, LLP</p> <p>225 East Robinson Street, Suite 155, Orlando, FL 32801</p> <p>Phone: (407) 674-1850</p> <p>Fax: (321) 248-0420</p> <p>Email: AccountsPayable@mccalla.com 24-10361FL</p> <p>Sept. 26; Oct. 3, 2025 25-04260N</p> |

| FIRST INSERTION  |   |
|--|---|
| <p><b>NOTICE OF ACTION</b></p> <p>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p><b>CASE NO: 25-5982-CO</b></p> <p><b>SUN KETCH I CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>DAVID R. TARR and ANY UNKNOWN OCCUPANTS IN POSSESSION,</b></p> <p><b>Defendants.</b></p> <p>TO: DAVID R. TARR</p> <p>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, SUN KETCH I CONDOMINIUM, INC., herein in the following described property:</p> <p>Unit 10, Building 4, of SUN KETCH I, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 6081, Page 1422, and re-recorded in Official Records Book 6082, Page 484, and Amendment adding Phase No. 1 to the Declaration recorded in Official Records Book 6081, Page 1501, and re-recorded in Official Records Book 6082, Page 563, and all subsequent amendments thereto, together with its undivided share in the common elements, of the Public Records of Pinellas County, Florida. With the following street address: 230</p> | <p>Nautilus Way, Treasure Island, Florida, 33706</p> <p>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.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>WITNESS my hand and the seal of this Court on 18th day of September, 2025.</p> <p>KEN BURKE</p> <p>CLERK AND COMPTROLLER</p> <p>By: /s/ Thomas Smith Deputy Clerk</p> <p>Greenberg Nikoloff, P.A.</p> <p>1964 Bayshore Blvd., Suite A</p> <p>Dunedin, FL 34698</p> <p>(727) 738-1100</p> <p>Sept. 26; Oct. 3, 2025 25-04189N</p> |

| FIRST INSERTION  |  |
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| <p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 13-008781-CI</b></p> <p><b>NATIONSTAR MORTGAGE, LLC D/B/A CHAMPION MORTGAGE COMPANY.,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>MARY B. BUSGITH, et al.</b></p> <p><b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 01, 2016, and entered in 13-008781-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein NATIONSTAR MORTGAGE, LLC D/B/A CHAMPION MORTGAGE COMPANY. is the Plaintiff and MARY B. BUSGITH; ARROW FINANCIAL SERVICES, LLC; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 October 17, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 9, BLOCK 72, MEADOW LAWN 13TH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 20, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>Property Address: 7101 21ST STREET NORTH, SAINT PETERSBURG, FL 33702</p> <p>Any person claiming an interest in the</p> | <p>surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 23 day of September, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC</p> <p>Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100</p> <p>Boca Raton, FL 33487</p> <p>Telephone: 561-241-6901</p> <p>Facsimile: 561-997-6909</p> <p>Service Email: flmail@raslg.com</p> <p>By: /S/Danielle Salem</p> <p>Danielle Salem, Esquire</p> <p>Florida Bar No. 0058248</p> <p>Communication Email: dsalem@raslg.com</p> <p>13-12960 - NaC</p> <p>Sept. 26; Oct. 3, 2025 25-04252N</p> |

| FIRST INSERTION  |   |
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| <p><b>NOTICE OF ACTION</b></p> <p>IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>Case No. 25-006114-CO</b></p> <p><b>NEW ATLANTIS CLUB CONDOMINIUM ASSOCIATION, INC.,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>ALEXANDER KINDIUK, and LESYA KINDIUK,</b></p> <p><b>Defendants.</b></p> <p>TO: ALEXANDER KINDIUK</p> <p>YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:</p> <p>UNIT 525, NEW ATLANTIS CLUB CONDOMINIUM, A CONDOMINIUM, and an undivided interest or share in the common elements appurtenant thereto, in accordance and subject to the easements, restrictions, conditions, covenants and other provisions of the Declaration of Condominium, as recorded in O.R. Book 5109, Pages 390 through 469, inclusive, and any amendments thereto, and the Condominium plat thereof as recorded in Condominium Plat Book 46, Pages 1 through 13, inclusive, and any amendments thereto, Public Records of Pinellas County, Florida.</p> <p>PARCEL ID NO.: 07-30-15-59750-005-5250 ("Property")</p> <p>Property Address: 12760 Indian Rocks Road, Unit 525, Largo, Florida 33774</p> <p>A Lawsuit has been filed against you in Pinellas County Court, NEW ATLANTIS CLUB CONDOMINIUM ASSOCIATION, INC., v ALEXANDER</p> | <p>KINDIUK, and LESYA KINDIUK, and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>This notice shall be published once each week for two consecutive weeks in The Business Observer.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727-464-4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days</p> <p>WITNESS my hand and the seal of this Court on this 18th day of September, 2025.</p> <p>Ken Burke, Clerk of Court</p> <p>BY: /s/ Thomas Smith DEPUTY CLERK</p> <p>RABIN PARKER GURLEY, P.A.</p> <p>2653 McCormick Drive</p> <p>Clearwater, Florida 33759</p> <p>Telephone: (727)475-5535</p> <p>Counsel for Plaintiff</p> <p>For Electronic Service: Pleadings@RPGLaw.com 10037-086</p> <p>Sept. 26; Oct. 3, 2025 25-04199N</p> |

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| <p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b></p> <p>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p><b>CASE NO. 24-004572-CI (19)</b></p> <p><b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-ATH2 TRUST, A DELAWARE STATUTORY TRUST,</b></p> <p><b>Plaintiff, -vs-</b></p> <p><b>HAO NY HAO, LLC; ALPER BEHAR; THAO N. PHAM,</b></p> <p><b>Defendant.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Agreed Order dated August 22, 2025, entered in the above-captioned action, 24-004572-CI, the Clerk of the Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash, by electronic sale beginning at 10:00 a.m. at www.pinellas.realforeclose.com, on October 30, 2025, the following described property as set forth in said final judgment, to-wit:</p> <p>LOT 1, GRACELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 12, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA</p> <p>Property Address: 5900 98TH AVENUE NORTH, PINELLAS PARK, FL 33782</p> <p>IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-</p> | <p>SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.</p> <p>IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED September 18, 2025.</p> <p>WEITZ &amp; SCHWARTZ, P.A.</p> <p>Attorneys for Plaintiff</p> <p>900 S. E. 3rd Avenue, Suite 204</p> <p>Fort Lauderdale, FL 33316</p> <p>Phone (954) 468-0016</p> <p>Fax (954) 468-0310</p> <p>By: /s/ Steven C. Weitz</p> <p>Steven C. Weitz, Esq., FBN: 788341</p> <p>stevenweitz@weitzschwartz.com</p> <p>Sept. 26; Oct. 3, 2025 25-04209N</p> |

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| <p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>Case No. 522025CA00475XXCICI</b></p> <p><b>Truist Bank</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Janice Sellers a/k/a Janice Kay Sellers a/k/a Janice K. Sellers f/k/a Janice Kay Puckett, Deceased.; et al</b></p> <p><b>Defendants.</b></p> <p>TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Janice Sellers a/k/a Janice Kay Sellers a/k/a Janice K. Sellers f/k/a Janice Kay Puckett, Deceased.</p> <p>Last Known Address: Unknown</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida:</p> <p>Unit No. 584, Building 58, Phase 1, THE WOODS AT ANDERSON PARK, A PHASE CONDOMINIUM, according to the plat thereof as recorded in Condominium Plat Book 75, Page 44 and Condominium Plat Book 83, Page 54, and being further described in that certain Declaration of Condominium as recorded in Official Records Volume 5732, Page 799, and all amendments thereto, all of the Public Records of Pinellas Coun-</p> | <p>ty, Florida, together with an undivided interest in the common elements appurtenant thereto.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock &amp; Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>DATED ON 9-15-2025.</p> <p>Ken Burke</p> <p>As Clerk of the Court</p> <p>By /s/ Thomas Smith</p> <p>As Deputy Clerk</p> <p>Julie York, Esquire</p> <p>Brock &amp; Scott, PLLC.,</p> <p>4919 Memorial Hwy, Suite 135,</p> <p>Tampa, FL 33634</p> <p>File # 25-F01536</p> <p>Sept. 26; Oct. 3, 2025 25-04222N</p> |

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| <p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 24-005162-CI</b></p> <p><b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>DAVID RAFALOSKI, et al.</b></p> <p><b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 10, 2025, and entered in 24-005162-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and DAVID RAFALOSKI; UNKNOWN SPOUSE OF DAVID RAFALOSKI N/K/A CHARLENE RAFALOSKI; KEYBANK NATIONAL ASSOCIATION; STATE OF FLORIDA, DEPARTMENT OF REVENUE are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on October 17, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>THE WEST 42 FEET OF LOT 22 AND THE EAST 16 FEET OF LOT 21, WOODLAWN HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 29, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>Property Address: 2121 23RD AVE N, SAINT PETERSBURG, FL 33713</p> <p>Any person claiming an interest in the</p> | <p>surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 23 day of September, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC</p> <p>Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100</p> <p>Boca Raton, FL 33487</p> <p>Telephone: 561-241-6901</p> <p>Facsimile: 561-997-6909</p> <p>Service Email: flmail@raslg.com</p> <p>By: /S/Danielle Salem</p> <p>Danielle Salem, Esquire</p> <p>Florida Bar No. 0058248</p> <p>Communication Email: dsalem@raslg.com 24-198620 - MaM</p> <p>Sept. 26; Oct. 3, 2025 25-04254N</p> |



| --- ACTIONS / SALES ---   |   |
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| NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA<br>CIVIL DIVISION:<br>CASE NO.: 25003492CI<br>U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS JAMES HENLEY; CLEARVIEW OAKS MANAGEMENT CONDOMINIUM ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT Defendants.<br>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 22 day of October, 2025, the following described property as set forth in said Final Judgment, to wit:<br>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;   |
| 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.<br>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   | TOGETHER WITH ANY UNDIVIDED 1/8 INTEREST IN AND TO THE WALLS AND OTHER STRUCTURAL SUPPORTS NECESSARY FOR SAID BUILDING. PROPERTY ADDRESS: 4032 57TH ST N APT 264, KENNETH CITY, FL 33709<br>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.<br>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.<br>Dated this 23 day of September 2025.<br>By: /s/ Lindsay Maisonet<br>Lindsay Maisonet, Esq.<br>Bar Number: 93156<br>Submitted by:<br>De Cubas & Lewis, P.A.<br>PO Box 5026<br>Fort Lauderdale, FL 33310<br>Telephone: (954) 453-0365<br>Facsimile: (954) 771-6052<br>Toll Free: 1-800-441-2438<br>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516<br>eservice@decubaslewis.com<br>25-02467 -<br>Provide Bidder Number: 11951<br>Sept. 26; Oct. 3, 2025 25-04268N | 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.<br>Dated this 23 day of September 2025.<br>By: /s/ Lindsay Maisonet<br>Lindsay Maisonet, Esq.<br>Bar Number: 93156<br>Submitted by:<br>De Cubas & Lewis, P.A.<br>PO Box 5026<br>Fort Lauderdale, FL 33310<br>Telephone: (954) 453-0365<br>Facsimile: (954) 771-6052<br>Toll Free: 1-800-441-2438<br>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516<br>eservice@decubaslewis.com<br>25-02467 -<br>Provide Bidder Number: 11951<br>Sept. 26; Oct. 3, 2025 25-04268N |

| FIRST INSERTION  |  |
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| NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND PINELLAS COUNTY, FLORIDA<br>Case No.: 25-002030-CI<br>KEVIN FLANAGAN and ELIZABETH CAMPA-FLANAGAN, Plaintiff, v. BRUCE 2 TRUST, CRYSTAL HOME DESIGN LLC, as Trustee, INVICTUS CAPITAL LLC, and UNKNOWN TENANT(S)/ OWNER(S), Defendants.<br>NOTICE IF HEREBY GIVEN that, pursuant to a Final Judgment, dated September 11, 2025 in this cause, in the Circuit Court of Pinellas County, Florida, the office of Ken Burke, Pinellas County Clerk and Comptroller, shall sell the property situated in Pinellas County, Florida, described as: | 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.<br>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.<br>YESNER LAW, P.L.<br>Shawn M. Yesner, Esq.<br>FBN: 0155225<br>Lauryn V. Fabrizio, Esq.<br>FBN: 1015838<br>Countryside Colonial Center<br>2753 S.R. 580, Suite 106<br>Clearwater, FL 33761-3351<br>Telephone: (813) 774-5737<br>Facsimile: (813) 344-0950<br>Email: Shawn@YesnerLaw.com<br>Email: Lauryn@YesnerLaw.com<br>Email: Julia@YesnerLaw.com<br>Sept. 26; Oct. 3, 2025 25-04183N |
| Lot 4, Block 42, Mandalay Sub-division, according to the Plat thereof, recorded in Plat Book 14, Page(s) 32 through 35, of the Public Records of Pinellas County, Florida<br>Property Address: 861 Bruce Ave, Clearwater, FL 33767   |  |


at public sale, to the highest and best bidder for cash at www.pinellas.realforeclose.com; at 10:00 a.m. on OCTOBER 9, 2025, in accordance with Section 45.031 Florida Statutes.

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| NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA<br>GENERAL JURISDICTION DIVISION<br>Case No. 25-000405-CI<br>HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Alternative Loan Trust, Series 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, Plaintiff, vs. Carmen Castro a/k/a Carmen Victoria Castro, et al., Defendants.<br>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-000405-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Alternative Loan Trust, Series 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 is the Plaintiff and Carmen Castro a/k/a Carmen Victoria Castro; Marcelo Rafaniello a/k/a Marcelo Fabian Rafaniello; United States of America on behalf of the Small Business Administration ; Lakewood Estates Civic Association, Inc. are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, www.pinellas.realforeclose.com, beginning at 10:00 AM on the 5th day of November, 2025, the following described property as set forth in said Final Judgment, to wit:<br>LOT 35, BLOCK 97, LAKEWOOD ESTATES SECTION "D", ACCORDING TO THE | PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.<br>TAX ID: 02-32-16-49482-097-0350<br>Any person claiming an interest in the surplus 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.<br>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.<br>Dated this 18th day of September, 2025.<br>BROCK & SCOTT, PLLC<br>Attorney for Plaintiff<br>4919 Memorial Hwy, Suite 135<br>Tampa, FL 33634<br>Phone: (954) 618-6955<br>Fax: (954) 618-6954<br>FLCourtDocs@brockandscott.com<br>By /s/Justin J. Kelley<br>Justin J. Kelley, Esq.<br>Florida Bar No. 32106<br>File # 23-F00831<br>Sept. 26; Oct. 3, 2025 25-04200N |

| FIRST INSERTION   |   |
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| NOTICE OF ACTION FOR CHILD CUSTODY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA<br>Case No.: 17-6983-FD-25<br>LAUREN S. BAGGERLY, Petitioner, and LEONARD CASIMER, Respondent,<br>TO: LAUREN S. BAGGERLY<br>68 Lake Shore Drive<br>Palm Harbor, FL 34684<br>YOU ARE NOTIFIED that an action for child custody has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LEONARD CASIMER, c/o Don Hendry, Esq., 1659 Achieva Way, Suite 125, Dunedin, FL 34698, on or before, 28 Days after 1st Publication, and file the original with the clerk of this Court at: 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.<br>The action is asking the court to suspend the Mother's timesharing with the minor child and requiring Mother to undergo alcohol and drug evaluations.<br>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.<br>You must keep the Clerk of the Cir- | cuit 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.<br>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.<br>"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."<br>Dated: 09/03/2025<br>CLERK OF THE CIRCUIT COURT<br>By: Stevie Ayars<br>Deputy Clerk<br>KEN BURKE,<br>CLERK CIRCUIT COURT<br>315 Court Street Clearwater, Pinellas County, FL 33756-5165<br>Sept. 26; Oct. 3, 10, 17, 2025 25-04187N |

| FIRST INSERTION   |   |
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| NOTICE OF SALE IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA<br>CIVIL DIVISION<br>Case No. 25-002758-CO<br>ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. MELVIN R. JAMES, and ESTHER J. JAMES, Defendants.<br>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. 25-002758-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:<br>That certain Condominium Parcel composed of Apartment no. 207, Building No. 95, 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 of ON TOP OF THE WORLD CONDOMINIUM UNIT NINETY-TWO, A CONDOMINIUM, as recorded in O.R. Book 10513, Pages 1254-1322, and any amendments thereto, and the plat thereof as recorded in Condominium Plat Rook 121, Pages 24-26, Public Records of Pinellas County, Florida.<br>PARCEL ID NO.: 01-29-15-64135-095-2070 ("Property")<br>Property Address: 2020 Shan- | grila Drive, Unit 207, Clearwater, Florida 33763<br>at public sale, to the highest and best bidder for cash at 11:00 a.m. on October 16, 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.<br>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.<br>Dated this 17th day of September 2025.<br>RABIN PARKER GURLEY, P.A.<br>2653 McCormick Drive<br>Clearwater, Florida 33759<br>Telephone: (727) 475-5535<br>Facsimile: (727) 723-1131<br>For Electronic Service: Pleadings@rpglaw.com<br>Counsel for Plaintiff<br>By: /s/ Nicholas T. Pizanias<br>Monique E. Parker,<br>Florida Bar No. 0669210<br>Bennett L. Rabin,<br>Florida Bar No. 0394580<br>Adam C. Gurley,<br>Florida Bar No. 0112519<br>Nicholaos T. Pizanias,<br>Florida Bar No. 118857<br>10569-040<br>Sept. 26; Oct. 3, 2025 25-04185N |

| --- PUBLIC SALES ---   |  |
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| FIRST INSERTION  |  |
| NOTICE<br>Effective Oct. 23, 2025, John Kapaniris, MD, is no longer providing care at WellMed.<br>Patients of Dr. Kapaniris may continue care at WellMed at Tarpon Springs<br>Patients can obtain copies of their medical records at:<br>WellMed at Tarpon Springs<br>1259 South Pinellas Ave.<br>Tarpon Springs, FL 34689<br>Phone: 1-727-938-1908<br>Fax: 1-727-938-8693<br>Sept. 26; Oct. 3, 10, 17, 2025 25-04208N | FIRST INSERTION<br><b>NOTICE OF PUBLIC SALE</b><br>The following personal property of MERLIN BURKE will, on October 8, 2025, at 10:00 a.m., at 38791 U. S. Highway 19 North, Lot #906, Tarpon Springs, Pinellas County, Florida 34689; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:<br>1974 CLAS MOBILE HOME, VIN: 1556, TITLE NO.: 0011778044 and all other personal property located therein<br>PREPARED BY:<br>J. Matthew Bobo<br>Lutz, Bobo & Telfair, P.A.<br>2 North Tamiami Trail, Suite 500<br>Sarasota, Florida 34236<br>(PO#31021-268)<br>Sept. 26; Oct. 3, 2025 25-04263N |



### Who benefits from legal notices?

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

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

### Are there different types of legal notices?

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

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

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

### Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

### How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

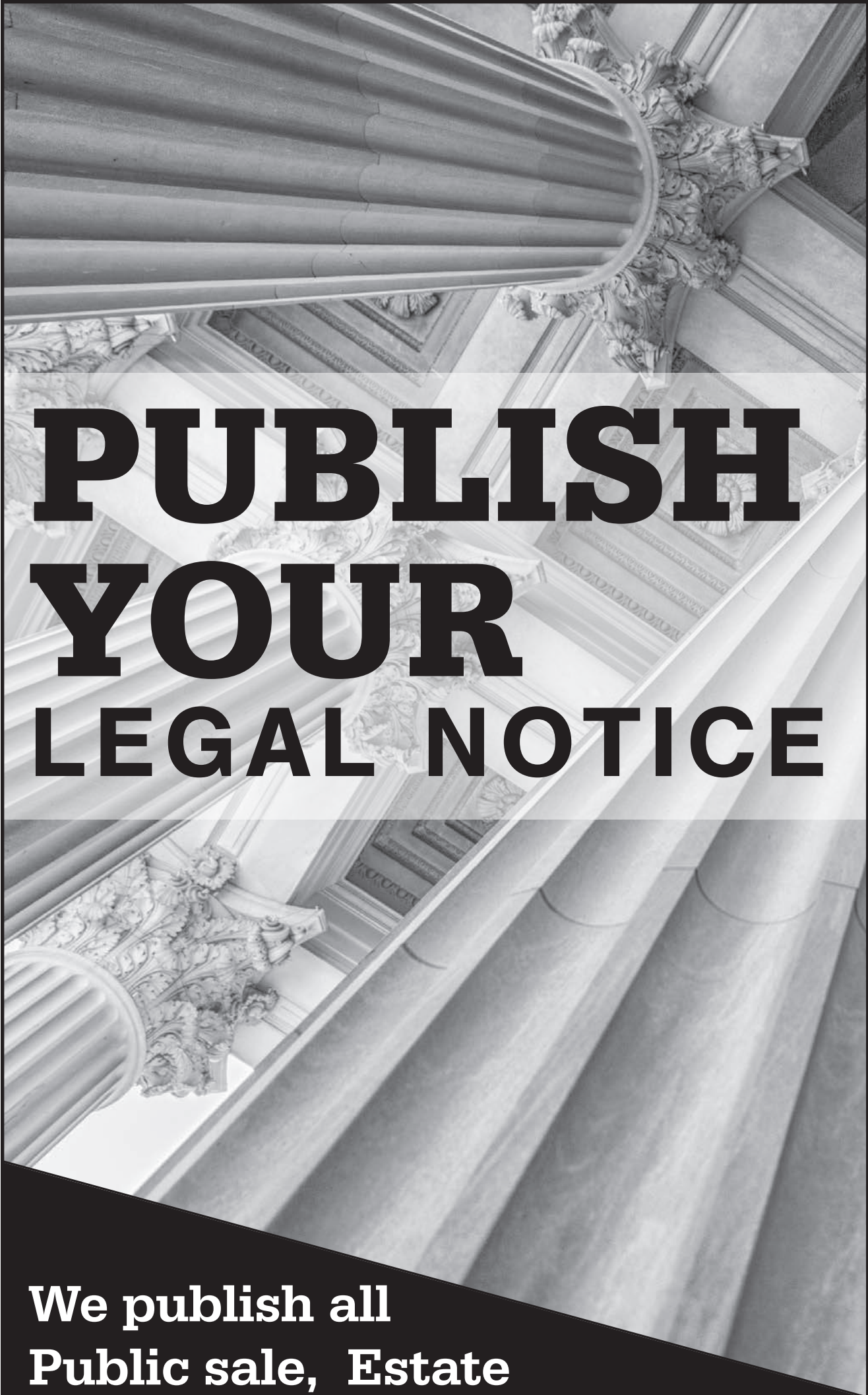
**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

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

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

BusinessObserver  
1V10240



# PUBLISH YOUR LEGAL NOTICE

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

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

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

FLORIDA’S NEWSPAPER FOR THE C-SUITE

# Business Observer

## SUBSEQUENT INSERTIONS

| --- TAX DEEDS ---  |   |
|--|---|
| FOURTH INSERTION   |   |
| <p><b>NOTICE OF APPLICATION FOR TAX DEED</b></p> <p>NOTICE IS HEREBY GIVEN that GRIFFIN HARE CAPITAL LLC GRIFFIN HARE CAPITAL LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:</p> <p>Certificate Number: 00954<br/>Year of Issuance: 2022</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>BEG SW COR OF SE 1/4 OF SE 1/4 TH N 82 FT TH E 300 FT TO POB TH N 107 FT TH E 20 FT TH N 270 FT TH E 85 FT TH N 135 FT TH E 190 FT TH N 135 FT TH E 740 FT TH S 650 FT TH W 1036.90 FT TO POB CONT 13.15 AC (C)<br/>PARCEL: 36-28-15-00000-440-0100</p> <p>Name in which assessed:<br/>TERESA Y SANFORD</p>   | <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .</p> <p>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)</p> <p>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03801N</p>   |
| FOURTH INSERTION   | FOURTH INSERTION  |
| <p><b>NOTICE OF APPLICATION FOR TAX DEED</b></p> <p>NOTICE IS HEREBY GIVEN that JAMES VERNON HUTFLESS TOP FLYTE LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:</p> <p>Certificate Number: 09310<br/>Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>CATALINA GARDENS LOT 23<br/>PARCEL: 12-32-16-14292-000-0230</p> <p>Name in which assessed:<br/>WILLIE M WARREN</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .</p> <p>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)</p> <p>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03823N</p>  | <p><b>NOTICE OF APPLICATION FOR TAX DEED</b></p> <p>NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTTRUST BANK AGT FBO KINGS RIGHT, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:</p> <p>Certificate Number: 03779<br/>Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>GULF SHORES 6TH ADD RE-PLAT BLK W 1, LOT 9<br/>PARCEL: 10-31-15-34452-231-0090</p> <p>Name in which assessed:<br/>AURORA INVESTMENT GROUP LLC<br/>REM CAPITAL GROUP LLC</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .</p> <p>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)</p> <p>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03807N</p>              |
| FOURTH INSERTION   | FOURTH INSERTION  |
| <p><b>NOTICE OF APPLICATION FOR TAX DEED</b></p> <p>NOTICE IS HEREBY GIVEN that NANCY HUTFLESS, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:</p> <p>Certificate Number: 05409<br/>Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>PINELLAS GROVES NW 1/4, SEC 30-29-16 PART OF LOT 22 DESC BEG INT OF S R/W LINE OF KERSEY RD &amp; W LINE OF SD LOT 22 TH S89D36°33'E 109.5FT FOR POB TH CONT S89D36°33'E 96.33FT TH S00D04°52'W 162FT TH N89D36°33'W 102.64FT TH N02D18°47'E 162.09FT TO POB<br/>PARCEL: 30-29-16-70326-200-2201</p> <p>Name in which assessed:<br/>BAO TRAN</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .</p> <p>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)</p> <p>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03812N</p> | <p><b>NOTICE OF APPLICATION FOR TAX DEED</b></p> <p>NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:</p> <p>Certificate Number: 07067<br/>Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>F/K/A MAYFAIR CONDO IN PARK WEST APT 105 N/K/A MAYFAIR CONDO IN PARK WEST APT 105 TOGETHER WITH THE USE OF CAR-PORTS 105 &amp; 105<br/>PARCEL: 10-31-16-56421-000-1050</p> <p>Name in which assessed:<br/>LYNDA L GLASSMAN</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .</p> <p>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)</p> <p>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03813N</p> |

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

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|--|--|--|--|---|---|
| <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTTRUST BANK AGT FBO KINGS RIGHT, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 03989<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>CAROL APARTMENTS<br/>CONDO APT 10<br/>PARCEL: 36-31-15-13560-000-0100<br/>Name in which assessed:<br/>STEVEN D LOWER<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03808N</div></div>                             | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTTRUST BANK AGT FBO KINGS RIGHT, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 05283<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>IMPERIAL COURT APT<br/>CONDO 4 BLDG F, UNIT 8<br/>PARCEL: 19-29-16-41928-000-0080<br/>Name in which assessed:<br/>RICHARD FITZGERALD<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03810N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTTRUST BANK AGT FBO KINGS RIGHT, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 05284<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>IMPERIAL COURT APT<br/>CONDO 4 BLDG F, UNIT 13<br/>PARCEL: 19-29-16-41928-000-0130<br/>Name in which assessed:<br/>MICHAEL FRISOLI<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03811N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 07203<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>TOWNSEND'S SUB LOT 65<br/>PARCEL: 12-31-16-91566-000-0650<br/>Name in which assessed:<br/>D&amp;D CONSTRUCTION MGMT SERVICES LLC TRE<br/>3110 21ST N FL LAND TRUST<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03814N</div></div>           | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 01939<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>LAKEVIEW HEIGHTS BLK G, LOT 3<br/>PARCEL: 22-29-15-48978-007-0030<br/>Name in which assessed:<br/>AMINTA GOYNES<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03805N</div></div>   | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 04544<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>BLUE JAY MOBILE HOME ESTATES CONDO LOT 221<br/>PARCEL: 17-28-16-09419-000-2210<br/>Name in which assessed:<br/>TIMOTHY WEBER<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03809N</div></div>  |
| <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTTRUST BANK AGT FBO KINGS RIGHT, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 08780<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>SHORE CREST BUILDING TOWN APTS SO NO. 105 CONDO UNIT 412<br/>PARCEL: 30-31-16-81777-000-4120<br/>Name in which assessed:<br/>TERENCE E O'CONNELL<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03822N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTTRUST BANK AGT FBO KINGS RIGHT, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 08661<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>ROGER'S SUB, J. H. LOTS 3 AND 4<br/>PARCEL: 28-31-16-76374-000-0030<br/>Name in which assessed:<br/>SOUTHSIDE CAPITAL PARTNERS LLC<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03821N</div></div>   | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that VINMAS HOLDINGS, LLC VINMAS HOLDINGS, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 01152<br/>Year of Issuance: 2021<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>AVONDALE BLK B, LOT 25<br/>PARCEL: 03-29-15-01926-002-0250<br/>Name in which assessed:<br/>NASTASSIA FLOYD<br/>TAMI ROBINSON<br/>PORTER FLOYD<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03799N</div></div>      | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 10064<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>MADISON AT ST PETE, THE CONDO UNIT 130 TOGETHER WITH USE OF PARKING SPACES 19 &amp; 101<br/>PARCEL: 19-31-17-54354-000-1300<br/>Name in which assessed:<br/>DEBORAH H HODGES<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03825N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 07640<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>CENTRAL PARK REV BLK 8, LOTS 5 AND 6<br/>PARCEL: 21-31-16-14562-008-0050<br/>Name in which assessed:<br/>4740 1ST AVE N LAND TRUST AZZAM PROPERTIES CORPORATION TRE<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03815N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTTRUST BANK AGT FBO KINGS RIGHT, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 07830<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>COLONIAL PLACE REV BLK 11, LOT 2<br/>PARCEL: 23-31-16-17442-011-0020<br/>Name in which assessed:<br/>SOUTHSIDE CAPITAL PARTNERS LLC<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03816N</div></div> |

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Business Observer

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--- TAX DEEDS ---

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| <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 08295<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>GRAND CENTRAL SUB NO 1<br/>ADD BLK 10, LOT 18<br/>PARCEL: 26-31-16-32760-010-0180<br/>Name in which assessed:<br/>KAMINIE TAJESHWAR<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03819N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 08153<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>ORANGEWOOD LOT 14<br/>PARCEL: 25-31-16-64728-000-0140<br/>Name in which assessed:<br/>SOUTHSIDE CAPITAL PARTNERS LLC<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03818N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 08057<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>GLENWOOD HEIGHTS LOT 15<br/>PARCEL: 25-31-16-31248-000-0150<br/>Name in which assessed:<br/>USA HOUSING &amp; URBAN DEV<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03817N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 01583<br/>Year of Issuance: 2021<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>KNOLLWOOD REPLAT BLK 3, LOT 3 LESS S 10FT<br/>PARCEL: 14-29-15-47016-003-0030<br/>Name in which assessed:<br/>JME TRUST<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03800N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that JAMES VERNON HUTFLESS TOP FLYTE LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 10426<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>LUANNE SUB BLK 3, S 60FT OF LOT 3 &amp; N 16FT OF LOT 4<br/>PARCEL: 07-32-17-53118-003-0030<br/>Name in which assessed:<br/>FREDERICK HARVEY EST<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03827N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that NANCY HUTFLESS, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 00825<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>DUNEDIN ISLES NO. 1 BLK 46, LOT 1<br/>PARCEL: 22-28-15-23310-046-0010<br/>Name in which assessed:<br/>EVA POVELKO<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03804N</div></div> |
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| <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 08645<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>PASADENA GARDENS GULFVIEW SEC BLK 29, LOT 3<br/>PARCEL: 28-31-16-67338-029-0030<br/>Name in which assessed:<br/>FRANK D ZAIC<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03820N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that VINMAS HOLDINGS, LLC VINMAS HOLDINGS, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 06029<br/>Year of Issuance: 2022<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>TOWN APTS NO 17 CONDO OASIS BLDG, UNIT 214<br/>PARCEL: 36-30-16-91514-015-2140<br/>Name in which assessed:<br/>PATRICIA W PETRO<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03802N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that VINMAS HOLDINGS, LLC VINMAS HOLDINGS, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 07876<br/>Year of Issuance: 2022<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>WILDWOOD SUB LOT 43<br/>PARCEL: 26-31-16-97560-000-0430<br/>Name in which assessed:<br/>JOSEPH ELIAS<br/>DELORES F ELIAS<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03803N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that NOTICES RIGHT, LLC FIRSTTRUST BANK AGT FBO KINGS RIGHT, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 09418<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>BAYPOINTE PRESERVE CON-DO BLDG 300, UNIT 3101<br/>PARCEL: 07-30-17-04425-003-3101<br/>Name in which assessed:<br/>B BROTHERS HOMES INC<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03824N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 10359<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>GRAND VIEW TERRACE BLK B, LOT 14<br/>PARCEL: 06-32-17-32868-002-0140<br/>Name in which assessed:<br/>SOUTHERN SUPPORTIVE SERVICES INC<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03826N</div></div> | <div><div>FOURTH INSERTION</div><div>NOTICE OF APPLICATION<br/>FOR TAX DEED</div><div>NOTICE IS HEREBY GIVEN that MERCURY FUNDING LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:<br/>Certificate Number: 10429<br/>Year of Issuance: 2023<br/>Said certificate embraces the following described property in the County of Pinellas, State of Florida:<br/>VELVET CLOAKE CONDO NORTH BLDG, UNIT 110<br/>PARCEL: 18-32-17-93839-001-1100<br/>Name in which assessed:<br/>G ARTHUR LEONARD<br/>PATRICIA J SCHAPER<br/>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> on the 15th day of October, 2025 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .<br/>If you are a person with a disability who needs 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 the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>Pinellas County, Florida<br/>Sept. 5, 12, 19, 26, 2025 25-03828N</div></div> |
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--- ACTIONS / SALES ---

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| <div><div>FOURTH INSERTION</div><div>NOTICE OF<br/>SHERIFF'S SALE</div><div>NOTICE IS HEREBY GIVEN That pursuant to a Final Judgment of Possession, and Foreclosure of Landlord's Lien issued in the County Court of Pinellas County, Florida, on the 31st day of July A.D., 2025, in the cause wherein Westgate Park Corp, a Florida corporation dba Westgate Community, was plaintiff(s), and Edward Brinton</div></div> | <div>Van Voorhis, and all other unknown occupants of the mobile home, jointly and severally, were defendant(s), being Case No. 25-004793-CO-41 in the said Court, I, Bob Gualtieri as Sheriff of Pinellas County, Florida, have levied upon all right, title and interest of the above named defendant(s), Edward Brinton Van Voorhis, and all other unknown occupants of the mobile home, jointly and severally in and to the</div> | <div>following described property, to-wit:</div> <div>1974 WRANG mobile home with identification no. F3601600 and title no. 6224119 and all furniture, furnishings, fixtures, attachments, appurtenances or personal property of any kind whatsoever, located inside the mobile home or on the mobile home lot and owned by the</div> | <div>Defendant(s), Edward Brinton Van Voorhis, located at 14099 South Belcher Road, Lot 1219, Largo, Pinellas County, Florida,</div> <div>and on the 9th day of October A.D., 2025, at 14099 South Belcher Road, Lot 1219, in the city of Largo, Pinellas County, Florida, at the hour of 11:00 a.m., or as soon thereafter as possible, I will offer for sale “AS IS” “WHERE</div> | <div>Bob Gualtieri, Sheriff<br/>Pinellas County, Florida<br/>By Sgt Marvin Mitchell #57848 D.S.<br/>Sergeant<br/>Court Processing</div> <div>David A Luczak<br/>3233 East Bay Drive<br/>Suite 103<br/>Largo FL 33771-1900<br/>Sept. 5, 12, 19, 26, 2025 25-03836N</div> |
|--|--|---|---|---|

|  |  |  |  |  |
|--|--|--|--|--|
| <div><div>FOURTH INSERTION</div><div>NOTICE OF ACTION<br/>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>Case No.: 25-002399-CI<br/>OXFORD FINANCE LLC, Plaintiff, v. NESIAN J. MAKESH a/k/a NESIAN JEAN MAKESH, and SAPNA DHAWAN, Defendants.<br/>TO: SAPNA DHAWAN<br/>LAST KNOWN ADDRESSES</div></div> | <div>1560 GULF BLVD., UNIT 1705<br/>CLEARWATER, FL 33767<br/>YOU ARE NOTIFIED that an action for the avoidance and recovery of a fraudulent transfer pursuant to the Uniform Fraudulent Transfer Act (Fla. Stat. §§ 726.101-201) in connection with the following real property in Pinellas County, Florida:<br/>UNIT 1705 AND GARAGE UNIT G-167 OF ULTIMAR THREE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM</div> | <div>THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 9089, PAGE 2157, OF THE PUBLIC RECORDS OF PINELAS COUNTY, FLORIDA, AND ANY AMENDMENTS THEREOF, TOGETHER WITH ITS UNDIVIED SHARE IN THE COMMON ELEMENTS.<br/>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Michael R. Esposito, Esq., Blank Rome LLP, the Plaintiff's attorney, whose address is</div> | <div>100 S. Ashley Drive, Suite 600, Tampa, Florida 33602, on or before October 8, 2025, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.<br/>"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</div> | <div>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."<br/>DATED on 09/02/2025<br/>KEN BURKE, CPA<br/>AS CLERK OF THE CIRCUIT COURT &amp; COMPTROLLER, PINELLAS COUNTY, FL<br/>By: STEVIE AYARS<br/>As Deputy Clerk<br/>KEN BURKE, CLERK CIRCUIT COURT<br/>315 Court Street Clearwater, Pinellas County, FL 33756-5165<br/>Michael R. Esposito, Esq., Blank Rome LLP<br/>100 S. Ashley Drive, Suite 600 Tampa, Florida 33602<br/>Telephone: (813) 255-2324<br/>Attorney for Plaintiff<br/>156282.01405/155327645v.1<br/>Sept. 5, 12, 19, 26, 2025 25-03910N</div> |
|--|--|--|--|--|

--- PUBLIC SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of JOURDAN HARLACKER and DAVID PETERSON, will, on October 1, 2025, at 10:00 a.m., at 1654 Clearwater Largo Road, Lot #135, Clearwater, Pinellas County, Florida 33756; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1959 HOME MOBILE HOME, VIN: 50102680592, TITLE NO.: 0009443105 and all other personal property located therein

PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
(PO#31021-2830)  
September 19, 26, 2025 25-04084N

--- ESTATE ---

SECOND INSERTION

**NOTICE OF TRUST**

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

Probate Division

**File No. 25-008829-ES**

**IN RE: ESTATE OF NANCY K. MCCOY**

**DECEASED**

NANCY K. MCCOY, a resident of Pinel-las County, Florida, who died on July 19, 2025, was the grantor of a trust en-titled:

The Nancy K. McCoy Trust  
U/A/D August 31, 2022

which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the ad-ministration of the decedent's estate and enforceable claims of the deced-ent's creditors to the extent the deced-ent'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 11th day of September, 2025.

**SHEILA M. MAIER**  
11133 91st Avenue North  
Seminole, FL 33772  
Copy mailed to Cynthia E. Orozco,  
Attorney for the Trustee on  
CLERK OF THE CIRCUIT COURT  
By:  
September 19, 26, 2025 25-04091N

SECOND INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

**File No. 25-008775-ES**

**IN RE: ESTATE OF ANN-MARIE FRANZEN, a.k.a. ANNA MARIE RANZEN, Deceased.**

The administration of the estate of SHARON FRIEDMAN, deceased, whose date of death was February 21, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 September 19, 2025.

**Personal Representative:**  
**CHERYL WORTHEY-DUTY**  
261 Dominica Circle West  
Niceville, FL 32578  
Attorney for Personal Representative:  
C. Hunter Rawls, Esq  
BATTAGLIA, ROSS,  
DICUS & McQUAID, P.A.  
5858 Central Avenue  
St. Petersburg, FL 33701  
(727) 381-2300  
FBN: 59432  
Primary Email: hrawl@brdwlaw.com  
Secondary Email:  
mflah@brdwlaw.com  
September 19, 26, 2025 25-04150N

SECOND INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

**CASE NO. 25-007671-ES**

**IN RE ESTATE OF JEANNE M. FULLER, Deceased.**

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

The administration of the Estate of JEANNE M. FULLER, deceased, whose date of death was NOVEMBER 15, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 September 19, 2025.

**Personal Representative**  
**Terence C. Fuller**  
6823 Greenbrier Drive  
Seminole, FL 33777

DIANA MANGSEN, ESQUIRE  
Attorney for Personal Representative  
Florida Bar No. 22444  
1695 E. Bay Dr.  
Largo, FL 33771  
Phone: (727) 888-6282  
Fax: (208) 723-9717  
Primary e-mail:  
diana@mangsenlaw.com  
September 19, 26, 2025 25-04094N

SECOND INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

**File No. 25-006597-ES**

**Section: 003**

**IN RE: ESTATE OF RANDALL K. COFFIN, Deceased.**

The administration of the estate of RANDALL K. COFFIN, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Pi-nellas County, Florida, Probate Divi-sion, the address of which is 315 Court Street, Clearwater, FL 33756. The name and address of the Personal Rep-resentative and the Personal Represen-tative's attorney is set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 September 19, 2025.

**Personal Representative:**  
**MATTHEW R. COFFIN**  
/s/  
5539 Flora Ave.  
Holiday, FL 34690  
Attorney for Personal Representative:  
/s/ Daniel C. Parri  
DANIEL C. PARRI, ESQUIRE  
Attorney for Ancillary Personal Rep.  
Florida Bar No.: 036325  
1217 Ponce de Leon Blvd.  
Clearwater, FL 33756  
Telephone: (727) 586-4224  
Fax: (727) 585-4452  
E-Mail: dan@parrilaw.com  
Secondary E-Mail: jill@parrilaw.com  
September 19, 26, 2025 25-04066N

SECOND INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

**File No: 25-003722-ES**

**DIVISION: PROBATE**

**IN RE: ESTATE OF ROBERT M. BLUHM, Deceased.**

The administration of the estate of Robert M. Bluhm, deceased, whose date of death was January 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-er persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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: September 19, 2025.

Signed on this 8th day of September 2025.

**Sherrill D. Helms**  
**Personal Representative**  
2887 Cooks Meadow Dr NE  
Grand Rapids, MI 49525

Robert M. Huff  
Attorney for Petitioner  
Florida Bar No. 0106400  
Varnum LLP  
333 Bridge St NW, Ste 1700  
Grand Rapids, MI 49504  
Telephone: 616/336-6000  
Email: rmhuff@varnumlaw.com  
September 19, 26, 2025 25-04064N

SECOND INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

**File No.**

**UCN:522025CP008179XXESXX**

**Division 25-008179-ES**

**IN RE: ESTATE OF JUDY K. UMECK, Deceased.**

The administration of the estate of JUDY K. UMECK, deceased, whose date of death was July 17, 2025, is pend-ing 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 represen-tative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-er persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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: September 19, 2025.

Signed on this 10th day of Septem-ber, 2025.

/s/John W. Hill, Jr.  
**JOHN W. HILL, JR.**  
**Personal Representative**  
7737 Olentangy River Road  
Columbus, OH 43235

/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  
September 19, 26, 2025 25-04065N

SECOND INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

**File No. 25-008297-ES**

**IN RE: ESTATE OF LORI ANN LARSEN, Deceased.**

The administration of the estate of LORI ANN LARSEN, deceased, whose date of death was August 12, 2025, is pending in the Circuit Court for Pinel-las County, Florida, Probate Division, the address of which is 315 Court Street , Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attor-ney are set forth below.

All creditors of the decedent and oth-er persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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: September 19, 2025.

Signed on this 9/17/2025.

**DocuSigned by:**  
**KAREN LARSEN**  
**Personal Representative**  
6431 Garland Court  
New Port Richey, FL 34682

/s/ Kole J. Long, Esq.  
Kole J. Long, Esq.  
Attorney for Personal Representative  
Florida Bar No. 99851  
Special Needs Lawyers, PA  
901 Chestnut Street, Suite C  
Clearwater, FL 33756  
Telephone: (727) 443-7898  
Email: Kole@specialneedslawyers.com  
Email: Liz@specialneedslawyers.com  
September 19, 26, 2025 25-04157N

SECOND INSERTION

**NOTICE TO CREDITORS**

**(Summary Administration)**

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

**File No. 25-008431-ES**

**IN RE: THE ESTATE OF CHRISTOPHER TIMOTHY O'SULLIVAN Deceased.**

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

You are hereby notified that an Or-der of Summary Administration has been entered in the estate of Christo-pher Timothy O'Sullivan, deceased, File Number 25-008431-ES, by the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Avenue North, St. Petersburg, FL 33701; that the decedent's date of death was April 28, 2025; that the to-tal value of the estate is approximately \$50,000 and that the names and ad-dresses of those to whom it has been assigned by such order are:

| Name                   | Address  |
|------------------------|--|
| Ryley M. Wilson        | 2611 Bayshore Boulevard, Unit 402<br>Tampa, FL 33629 |
| Mackenzie Jared Wilson | 403 Pin Oak Road<br>Newport News, VA 23601           |

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is September 19, 2025.

**Person Giving Notice:**  
**Christopher Douglas O'Sullivan**  
1445 Forest Street  
Denver, Colorado 80220  
Attorney for Person Giving Notice:  
/s/ Amanda O. Singleton  
Amanda O. Singleton  
Attorney  
Florida Bar Number: 0015957  
SINGLETON LEGAL PLLC  
425 22nd Avenue N.  
Suite D  
SAINT PETERSBURG, FL 33704  
Telephone: (727) 755-4316  
Fax: (727) 234-8831  
E-Mail: amanda@singletonlegal.com  
September 19, 26, 2025 25-04148N

SECOND INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

**REF: 25-7991-ES**

**IN RE: ESTATE OF JERRY L. GOETZ A/K/A JERRY LOUIS GOETZ, Deceased.**

The administration of the estate of JERRY L. GOETZ A/K/A JERRY LOUIS GOETZ, deceased, whose date of death was July 7, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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: September 19, 2025.

**HEATHER Y. GUENTHER**  
**Personal Representative**  
3630 Scarlet Tanager Drive  
Palm Harbor, FL 34683

JOHN F. FREEBORN, Esquire  
Attorney for Personal Representative  
FBN #0520403  
SPN#1281225  
FREEBORN & FREEBORN  
360 Monroe Street  
Dunedin, FL 34698  
Telephone: (727) 733-1900  
john@freebornlaw.com  
September 19, 26, 2025 25-04155N

SECOND INSERTION

**NOTICE TO CREDITORS**

**(Summary Administration)**

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

**File No.: 25-007926-ES-004**

**IN RE: THE ESTATE OF: JEFFREY L. WILSON, Deceased.**

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

You are hereby notified that an Or-der of Summary Administration has been entered in the estate of Jeffrey L. Wilson, deceased, File Number 25-007926-ES-004, by the Circuit Court for Pinellas County Florida, Probate Division, the address of which is 315 Court Street Room 106, Clearwater, FL 33756; that the decedent's date of death was July 18, 2025; that the total value of the estate is \$3,050.60 and that the names and addresses of those to whom it has been assigned by such order are:

| Name                   | Address  |
|------------------------|--|
| Ryley M. Wilson        | 2611 Bayshore Boulevard, Unit 402<br>Tampa, FL 33629 |
| Mackenzie Jared Wilson | 403 Pin Oak Road<br>Newport News, VA 23601           |

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is September 19, 2025.

**Person Giving Notice:**  
**Ryley M. Wilson**  
2611 Bayshore Boulevard  
Unit 402  
Tampa, Florida 33629  
Attorney for Person Giving Notice:  
Frank J. Rief, III  
Attorney for Petitioner  
Florida Bar Number: 120534  
Longhouse, Richards,  
Olsen & Rief, PLLC  
202 S. Rome Avenue, Suite 110  
Tampa, Florida 33606  
Telephone: (813) 223-5351  
E-Mail: srief@lrirlaw.com  
Secondary E-Mail:  
aferraro@lrirlaw.com  
September 19, 26, 2025 25-04152N

SECOND INSERTION

**NOTICE TO CREDITORS**

THE CIRCUIT COURT OF PINELLAS COUNTY FLORIDA

PROBATE DIVISION

**File No. 25-007727-ES**

**UCN#: 522025CP007727XXESPR**

**IN RE: ESTATE OF BARBARA SHEELEY WESSEL Deceased.**

The administration of the estate of BARBARA SHEELEY WESSEL, de-ceased, whose date of death was July 10, 2025, is pending in the Circuit Court for Pinellas County, Florida, Pro-bate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the per-sonal representative and the personal representative's attorney are set forth below.

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

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

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 September 19, 2025.

**Personal Representative:**  
**PATRICIA DUFFY DECESARE**  
14964 Newport Road  
Clearwater, FL 33764  
(727) 643-1462

Attorney for Personal Representative:  
ROLFE D. DUGGAR  
4699 Central Avenue  
St. Petersburg, FL 33713  
(727) 328-1944  
September 19, 26, 2025 25-04067N

SECOND INSERTION

**NOTICE TO CREDITORS**

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

**File No. 25-004538-ES**

**IN RE: ESTATE OF MAUREEN COX, Deceased.**

The administration of the estate of Maureen Cox, deceased, whose date of death was November 5, 2024, is pend-ing in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas. The names and addresses of the personal represen-tative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 sur-viving spouse is property to which the Florida Uniform Disposition of Com-munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci-fied under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 September 19, 2025.

**Personal Representative:**  
**Beverley Henry**  
8086 Causeway Blvd. S.  
St. Petersburg, FL 33707

Attorney for Personal Representative:  
Victoria Jones Waller  
E-Mail Addresses:  
vwaller@generationsoftrust.com  
eservice@generationsoftrust.com  
Florida Bar No. 0052252  
Generations of Trust  
433 76th Avenue  
St. Pete Beach, FL 33706  
Telephone: 727-367-1976  
September 19, 26, 2025 25-04149N

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PUBLIC SALES

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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:  
Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, on 10/10/2025 @ 1:30pm.

Cristal Alicea - Bins, toys, heading board for 2 beds

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
September 19, 26, 202525-04122N

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:  
4319 Duhme Rd. St Petersburg FL 33708  
Auction date is 10/08/2025 @ 10:30 AM

Monica Wells – Home goods, clothing

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility 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.  
September 19, 26, 202525-04121N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
  
Extra Space Storage 950 Pasadena Ave S, South Pasadena, FL 33707  
October 9th, 2025 - 12:30 p.m.

James Stanley Czupryna-Household items, TV's  
Karen Huff- Furniture, TV, household items

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
September 19, 26, 202525-04108N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on October 10th, 2025 at 11AM

Allan Lew- oriental rugs and cabinets  
Auzy Williams- Furniture, boxes, bags, toys, lamp, rugs, shelf, vacuum, and luggage  
Erika Ernsberger- Furniture, appliances, boxes, tools, and holiday decorations  
Rana Jetter- Bins, boxes, shoes, suitcase, purses, and shelves

This auction will be listed and advertised on [www.storagetreasures.com](http://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  
September 19, 26, 202525-04102N

SECOND 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-202215, LLC

The document number of this Limited Liability Company: L22000446791

The date of dissolution: September 10, 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.  
September 19, 26, 202525-04053N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
5890 54th Ave. N, Kenneth City, FL 33709 on October 9, 2025 at 11:30 AM

Michelle Nelson - Luggage, totes, personal items

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
September 19, 26, 202525-04101N

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: 930 Pasadena Ave S. South Pasadena FL 33707 on October 8, 2025 at 1:00 PM.

William Coletta - Household items

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com)  
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
September 19, 26, 202525-04104N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
  
Extra Space Storage, 9999 Gandy Blvd. N. St. Petersburg, FL 33702 on October 08, 2025, at 11:00am.

Bennie Harris Furniture, Electric Keyboard, Clothing, Boxes, Totes, Mattress  
Robby Taylor Camping gear, Totes, Shoes, Rakes, Tarps

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property.  
September 19, 26, 202525-04059N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage 7220 4th St N. St. Petersburg, FL. 33702  
October 10th, 2025 - 1:00p.m.

Amber Hatfield- Piano, bike, chairs, totes, clothes rack, table  
Karissa Rodgers- Bedframe, totes, boxes, shoes, TV's, tools, headboard, mini safe, mattresses, bags, wall art  
Jacquelyn Nefores- Totes, clothes rack  
David Segler- personal items

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility 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  
September 19, 26, 202525-04082N

SECOND 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-202211, LLC

The document number of this Limited Liability Company: L22000446738

The date of dissolution: September 10, 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.  
September 19, 26, 202525-04052N

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: 2925 Tyrone Blvd N St Petersburg, FL 33710 on 10/10/2025 @11:30 am  
Jeff Conley[bicycle, patio furniture, kayaks]  
The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com)  
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
September 19, 26, 202525-04109N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Senita Robinson - Furniture, clothes, appliances, shoes and etc.  
Sheral Redwood-Adams - General Household Goods  
Rewa Frazier - queen bed, buffet table, entertainment center, couch, clothes  
Kevonta Brown - General Household Goods  
Nicholas Black - Household, Sofa, Dresser  
James McQuillan - Household Goods

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
September 19, 26, 202525-04103N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on October 9, 2025 at 10:00 AM  
Lynn Holman-Hadsock - household goods, auto parts  
Kaylene Fairchild - Personal items  
The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
September 19, 26, 202525-04061N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on October 09, 2025, at 10:30 AM.

David West - Furniture, Clothes  
Arrol Bethune - Boxes, Clothes, Electronics

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
September 19, 26, 202525-04062N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage 1159 94th Ave N. St. Petersburg FL, 33702 on October 8, 2025, at 12:30 PM

Milika Thompsonb- Outdoor heater, clothes, boxes  
James Smith-Salmon- Clothes, totes, boxes  
Annie Young- Yard tools, clothes, furniture, boxes

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
September 19, 26, 202525-04120N

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 at the location indicated:  
6901 Park Blvd N  
Pinellas Park, FL 33781  
October 8th, 2025 at 12:15pm

- **Joseph Lynch:** Clothing ,Basket
- **Thomas Bridges:** Furniture, Boxes, Chair, Dresser, Ladder, Tool Bag
- **Roxie Knight:** Shelves, Boxes, Medical Chair, Wheel Chair, Bed Frame, Electronics

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
September 19, 26, 202525-04060N

SECOND 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: Liberty Real Estate Investments, LLC

The document number of this Limited Liability Company: L16000214471

The date of dissolution: September 10, 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.  
September 19, 26, 202525-04051N

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: 10111 Gandy Blvd N St Petersburg FL 33702 on 10/8/2025 @ 11:15am

Pedro Caraballo Clothing,Suitcases,Personal Items

SECOND INSERTION

NOTICE

Effective Oct. 1, 2025, Christelle Nguyen, DO, will begin a new role in our organization.

Patients of Dr. Nguyen may continue care at Optum – Tyrone with Michael Angelino, DO.

Patients can obtain copies of their medical records at:

Optum –Tyrone  
7655 38th Ave N, Suite 101  
Saint Petersburg, FL 33710  
Phone: 1-727-345-1332  
Fax: 1-817-514-7879

Sept. 19, 26; Oct. 3, 10, 202525-04050N

SECOND INSERTION

NOTICE OF PUBLIC SALE

U-Stow-N-Go, wishing to avail itself of the provisions of applicable laws of this state, Civil Code Sections 83.801-83.809, hereby gives notice of sale under said law.  
On: 10/7/25, U-Stow-N-Go, located at 1351 Heather Ridge Blvd., Dunedin, Florida, 34698, (727-735-0047), at 2:00 P.M. will conduct a public sale to the highest bidder for cash, of miscellaneous items.

Pamela Arnold Unit # 111

Owner reserves the right to bid, and to refuse or reject any and all bids. The sale is being held to satisfy cost of storage, which has not been paid.  
U-STOW-N-GO  
1351 HEATHER RIDGE BLVD.  
DUNEDIN, FL. 34698  
727-735-0047  
FAX:727-735-0790  
September 19, 26, 202525-04063N



SAVE TIME

E-mail your Legal Notice  
legal@businessobserverfl.com

LV10237

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ESTATE

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SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-005042-ES**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JANET LYNN GONZALEZ**  
**Deceased.**

The administration of the estate of Janet Lynn Gonzalez, deceased, whose date of death was December 17, 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 prop-

erty 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 September 19, 2025

**Personal Representative:**  
**Wilfredo Gonzalez**  
1349 Young Avenue  
Clearwater, Florida 33756  
Attorney for Personal Representative: Christina N. Rhaney  
Christina Rhaney  
E-mail Addresses: crhaney@kasslaw.com, esmith@kasslaw.com  
Florida Bar No. 1035269  
Kass Shuler, P.A.  
1604 N. Marion Street  
Tampa, Florida 33602  
Telephone: (813) 229-0900  
September 19, 26, 2025 25-04118N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**CASE NO. 25-008325-ES**  
**IN RE: THE ESTATE OF**  
**BOBBY LEE BROWN,**  
**Deceased.**

The administration of the Estate of Bobby Lee Brown, deceased, whose date of death was January 28, 2025, File Number 25-008325-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pinellas County, Probate Division, 315 Court Street, Clearwater, FL 33756. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is September 19, 2025.

**Personal Representative**  
**BRIAN BROWN**  
**Personal Representative**  
1101 Holt Ave, Apt 111  
Clearwater, FL 33755  
Attorney for Personal Representative  
Veronica Kazanowski, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 1044673  
Victory Law  
780 94th Avenue N.,  
Suite 104  
St. Petersburg, FL 33702  
Office: 727-490-8712  
Fax: 727-565-0684  
Email: vk@victory-lawyers.com  
September 19, 26, 2025 25-04093N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-006108-ES**  
**Division: Probate**  
**IN RE: ESTATE OF**  
**JANE ROSLYN HARKEY**  
**(A/K/A JANE R. HARKEY**  
**A/K/A JANE HARKEY)**  
**Deceased.**

The administration of the estate of Jane Roslyn Harkey (a/k/a Jane R. Harkey a/k/a Jane Harkey), deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 September 19, 2025.

**Personal Representative:**  
**Dean Andrew Harkey**  
200 South Neptune Avenue  
Clearwater, Florida 33765  
Attorney for Personal Representative: Tanya Bell, Esq.  
Florida Bar Number: 52924  
Bell Law Firm, P.A.  
2611 Keystone Road,  
Suite B-1  
Tarpon Springs, Florida 34688  
Telephone: (727) 287-6316  
Fax: (727) 287-6317  
TanyaBell@BellLawFirmFlorida.com  
Felicia@BellLawFirmFlorida.com  
September 19, 26, 2025 25-04097N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-008865-ES**  
**IN RE: ESTATE OF**  
**PAUL D. HOFFMAN,**  
**Deceased.**

The administration of the estate of Paul D. Hoffman, deceased, whose date of death was May 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 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 September 19, 2025.

**Personal Representative:**  
**Karen Keaton**  
2816 Beach Blvd. S.  
Gulfport, Florida 33707  
Attorney for Personal Representative: Michael J. Heath, Esquire  
Attorney  
Florida Bar Number: 0010419  
167 108th Ave  
Treasure Island, FL 33706  
Telephone: (727) 360-2771  
Fax: (727) 475-5323  
E-Mail: mike@attorneymichaelheath.com  
Secondary E-Mail: Jennifer@attorneymichaelheath.com  
September 19, 26, 2025 25-04113N

erty 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 September 19, 2025

**Personal Representative:**  
**Wilfredo Gonzalez**  
1349 Young Avenue  
Clearwater, Florida 33756  
Attorney for Personal Representative: Christina N. Rhaney  
Christina Rhaney  
E-mail Addresses: crhaney@kasslaw.com, esmith@kasslaw.com  
Florida Bar No. 1035269  
Kass Shuler, P.A.  
1604 N. Marion Street  
Tampa, Florida 33602  
Telephone: (813) 229-0900  
September 19, 26, 2025 25-04118N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-002394-ES**  
**IN RE: ESTATE OF**  
**LETICIA LAGASCA FORONDA**  
**A/K/A LETICIA L. FORONDA,**  
**Deceased.**

The administration of the estate of Leticia Lagasca Foronda a/k/a Leticia L. Foronda, deceased, whose date of death was July 28, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 September 19, 2025

**Personal Representative:**  
**Michelle Foronda Allen**  
12739 Stone Lined Circle  
Woodbridge, VA 22192  
Attorney for Personal Representative: Jamy Barreau Esq.  
E-Mail Addresses: jamy@blegalfi.com sarah@blegalfi.com  
Florida Bar No. 1005169  
Barreau Legal, PLLC  
1860 SW Fountainview Blvd.,  
Ste 100  
Port St. Lucie, FL 34986  
Telephone: 772-236-5204  
September 19, 26, 2025 25-04156N

PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

**CASE NO. 25-008329-ES**  
**IN RE: THE ESTATE OF**  
**JUDITH A. EREKSON,**  
**Deceased**

The administration of the estate of JUDITH A. EREKSON, deceased, whose date of death was August 14, 2025, File Number 25-008329-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The 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 the first publication of this Notice is September 19, 2025.

**Casey Wilson**  
**Personal Representative**  
851 37th Avenue NE  
St. Petersburg, FL 33704  
ROBERT C. THOMPSON, JR.,  
Esquire  
FBN #390089 SPN #02528094  
rt@thompsonfernald.com  
THOMPSON & FERNALD, P.A.  
611 Druid Road East,  
Suite 705  
Clearwater, Florida 33756  
Tel: (727) 447-2290  
Fax: (727) 443-1424  
Attorney for Personal Representative  
September 19, 26, 2025 25-04074N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**Case Number: :25-006703-ES**  
**IN RE: ESTATE OF**  
**SERGIO ZEFELIPPO JR.,**  
**Deceased**

The administration of the estate of SERGIO ZEFELIPPO JR., deceased, whose date of death was March 1, 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 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is September 19, 2025

**Eugene Ralph Zefelipppo,**  
**a/k/a**  
**Eugene R. Zefelipppo**  
606 Oak Shade Avenue  
Elkins Park, PA 19027  
Roxane Henning  
1230 Highland Ave  
Abington, PA 19001  
/s/ Christina Green Rankin  
Christina Green Rankin, Esq.  
FLA BAR 0651621  
Attorney for Personal Representative  
1010 Drew Street  
Clearwater, Florida 33755  
Email: cgrankin@greenlawoffices.net  
September 19, 26, 2025 25-04112N

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 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 September 19, 2025.

**Personal Representative:**  
**Melanie S. Carter**  
89 Dewey Road  
Inverness, IL 60067  
Attorney for Personal Representative: Kevin Hernandez, Esquire  
FBN 0132179 SPN 02602269  
The Hernandez Law Firm, P.A.  
28059 U.S. Highway 19 N,  
Suite 101  
Clearwater, FL 33761  
Telephone: (727) 712-1710  
Primary email: eservice1@thehernandezlaw.com  
Secondary email: david@thehernandezlaw.com  
Secondary email: hms@thehernandezlaw.com  
September 19, 26, 2025 25-04135N

Q

**Are internet-only legal notices sufficient?**

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Q&A

**VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)**

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

IV B237 V35

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-007047-ES**  
**Division PROBATE**  
**IN RE: ESTATE OF PATTI R. HYTNER Deceased.**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of PATTI R. HYTNER, deceased, File Number 25-007047-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St. Rm. 106, Clearwater, FL 33756; that the decedent's date of death was May 29, 2025; that the total value of the estate is Homestead Real Property with a total value of \$0.00 and tangible personal property with a total value of \$787.03, and that the names and addresses of those to whom it has been assigned by such order are:

|                                 |         |
|---------------------------------|---------|
| Name                            | Address |
| PATTI R. HYTNER TRUST,          |         |
| dated November 20, 2007,        |         |
| Jessica Hytner Johnson, Trustee |         |
| c/o 164 Lake Shore Dr. E        |         |
| Palm Harbor FL 34684            |         |
| JESSICA HYTNER JOHNSON          |         |
| 164 Lake Shore Dr. E            |         |
| Palm Harbor FL 34684            |         |

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED, and a personal representative or curator has no duty to discover whether the Florida Uniform Disposition of Community Property Rights at Death Act applies to the subject property unless a timely written demand is made.

The date of first publication of this Notice is September 19, 2025.

**Person Giving Notice:**  
**PATTI R. HYTNER**  
164 Lake Shore Dr. E  
Palm Harbor FL 34684  
Attorney for Person Giving Notice:  
THOMAS O. MICHAELS, ESQ.  
tomlaw@tampabay.rr.com  
Florida Bar No. 270830  
1370 Pinehurst Rd.  
Dunedin, FL 34698  
September 19, 26, 2025 25-04137N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-6824-ES**  
**Division 04**  
**IN RE: ESTATE OF BENSON IRA GREEN, Deceased.**

The administration of the estate of BENSON IRA GREEN, deceased, whose date of death was April 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.

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: September 19, 2025.

**GARY JOHN BLANCHARD**  
**Personal Representative**  
657 Green Valley Road, #13  
Palm Harbor, FL 34683  
DAVID F. WILSEY  
Attorney for Personal Representative  
Florida Bar No. 0652016  
Fisher and Wilsey, P.A.  
1000 16th Street North  
St. Petersburg, FL 33705  
Telephone: 727-898-1181  
Email: dwilsey@fisher-wilsey-law.com  
Secondary Email: beisencoff@fisher-wilsey-law.com  
September 19, 26, 2025 25-04117N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-008502-ES**  
**IN RE: ESTATE OF DONALD OWEN WEIDENKOPF, II, Deceased.**

The administration of the estate of DONALD OWEN WEIDENKOPF, II, deceased, whose date of death was June 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, 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: September 19, 2025.

**ANTIGUA METZ**  
**Personal Representative**  
2001 74th Avenue North  
St. Petersburg, FL 33702  
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:  
eoldja@fisher-wilsey-Law.com  
September 19, 26, 2025 25-04159N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE SIXTH JUDICIAL CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No. 25-008100-ES**  
**Section 3**  
**IN RE: ESTATE OF CATHERINE T. TAYLOR Deceased.**

The administration of the estate of Catherine T. Taylor, deceased, whose date of death was March 17, 2025, 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 September 19, 2025.

**Personal Representative:**  
**Pamela Terilli Akers**  
9600 NW 8TH Circle  
Plantation, Florida 33324  
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  
September 19, 26, 2025 25-04134N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-006849-ES**  
**Division Probate**  
**IN RE: ESTATE OF LINDA A. HALL, Deceased.**

The administration of the estate of LINDA A. HALL, deceased, whose date of death was May 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 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 SEC-

TION 733.702 WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is: September 19, 2025.

Signed on this 15th day of September, 2025.

**WILLIAM R. WERHER**  
**Personal Representative**  
1655 S. Highland Avenue, I-286  
Clearwater, FL 33756  
/s/ Travis D. Finchum  
TRAVIS D. FINCHUM  
Attorney for Personal Representative  
Florida Bar No. 75442  
Special Needs Lawyers, PA  
901 Chestnut Street, Ste C  
Clearwater, FL 33756  
Telephone: (727) 443-7898  
Email:  
Travis@specialneedslawyers.com  
Secondary Email:  
Liz@specialneedslawyers.com  
September 19, 26, 2025 25-04116N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No. 25-007670-ES**  
**IN RE: ESTATE OF DOUGLAS JAMES COLLIER, Deceased.**

The administration of the estate of Douglas James Collier, deceased, whose date of death was November 25, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-

viving 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 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 September 19, 2025

**Ancillary Personal Representative**  
**Robert Brian Collier**  
1011 Pelican Dr. S  
St Petersburg, Florida 33707  
Attorney for Ancillary  
Personal Representative  
Misa A. Everist, Esq  
Attorney  
Florida Bar Number: 196169  
BASKIN EISEL RIGHTMYER  
14020 Roosevelt Boulevard  
Suite 808  
CLEARWATER, FL 33762  
Telephone: (727) 572-4545  
Fax: (727) 572-4646  
E-Mail: meverist@baskineisel.com  
Secondary E-Mail:  
jennifer@baskineisel.com  
September 19, 26, 2025 25-04114N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
Probate Division  
**Case No. 25-007983-ES**  
**IN RE: ESTATE OF: GAY ROBERTS DUNCAN a/k/a HELEN GAY DUNCAN Deceased.**

The administration of the Estate of Gay Roberts Duncan a/k/a Helen Gay Duncan, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

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

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

creditor as specified under 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 September 19, 2025.

**NEVA G. TABB a/k/a NEVA DUNCAN-TABB**  
**Co-Personal Representative**  
3055 Oak Creek Drive  
Clearwater, FL 33761  
**CRAIG K. DUNCAN**  
**Co-Personal Representative**  
3428 Aspen Trail  
Clearwater, FL 33761  
/s/ Andra T. Dreyfus  
ANDRA T. DREYFUS, Esq  
Attorney for Co-Personal Representatives  
Florida Bar No. 276286  
Dreyfus Law, P.A.  
1463 Gulf-to-Bay Boulevard  
Clearwater, Florida 33755  
Tel: 727-442-1144/Fax: 727-446-4407  
Email:  
courtservice.dreyfuslaw@gmail.com  
September 19, 26, 2025 25-04147N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-008257 ES**  
**IN RE: ESTATE OF COLETTE F. TOZLOSKY Deceased.**

The administration of the estate of Colette F. Tozlosky, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 September 19, 2025.

**Personal Representative:**  
**David J. Tozlosky**  
16326 Gulf Blvd. Unit 402  
Redington Beach, Florida 33708  
Attorney for Personal Representative:  
LESLIE J. BARNETT  
Attorney  
Florida Bar Number: 133310  
GUNSTER, YOAKLEY & STEWART  
401 E. Jackson Street.  
Suite 1500  
Tampa, Florida 33602  
Telephone: (813) 228-9080  
Fax: (813) 228-6739  
E-Mail: lbarnett@gunster.com  
Secondary E-Mail:  
jdurant@gunster.com  
Secondary E-Mail:  
eservice@gunster.com  
September 19, 26, 2025 25-04136N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 522024CP008141XXESPR**  
**IN RE: ESTATE OF INGBORG HILDEGARD KRENKEL Deceased.**

The administration of the estate of Ingeborg Hildegard Krenkel, deceased, whose date of death was February 12, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the physical address and the mailing address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

BARRED.

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

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 September 19, 2025.

**Personal Representative:**  
**Monika Burmeister**  
Kleiststrasse 17  
14513 Teltow, Germany  
Attorney for Personal Representative:  
DANA M. APFELBAUM  
Florida Bar Number: 73947  
TYLER G. PUTTICK  
Florida Bar Number: 111713  
Dean, Mead, Minton & Moore  
3240 Cardinal Drive, Suite 200  
Vero Beach, Florida 32963  
Telephone: (772) 234-8344  
Facsimile: (772) 234-8339  
Primary E-mail:  
dapfelbaum@deanmead.com  
Attorney E-mail:  
tputtick@deanmead.com  
Secondary E-mail:  
probate@deanmead.com  
September 19, 26, 2025 25-04073N

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|---|--|
| --- ESTATE ---  |  |
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| SECOND INSERTION  |  |
| NOTICE TO CREDITORS<br>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA<br>PROBATE DIVISION<br>File No.: 25-008406-ES<br>Division: 003<br>IN RE: ESTATE OF STEVEN P. ETHERIDGE, Deceased.<br>The administration of the estate of Steven P. Etheridge, deceased, whose date of death was August 14, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.<br>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.<br>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.<br>Attorney for Personal Representative: Jeffrey P. Coleman, Esquire<br>Florida Bar Number: 503614<br>581 South Duncan Avenue<br>Clearwater, FL 33756<br>Tel. 727-461-7474; Fax: 727-461-7476<br>E-Mail: jeff@colemanlaw.com<br>Secondary E-Mail: emily@colemanlaw.com; joanne@colemanlaw.com<br>September 19, 26, 2025 25-04085N   |  |
| SECOND INSERTION  |  |
| NOTICE TO CREDITORS<br>(Summary Administration)<br>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA<br>PROBATE DIVISION<br>File No. 25-008145-ES<br>Division Probate<br>IN RE: ESTATE OF ROBERT G. KIRKLAND, II Deceased.<br>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:<br>You are hereby notified that an Order of Summary Administration has been entered in the estate of Robert G. Kirkland, II, deceased, File Number 25-008145-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street #300, Clearwater, Florida 33756; that the decedent's date of death was June 12, 2024; that the total value of the estate is \$35,000.00 and that the names and addresses of those to whom it has been assigned by such order are:<br>Name Address<br>DAWSON DAVISON KIRKLAND<br>c/o Jenna Kyle Meltzer<br>802 11th Street West<br>Bradenton, Florida 34205<br>ANDERS ALDRICH KIRKLAND<br>c/o Jenna Kyle Meltzer<br>802 11th Street West<br>Bradenton, Florida 34205<br>ALL INTERESTED PERSONS ARE NOTIFIED THAT:<br>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES  |  |
| SECOND INSERTION  |  |
| NOTICE TO CREDITORS<br>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA<br>PROBATE DIVISION<br>File No. 25-007459-ES<br>IN RE: ESTATE OF LARRY E. WILLIAMS a/k/a LARRY EDWARD WILLIAMS, Deceased.<br>The administration of the estate of LARRY E. WILLIAMS a/k/a LARRY EDWARD WILLIAMS, deceased, whose date of death was July 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.<br>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.<br>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.<br>Attorney for Personal Representative: SEAN M. WILLIAMS<br>Personal Representative<br>5758 Adkisson Place<br>Colorado Springs, CO 80924<br>CHRISTOPHER H. NORMAN<br>Florida Bar No. 821462<br>MORGAN A. ROBINSON<br>Florida Bar No. 1038923<br>Attorneys for Petitioner Hines Norman Hines, P.L.<br>315 S. Hyde Park Ave.<br>Tampa, FL 33606<br>Telephone: 813-251-8659<br>Email: mrobinson@hnh-law.com<br>Secondary Email: lmartinez@hnh-law.com<br>September 19, 26, 2025 25-04100N   |  |
| SECOND INSERTION  |  |
| NOTICE TO CREDITORS<br>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA<br>PROBATE DIVISION<br>File No. 25-008348-ES<br>IN RE: ESTATE OF TAKAKO N. BRADLEY, a/k/a TAKAKO NISHAMOTO BRADLEY Deceased.<br>The administration of the estate of TAKAKO N. BRADLEY, also known as TAKAKO NISHAMOTO BRADLEY, deceased, whose date of death was July 16, 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.<br>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.<br>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.<br>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.<br>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.<br>The date of first publication of this notice is September 19, 2025<br>James M. Mazurek<br>P.O. Address:<br>8475- 17th Street North,<br>Saint Petersburg, FL 33702<br>Personal Representative<br>Attorneys for Personal Representative<br>Email Addresses:<br>jcorrealaw@tampabay.rr.com<br>Florida Bar No. 330061<br>SPN 002142<br>Correa Legal Services, PLLC<br>275 96TH AVENUE NORTH<br>SUITE 6<br>ST. PETERSBURG, FL 33702<br>Telephone: (727) 577-9876<br>September 19, 26, 2025 25-04115N  |  |
| SECOND INSERTION  |  |
| NOTICE TO CREDITORS<br>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA<br>PROBATE DIVISION<br>File No. 25-007104-ES<br>Division PROBATE<br>IN RE: ESTATE OF STEVEN BERNARD CHESTER A/K/A STEVEN B. CHESTER Deceased.<br>The administration of the estate of STEVEN BERNARD CHESTER A/K/A STEVEN B. CHESTER, deceased, whose date of death was June 25, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Probate Court Records, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.<br>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.<br>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.<br>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.<br>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.<br>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.<br>The date of first publication of this notice is September 19, 2025<br>Alexander Ross Chester<br>953 W Spring Creek Pkwy<br>Plano, Texas 75023<br>Attorney for Personal Representative: Adam T. Rauman Attorney<br>Florida Bar Number: 85296<br>PRESERVATION LAW FIRM<br>1920 East Bay Dr<br>Largo, FL 33771<br>Telephone: (727) 250-0432<br>Fax: (727) 250-0006<br>E-Mail: eservice@preservationlawfirm.com<br>September 19, 26, 2025 25-04160N     |  |
| SECOND INSERTION  |  |
| NOTICE TO CREDITORS<br>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA<br>PROBATE DIVISION<br>File No. 25-008326-ES<br>IN RE: ESTATE OF HARRY C. McCREARY, JR., Deceased.<br>The administration of the estate of HARRY C. McCREARY, JR., Deceased, whose date of death was April 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 25-008326-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.<br>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.<br>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.<br>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.<br>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.<br>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.<br>The date of first publication of this notice is September 19, 2025<br>Joan W. McCreary<br>180 Beach Drive Northeast Unit 1702<br>St. Petersburg, Florida 33701<br>Attorney for Personal Representative: DAVID W. FOSTER, ESQUIRE<br>2111 Dr. Martin Luther King Jr. Street North<br>St. Petersburg, Florida 33704<br>Telephone: (727) 822-2013<br>September 19, 26, 2025 25-04098N |  |
| SECOND INSERTION  |  |
| NOTICE OF RESCHEDULED SALE<br>PURSUANT TO CHAPTER 45<br>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA<br>CIVIL ACTION<br>CASE NO.: 23-005302-CI<br>WELLS FARGO BANK, N.A., Plaintiff, vs.<br>THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, REBECCA LIPPINCOTT AKA REBECCA G. LIPPINCOTT AKA REBECCA C. LIPPINCOTT, DECEASED, et al, Defendant(s).<br>NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 13, 2025, and entered in Case No. 23-005302-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Rebecca Lippincott aka Rebecca G. Lippincott aka Rebecca C. Lippincott, Deceased, Central Florida Holdings Group, Inc, FL Tax Deeds, LLC (3rd Party Purchaser), Katherine L. McHugh, Peter Lippincott, Derrell E. Perry, Erin Lambert-Sehulster, Derrel Adam Perry aka Adam Perry, Alan Perry aka Allen Lee Perry, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pinellas.realforeclose.com, Pinellas County, Florida at 10:00 am on the October 14, 2025 the following described property as set forth in said Final Judgment of Foreclosure:<br>THE EAST 20 FEET OF LOT 5 AND THE WEST 40 FEET OF LOT 6, BLOCK 8, DISS-   |  |
| SECOND INSERTION  |  |
| NOTICE OF FORECLOSURE SALE<br>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA<br>CIVIL DIVISION<br>CASE NO. 24-003444-CI<br>DIVISION: 11<br>LEGACY MORTGAGE ASSET TRUST 2017-RPL2, Plaintiff, vs.<br>UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTAT WILLIAM RAY HADLEY, DECEASED; DAWN ANN DALY; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).<br>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on September 5, 2025 in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Ken Burke, CPA, the Clerk of Court will on OCTOBER 22, 2025 at 10:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.pinellas.realforeclose.com (Public computer terminals may be available for use during sales in the Clerk's   |  |
| SECOND INSERTION  |  |
| Offices located in the back of the Official Records Department of the Clearwater Courthouse at 315 Court St, Room 163, and at the Judicial Building in St. Petersburg at 545 1st Ave. North) the following described property situated in Pinellas County, Florida:<br>LOT 8, FRUIT HAVEN ANNEX, ACCORDING TO THE MAP OR PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.<br>Property Address: 5424 35TH WAY N., ST. PETERSBURG, FL 33714<br>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.<br>"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."<br>Dated: September 9, 2025<br>/s/ Annalise Hayes DeLuca<br>Annalise Hayes DeLuca, Esq.<br>Florida Bar No. 116897<br>MCMICHAEL TAYLOR GRAY, LLC<br>3550 Engineering Drive, Suite 260<br>Peachtree Corners, GA 30092<br>Phone: (404) 474-7149<br>Email: adeluca@mtglaw.com<br>E-Service: servicefl@mtglaw.com<br>September 19, 26, 2025 25-04069N  |  |
| SECOND INSERTION  |  |
| NOTICE OF SALE<br>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA<br>CIVIL DIVISION<br>Case No. 25-001281-CI<br>U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CML TRUST 2023-NR1 MORTGAGE-BACKED NOTES, SERIES 2023-NR1 Plaintiff vs.<br>ELIZABETH WOODBY; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF ELIZABETH WOODBY; DONALD WOODBY; UNKNOWN SPOUSE OF DONALD WOODBY; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TENANT; in possession of the subject real property, Defendants<br>Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Pinellas County, Florida will sell the following property situated in Pinellas County, Florida described as:<br>LOT 9, BLOCK 13, INTER-BAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 58, PUBLIC RECORDS OF PINELLAS COUNTY,  |  |
| SECOND INSERTION  |  |
| at public sale, to the highest and best bidder for cash, in an online sale at: www.pinellas.realforeclose.com beginning at 10:00 a.m. on October 9, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 5:00 P.M. on the date of the sale by cash or cashier's check.<br>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.<br>"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."<br>LAW OFFICE OF GARY GASSEL, P.A.<br>2191 Ringling Boulevard<br>Sarasota, Florida 34237<br>(941) 952-9322<br>Attorney for Plaintiff<br>By WILLIAM NUSSBAUM III, ESQUIRE<br>Florida Bar No. 066479<br>September 19, 26, 2025 25-04068N  |  |

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ESTATE

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SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-007617-ES**  
**IN RE: ESTATE OF**  
**WILLARD FLOYD TURNER**  
**a/k/a WILLARD TURNER,**  
**Deceased.**

The administration of the Estate of Willard Floyd Turner a/k/a Willard Turner, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue N, St. Petersburg, Florida 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, 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 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 September 19, 2025.

**Personal Representative:**  
**James Turner**  
2973 Moccasin Drive  
Dewitt, Michigan 48820  
Attorney for Personal Representative:  
Ashly Mae Guernaccini, Esq.  
Florida Bar Number: 1022329  
At Cause Law Office, PLLC  
314 S. Missouri Avenue,  
Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atcauselaw.com  
Secondary E-Mail:  
shelby@atcauselaw.com  
September 19, 26, 2025 25-04088N

SECOND INSERTION

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 52-25-CP-6830**  
**IN RE: ESTATE OF**  
**RICHARD THOMAS AKA**  
**RICHARD BRIAN THOMAS**  
**Deceased.**

The administration of the estate of RICHARD THOMAS aka RICHARD BRIAN THOMAS, deceased, whose date of death was June 12, 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 September 19, 2025.

**Personal Representative:**  
**MARY L. ANDERSEN**  
7345 CEDAR POINT DRIVE  
NEW PORT RICHEY, FL 34653  
Attorney for Personal Representative:  
/s/ N. Michael Kouskoutis  
N. Michael Kouskoutis, Esq.  
FBN: 883591.  
623 E. Tarpon Avenue,  
Suite A  
Tarpon Springs, FL 34689  
Telephone: 727/942-3631  
Facsimile: 727/937-5453  
Email: nmk@nmklaw.com  
Secondary Email:  
transcribe123@gmail.com  
September 19, 26, 2025 25-04086N

SECOND INSERTION

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO. 25-008783-ES**  
**IN RE: ESTATE OF**  
**PATRICIA F. UBER,**  
**DECEASED.**

The administration of the estate of PATRICIA F. UBER, deceased, whose date of death was August 18, 2025 is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The 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.

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 September 19, 2025.

**Personal Representative:**  
**Sheryl Lenn Sweigart**  
**c/o BATTAGLIA, ROSS, DICUS & McQUAID, PA**  
5858 Central Ave  
St. Petersburg, FL 33707  
Attorney for Personal Representative:  
C. Hunter Rawls, Esq.  
BATTAGLIA, ROSS,  
DICUS & McQUAID, P.A.  
5858 Central Ave.,  
St. Petersburg, FL 33707  
(727) 381-2300  
FBN: 59432  
Primary Email:  
hrawl@brdwlaw.com  
Secondary Email:  
bandr@brdwlaw.com  
September 19, 26, 2025 25-04087N

SECOND INSERTION

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-002943-ES**  
**IN RE: ESTATE OF**  
**SALLY ANN HUGHES,**  
**Deceased.**

The administration of the estate of SALLY ANN HUGHES, deceased, whose date of death was JANUARY 4, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

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: September 19, 2025.

**MICHELLE CARTWRIGHT**  
**Personal Representative**  
182 Hoot Owl Point  
Kimberling City, MO 65686

MATTHEW MCCONNELL, Esq.  
Florida Bar No. 126161  
Attorney for Personal Representative  
Dickman Law Firm  
Post Office Box 111868  
Naples, FL 34108  
T : 239-434-0840  
F : 239-434-0940  
matthew@dickmanlawfirm.org  
September 19, 26, 2025 25-04127N

SECOND INSERTION

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-007752-ES**  
**IN RE: ESTATE OF**  
**GEORGE ORIAN MOULTON JR.,**  
**Deceased.**

The administration of the estate of GEORGE ORIAN MOULTON JR., Deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 501 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 19, 2025.

**BRIAN CATALANO,**  
**Personal Representative**  
Attorney for Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd.  
Suite 206  
Hollywood, FL 33020  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
Jennifer@srblawyers.com  
September 19, 26, 2025 25-04119N

SECOND INSERTION

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-008777-ES**  
**IN RE: ESTATE OF**  
**PAUL HENRY ALBERTY**  
**Deceased.**

The administration of the estate of Paul Henry Alberty, deceased, whose date of death was July 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St Ste 300, Clearwater, FL, 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 September 19, 2025.

**Personal Representative:**  
**Maria S. Alberty**  
12320 Sun Vista Ct. W.  
Treasure Island, Florida 33706  
Attorney for Personal Representative:  
Michael J. Heath, Esq  
Attorney  
Florida Bar Number: 0010419  
167 108th Ave  
Treasure Island, FL 33706  
Telephone: (727) 360-2771  
Fax: (727) 475-5323  
Mike@attorneymichaelheath.com  
Jennifer@AttorneyMichaelHeath.com  
September 19, 26, 2025 25-04096N

SECOND INSERTION

The administration of the estate of James R. Zoffinger, deceased, whose date of death was August 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St Ste 300, Clearwater, FL, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth on the next page.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 September 19, 2025.

**Personal Representative:**  
**Jeremy S. Zoffinger**  
8448 78th Ter  
Largo, Florida 33777  
Attorney for Personal Representative:  
Michael J. Heath, Esq  
Attorney  
Florida Bar Number: 0010419  
167 108th Ave  
Treasure Island, FL 33706  
Telephone: (727) 360-2771  
Fax: (727) 475-5323  
Mike@attorneymichaelheath.com  
September 19, 26, 2025 25-04133N

SAVE TIME



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1020206-V24

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ACTIONS / SALES

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| SECOND INSERTION   |  |
|--|--|
| <p><b>NOTICE OF SALE</b><br/>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA<br/><b>CASE NO. 24-000926-CI</b><br/><b>MIDFIRST BANK</b><br/><b>Plaintiff, v.</b><br/><b>DWIGHT K. MOODY A/K/A DWIGHT MOODY; UNKNOWN SPOUSE OF DWIGHT K. MOODY A/K/A DWIGHT MOODY; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.</b><br/>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 18, 2024, in this cause, in the Circuit Court of Pinellas County, Florida, the office of Ken Burke, Clerk of the Circuit Court, shall sell the property situated in Pinellas County, Florida, described as:</p> | <p>LOT 74, DRUID HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 52, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.<br/><br/>a/k/a 617 S GLENWOOD AVE, CLEARWATER, FL 33756-6109</p> <p>at public sale, to the highest and best bidder, for cash, online at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a>, on October 07, 2025 beginning at 10:00 AM.<br/>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.<br/>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.</p> |

| SECOND INSERTION  |  |
|---|--|
| <p><b>NOTICE OF SALE</b><br/><b>PURSUANT TO CHAPTER 45</b><br/>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA.<br/>CIVIL DIVISION<br/><b>CASE NO. 2025CA000184XXCICI</b><br/><b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A,</b><br/><b>Plaintiff, vs.</b><br/><b>PAULA A. MORLACK A/K/A PAULA ANN MORLACK; ASBURY ARMS OWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,</b><br/><b>Defendant(s).</b><br/>NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated August 13, 2025, and entered in Case No. 2025CA000184XXCICI of the Circuit Court in and for Pinellas County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A is Plaintiff and PAULA A. MORLACK A/K/A PAULA ANN MORLACK; ASBURY</p> | <p>ARMS OWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a>, at 10:00 a.m., on October 14, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>CONDOMINIUM UNIT NO. 313 OF ASBURY ARMS, A CONDOMINIUM SECTION ONE, AS EVIDENCED BY DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4937, PAGE 2149, ET SEQ., AND AS RECORDED IN CONDOMINIUM PLAT BOOK 37, PAGES 96 THROUGH 99, ALL BEING RECORDED AMONG THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS APPURTENANT THERETO.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN</p> |

| SECOND INSERTION  |   |
|---|---|
| <p>Prepared By and Return to:<br/>Tara Early, Esq.<br/>Early Law, P.A.<br/>5950 Hazeltime National Drive, Suite 650<br/>Orlando, FL 32822<br/>(407) 423-5203</p> <p><b>NOTICE OF TRUSTEE'S SALE</b><br/><b>NOTICE IS HEREBY GIVEN,</b> that Early Law, P.A., 5950 Hazeltime 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 <b>October 14, 2025, at 10:00am EST (Eastern Standard Time), at <a href="http://early-law.com/fc">early-law.com/fc</a></b>, all right, title and interest in the properties listed below in Pinellas County, Florida for continuing nonpayment of the periodic payments due under the mortgages described below, as follows:<br/>JORGE DAVID MORALES and ROSA ELENA MORALES, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 8527 PLUMERIA AVE, ORLANDO, FL 32825; Mortgage recorded on February 10, 2022; O.R. Book 21928 at Page 970 Public Records of Pinellas County, FL. Total Due: \$25499.08 as of April 1, 2025, interest \$10.078 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 174,000/163,951,000 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/allocated 174,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s), as further described in the mortgage referenced above.<br/>SARAH JANE GAAL, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 117 1/2 4TH AV, HINTON, WV 25951; Mortgage recorded on January 30, 2024; O.R. Book 22691 at Page 416 Public Records of Pinellas County, FL. Total Due: \$72048.72 as of April 1, 2025, interest \$25.483 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 1,225,000/158,536,000 undivided</p> | <p>tenant-in-common fee simple interest in real property commonly known as Units Numbered 1471, 1474, 1476, 1477, 1480, 1482, 1483 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM") a/n ANNUAL/allocated 1,225,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s), as further described in the mortgage referenced above.<br/>MARSHA KAY HARRELL, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 1939 MEADOW POND WAY, ORLANDO, FL 32824; Mortgage recorded on November 4, 2021; O.R. Book 21792 at Page 1522 Public Records of Pinellas County, FL. Total Due: \$7098.32 as of April 1, 2025, interest \$2.851 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 84,000/327,902,000 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/allocated 84,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s), as further described in the mortgage referenced above.<br/>MICHEL O VARGAS, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 2701 SE GRAND DR, PORT ST LUCIE, FL 34952; Mortgage recorded on February 14, 2022; O.R. Book 21932 at Page 854 Public Records of Pinellas County, FL. Total Due: \$37490.61 as of April 1, 2025, interest \$13.101 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 210,000/327,902,000 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/allocated 210,000 Points at the time of purchase as defined in</p> |

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 at St. Petersburg, Florida this 8 day of September, 2025.  
eXL Legal, PLLC  
Designated Email Address: [efiling@exllegal.com](mailto:efiling@exllegal.com)  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
/s/ Peter E. Lanning  
Peter E. Lanning  
FL Bar: 562221  
1000009946  
September 19, 26, 2025 25-04070N

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 September 8, 2025.  
By: /s/ Lisa A. Woodburn  
Lisa A Woodburn  
Florida Bar No.: 11003  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: [answers@dallegal.com](mailto:answers@dallegal.com)  
1491-210785 / TM1  
September 19, 26, 2025 25-04126N

such Timeshare Declaration for use in EACH year(s), as further described in the mortgage referenced above.

CARY BLAKE SAVAGE, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: P.O. BOX 5227, CLEARWATER, FL 33758; Mortgage recorded on October 3, 2023; O.R. Book 22584 at Page 324 Public Records of Pinellas County, FL. Total Due: \$118,380.36 as of April 1, 2025, interest \$42.072 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 630,000/327,902,000 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/allocated 630,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s), as further described in the mortgage referenced above.

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](mailto:tsf@gse-law.com).

Dated: Sept 9, 2025  
By: /s/ Tara C. Early,  
Authorized Agent  
**STATE OF FLORIDA**

**COUNTY OF ORANGE**  
The foregoing instrument was acknowledged before me by means of [X] physical presence, this 9TH day of SEPT, 2025, by **Tara C. Early**, the Authorized Agent of Early Law, P.A., who is personally known to me.  
(SEAL) NOTARY PUBLIC  
STATE OF FLORIDA  
LORI ALISON RAFFE  
MY COMMISSION # HH 406668  
EXPIRES: June 19, 2027  
/s/  
Print Name: Lori Alison Raffe  
NOTARY PUBLIC  
Serial number, if any: HH406668  
1347.CBRN.JNOS1025  
September 19, 26, 2025 25-04089N

| SECOND INSERTION  |  |
|---|--|
| <p><b>NOTICE OF ACTION – CONSTRUCTIVE SERVICE</b><br/>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA<br/><b>CASE NO: 2025CA003876</b><br/><b>Onslow Bay Financial, LLC,</b><br/><b>Plaintiff, -vs-</b><br/><b>Jhonny Herrera, Jacqueline Diana Herrera, Unknown Occupant 1 and Unknown Occupant 2, Defendant(s)</b><br/>TO: JACQUELINE DIANA HERRERA<br/>Last Known Address: 124 Maplewood Avenue Clearwater, FL 33765<br/>JHONNY HERRERA<br/>Last Known Address: 124 Maplewood Avenue Clearwater, FL 33765<br/>YOU ARE HEREBY NOTIFIED, that an action to foreclose a mortgage on the following property in Pinellas County, Florida:<br/>LOT 28, BLOCK B, EASTWOOD TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE(S) 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.<br/>Property Address: 124 Maplewood Avenue, Clearwater, FL 33765<br/>The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pinellas, County, Florida; Case No. 2025CA003876; and is styled Onslow Bay Financial, LLC vs. Jhonny Herrera. You are required to serve a copy of your written defenses, if any, to the action</p> | <p>on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood &amp; Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.<br/>"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."<br/>Dated the day of 09/16/2025<br/>KEN BURKE,<br/>CLERK CIRCUIT COURT<br/>315 Court Street Clearwater, Pinellas County, FL 33756-5165<br/>KEN BURKE, CPA<br/>Clerk of the Circuit Court and Comptroller<br/>By: Stevie Ayars<br/>As Deputy Clerk<br/><br/>Mehwish Yousuf, Esq.,<br/>Quintairos, Prieto, Wood &amp; Boyer, P.A.,<br/>2400 E. Commercial Blvd., Ste. 520,<br/>Ft. Lauderdale, FL 33308<br/>Matter No.: FL-009485-25<br/>September 19, 26, 2025 25-04131N</p> |

| SECOND INSERTION   |  |
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| <p><b>NOTICE OF SALE</b><br/>IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA<br/>CIVIL DIVISION<br/><b>Case No.: 24-003282-CO</b><br/><b>ST. ANDREWS COVE I CONDOMINIUM ASSOCIATION, INC.,</b><br/><b>Plaintiff, vs.</b><br/><b>ERICA J. SCOTT, RODERICK SHACKLEFORD, and COLLEEN SMITH, Defendants.</b><br/>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. 24-003282-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:<br/>Unit P-8, St. Andrews Cove I, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4493, Page 1882, and according to Condominium Plat Book 23, Page 83, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.<br/>PARCEL ID NO.: 12-29-15-77871-016-1608 ("Property")<br/>Property Address: 607 N Keene Road, Unit P-8, Clearwater, Florida 33755<br/>at public sale, to the highest and best bidder for cash at 10:00 a.m. on October 9, 2025. The sale shall</p> | <p>be conducted online at <a href="http://www.pinellas.realforeclose.com">http://www.pinellas.realforeclose.com</a>. 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.<br/>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.<br/>Dated this 12th day of September 2025.<br/>RABIN PARKER GURLEY, P.A.<br/>2653 McCormick Drive<br/>Clearwater, Florida 33759<br/>Telephone: (727)475-5535<br/>Facsimile: (727)723-1131<br/>For Electronic Service: <a href="mailto:Pleadings@rpglaw.com">Pleadings@rpglaw.com</a><br/>Counsel for Plaintiff<br/>By: /s/ Nicholas T. Pizanias<br/>Monique E. Parker,<br/>Florida Bar No. 0669210<br/>Bennett L. Rabin,<br/>Florida Bar No. 0394580<br/>Adam C. Gurley,<br/>Florida Bar No. 0112519<br/>Nicholas T. Pizanias,<br/>Florida Bar No. 118857<br/>10325-043<br/>September 19, 26, 2025 25-04090N</p> |

| SECOND INSERTION   |  |
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| <p><b>NOTICE OF ACTION</b><br/>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA<br/><b>CASE NO.: 23-009578-CI</b><br/><b>PHH MORTGAGE CORPORATION,</b><br/><b>Plaintiff, VS.</b><br/><b>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOAN L. FLATHMANN A/K/A JOAN FLATHMANN, DECEASED.; et al., Defendant(s).</b><br/>TO: Michael Zolezzi<br/>Last Known Residence: 90 S Highland Avenue # 105 Tarpon Springs, FL 34689<br/>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PINELLAS County, Florida:<br/>UNIT NO. 105, LAKE TARPON SAIL AND TENNIS CLUB III, A CONDOMINIUM, PHASE I, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 70, PAGES 107 THROUGH 113, INCLUSIVE, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5598, PAGES 830 THROUGH</p> | <p>911, INCLUSIVE. PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ANY AND ALL AMENDMENTS MADE THERETO.<br/>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.<br/>"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."<br/>Dated on 09/16/2025.<br/>As Clerk of the Court<br/>By: Stevie Ayars<br/>As Deputy Clerk<br/>KEN BURKE,<br/>CLERK CIRCUIT COURT<br/>315 Court Street Clearwater, Pinellas County, FL 33756-5165<br/>ALDRIDGE PITE, LLP,<br/>Plaintiff's attorney,<br/>401 W. Linton Blvd. Suite 202-B<br/>Delray Beach, FL 33444<br/>1395-988B<br/>Ref# 12375<br/>September 19, 26, 2025 25-04132N</p> |

| SECOND INSERTION  |  |
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| <p><b>NOTICE OF SHERIFF'S SALE</b><br/>NOTICE IS HEREBY GIVEN That Pursuant to an Execution as to Personal Property issued in the County Court of Pinellas County, Florida, on the 6th day of August A.D., 2025 in the cause wherein VELOCITY INVESTMENTS, LLC, was plaintiff(s), and JULIE PERROTT was defendant(s), being Case No. 21-004423-CO in the said Court, I, Bob Gualtieri as Sheriff of Pinellas County, Florida have levied upon all right, title and interest of the above named defendant, JULIE PERROTT a/k/a JULIE ANN PERROTT, in and to the following described property to wit:<br/>BLUE 2018 JEEP GRAND CHEROKEE 4 DR WAGON SPORT UTILITY<br/>VIN# 1C4RJEGXJC339054,<br/>TAG NO: T70EV<br/>and on the 22nd day of October A.D., 2025 at 1955 Carroll St., in the city of Clearwater, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale "AS IS" "WHERE IS" all of the said defendant's right, title and interest in the aforesaid property at public outcry and will sell the same subject to all prior liens, encumbrances and judgments, if any, as provided by law, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Execution.<br/>BOB GUALTIERI, Sheriff<br/>Pinellas County, Florida<br/>By Marvin Mitchell Jr, Sergeant D.S.<br/>Court Processing<br/><br/>Marcadis Singer PA<br/>5104 South Westshore Blvd<br/>Tampa, FL 33611<br/>Sept. 19, 26; Oct. 3, 10, 2025<br/><br/>25-04138N</p> |  |

| SECOND INSERTION   |  |
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| <p><b>NOTICE OF ACTION</b><br/>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PINELLAS COUNTY<br/><b>Case No: 25-002920-CI</b><br/><b>In Re: JB PENNINGTON PROPERTIES LLC,</b><br/><b>Petitioner, v.</b><br/><b>The Estate of DONNIE McKEE BURNS, SR., DONNIE McKEE BURNS, JR., JENNIFER TOWLE and SARA ALLEN and any unknown heirs and or beneficiaries of the Estate of DONNIE McKEE BURNS, SR., Respondents</b><br/>TO: DONNIE McKEE BURNS, JR. last known address<br/>3016 Hoylake Court<br/>Moraine OH 45439<br/>YOU ARE NOTIFIED that a Complaint for Declaratory Relief Quieting Title has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on D. SCOTT McLANE, whose address is 275 Clearwater Largo Road North, Largo Florida 33770 on or before 28 Days after 1st Publication, and file the original with the clerk of this Court at Pinellas County Courthouse, 315 Court Street, Clearwater Florida 33756, before service on D. Scott McLane, Esquire or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.<br/>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.<br/>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address). Future papers in this lawsuit will be mailed to the address on record at the clerk's office.<br/>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.<br/>Dated: 9-16-2025.<br/>CLERK OF THE CIRCUIT COURT<br/>KEN BURKE<br/>Clerk of the Circuit Court and Comptroller<br/>315 Court Street Clearwater, Pinellas County, FL 33756-5165<br/>By: /s/ Thomas Smith<br/>Deputy Clerk<br/>Sept. 19, 26; Oct. 3, 10, 2025<br/><br/>25-04139N</p> |  |

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and select the appropriate County name from the menu option

**OR E-MAIL:**  
**[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)**

--- ACTIONS / SALES ---

SECOND INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**Case No. 25-004735-CI**  
**Truist Bank Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate Daniel M. Teixeira a/k/a Daniel Mark Teixeira a/k/a Daniel Teixeira, Deceased; et al Defendants.**  
TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate Daniel M. Teixeira a/k/a Daniel Mark Teixeira a/k/a Daniel Teixeira, Deceased  
Last Known Address: Unknown  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida:

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|--|--|
| LOT 13, BLOCK D, GULF BREEZE ACRES REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE(S) 32, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. | Ken Burke<br>As Clerk of the Court<br>By /s/ Thomas Smith<br>As Deputy Clerk |
|--|--|

has been filed against you and you are

SECOND INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**Case No. 25-004407-CI**  
**Wells Fargo Bank, N.A. Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James W. Crump a/k/a James Willie Crump, Deceased; Stacey Dionne Crump a/k/a Stacey D. Crump a/k/a Stacey Crump Defendants.**  
TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James W. Crump a/k/a James Willie Crump, Deceased  
Last Known Address: Unknown  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida:

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| LOT 38, LINCOLN HIGHLANDS REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 36, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. | Ken Burke<br>As Clerk of the Court<br>By /s/ Thomas Smith<br>As Deputy Clerk |
|--|--|

has been filed against you and you are

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO.: 22-004331-CI**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. KIMBERLY GOETZ; UNKNOWN SPOUSE OF KIMBERLY GOETZ; NORTHFIELD AT LANSBROOK HOMEOWNERS ASSOCIATION, INC.; LANSBROOK MASTER ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 4, 2025 entered in Civil Case No. 22-004331-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and KIMBERLY GOETZ; UNKNOWN SPOUSE OF KIMBERLY GOETZ N/K/A LAURENCE GOETZ; NORTHFIELD AT LANSBROOK HOMEOWNERS ASSOCIATION, INC.; LANSBROOK MASTER ASSOCIATION, INC. are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com) beginning at 10:00 AM on October 9, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 34, NORTHFIELD, ACCORDING TO THE MAP

OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 30 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
Property Address: 3028 Northfield Dr, Tarpon Springs, Florida 34688  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail: [flrealprop@kelleykronenberg.com](mailto:flrealprop@kelleykronenberg.com)  
/s/ Jordan Weinstein  
Jordan Weinstein, Esq.  
FBN: 1039538  
File No: M22317-JMV  
September 19, 26, 2025 25-04125N

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO.: 24-002748-CI**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, v. STUART JAFFE; UNKNOWN SPOUSE OF STUART JAFFE; VILLAGE ON THE GREEN CONDOMINIUM I ASSOCIATION, INC.; STUART JAFFE AS SUCCESSOR TRUSTEE OF THE LIVING REVOCABLE TRUST OF LEILA HARRIET JAFFE; ADRIAN SANCHEZ; RUSSELL JAFFE; COMMERCE BANK; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to an Order dated August 8, 2025 entered in Civil Case No. 24-002748-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and STUART JAFFE; VILLAGE ON THE GREEN CONDOMINIUM I ASSOCIATION, INC.; STUART JAFFE AS SUCCESSOR TRUSTEE OF THE LIVING REVOCABLE TRUST OF LEILA HARRIET JAFFE; RUSSELL JAFFE; COMMERCE BANK are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com) beginning at 10:00 AM on October 17, 2025 the following described property as set forth in said Final Judgment, to-wit:.. THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT 8-B, AND THE UNDIVIDED PERCENTAGE OF INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO,

IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISION OF THE DECLARATION OF CONDOMINIUM OF VILLAGE ON THE GREEN CONDOMINIUM I, AS RECORDED IN O.R. BOOK 4736 AT PAGES 1320 THRU 1373, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 29 AT PAGES 97 THROUGH 102, BOTH OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
Property Address: 2530 Laurelwood Dr #8B, Clearwater, FL 33763  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail: [flrealprop@kelleykronenberg.com](mailto:flrealprop@kelleykronenberg.com)  
/s/ Tajj S. Foreman  
Tajj S. Foreman, Esq.  
FBN: 0058606  
File No: 5299.000035  
September 19, 26, 2025 25-04151N

SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION  
**Case No. 24-005071-CI**  
**Division 15**  
**TVC FUNDING IV, LLC Plaintiff, vs. RAD DIVERSIFIED REIT, INC., BRANDON MENDENHALL, JORGE GONZALEZ, SNELL ISLE PROPERTY OWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.**  
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 15, 2025, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as:  
LOT 506, LESS THAT PART DESCRIBED AS FOLLOWS: FROM THE MOST WESTERLY CORNER OF SAID LOT 506 RUN SOUTHEASTERLY ALONG THE FRONT OF SOUTHWESTERLY BOUNDARY OF SAID LOT 19 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 506 TO THE POINT OF BEGINNING. AND THAT PART OF LOT 507 DESCRIBED AS FOLLOWS: FROM THE MOST WESTERLY CORNER OF SAID LOT 507 RUN SOUTHEASTERLY ALONG THE FRONT OF SOUTHWESTERLY BOUNDARY OF SAID LOT 29.90 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN THE REAR OF NORTHEASTERLY BOUNDARY OF SAID LOT, SAID POINT BEING SOUTHEASTERLY 1.38 FEET ALONG SAID REAR BOUNDARY FROM THE MOST NORTHERLY CORNER OF SAID LOT 507; THENCE NORTHWESTERLY

ALONG SAID REAR BOUNDARY 1.38 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 507, THENCE SOUTHWESTERLY ALONG THE BOUNDARY LINE DIVIDING LOTS 506 AND 507 TO THE POINT OF BEGINNING, ALL IN "BRIGHTBAY" UNIT THREE OF SNELL ISLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH 1/2 OF THE VACATED ALLEY LYING NORTHERLY OF THE ABOVE DESCRIBED PROPERTY.  
and commonly known as: 1614 BRIGHTWATERS BOULEVARD NE, ST PETERSBURG, FL 33704; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), on October 23, 2025 at 10:00 A.M..  
Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."  
Dated: September 16, 2025  
By: /s/ Ryan P. Sutton  
Ryan P. Sutton  
Attorney for Plaintiff  
Invoice to:  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
[ForeclosureService@kasslaw.com](mailto:ForeclosureService@kasslaw.com)  
327499/2427491/wll  
September 19, 26, 2025 25-04140N

# SAVE TIME

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Business Observer

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23-330105 FCO1 WNI  
September 19, 26, 2025 25-04071N