Public Notices

Business Observer

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PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** OCTOBER 3 - OCTOBER 9, 2025

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on October 23, 2025, at 10:30 AM.

Maria Nieves - Kitchenware, bed frames, clothes, books
Tajneese Glaze - Clothes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 3, 10, 2025 25-04280N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 930 Pasadena Ave S. South Pasadena FL 33707 on October 22, 2025 at 1:00 PM.

Kenneth Hollingsworth - coats, clothes, shoes and foldable walker

The auction will be listed and advertised on www.storagetreasures.com
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 3, 10, 2025 25-04277N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

6780 Seminole Blvd Seminole, FL 33772 October 24, 2025 @ 12:15 PM

Ronald Allen Roberts Household items and furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 3, 10, 2025 25-04302N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
4319 Duhme Rd. St Petersburg Fl. 33708
Auction date is 10/22/2025 @ 10:30 AM

John Murray – boxes, Misc items
Sharon Marion Strand - Clothes, golf clubs

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 3, 10, 2025 25-04355N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 2925 Tyrone Blvd N St Petersburg, FL 33710 on 10/24/2025 @11:30 am
Nicole Rigel[household goods and furniture]
Meghan Boulay[furniture and wall art]
Zachary Lee[electronics and clothing]
Marvina Case[furniture]
The auction will be listed and advertised on www.storagetreasures.com
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 3, 10, 2025 25-04335N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 950 Pasadena Ave S, South Pasadena, FL 33707
October 23rd, 2025 - 12:30 p.m.

Karen Taylor-E-bike, furniture, household items, fishing rods & reels
Lashawn Michelle McKenzie-Furniture, household goods,

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
October 3, 10, 2025 25-04331N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1650 7th Ave N St Petersburg FL 33713 October 23, 2025 @ 11:15am

Randy Pina - Household items
Derek Brown- Household items
Terrance Wheeler- Household items
Breanna Morgan- Household items

The auction will be listed and advertised on www.storagetreasures.com
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 3, 10, 2025 25-04303N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 1159 94th Ave N. St. Petersburg FL, 33702 on October 22, 2025, at 12:30 PM

Chris Mond- Car parts
Jacqueline Owens- Clothes, boxes, electronics
Joseph Stumpo- Furniture, boxes, clothes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility 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.
October 3, 10, 2025 25-04284N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

3201 32nd Ave S St. Petersburg FL, 33712
October 24, 2025 at 10:30am

Antonio Bingham - 1 sofa, 1 love seat, small drum set, twin bed, 54in tv, hp desk top, small fan and heater, golf club

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 3, 10, 2025 25-04328N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, on 10/24/2025 @ 1:30pm. Site 8640

Paul Guinan - Clothes , Pictures, chair desk
Craig Just - Home goods
Deandre Scandrick - clothes, couple of TVs, suitcase, miscellaneous
Renee Forkum - Personal / home goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 3, 10, 2025 25-04279N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10111 Gandy Blvd N St Petersburg FL 33702 on 10/22/2025 @ 11:15am

John Hughes	Clothing/Furniture/Personal Items
Joel Young	Appliances/Furniture/Household
Rachel Beech	Records/Boxes
Roberta Cheatham	Furniture/Household
John Andrew Williams	Furniture/Personal

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 3, 10, 2025 25-04333N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
5890 54th Ave. N, Kenneth City, FL 33709 on October 23, 2025 at 11:30 AM

Maren Watson - bed frame, mattresses
Anthony Robinson - furniture, household items
James Hall - furniture, kitchen equipment/supplies
Juanita Leggett - Household items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 3, 10, 2025 25-04330N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 9999 Gandy Blvd. N. St. Petersburg, Fl. 33702 on October 22, 2025, at 11:00am.

Michael Levinson	Furniture, Household items, Shelving, Bike
Brian Hartman	Electronics, Household items, Hand tools, Fishing poles
Myrna Benitez	Furniture, Electronics, Bicycle,
Aysha Gardner	Kitchenware, Mattress, Mirror, Shelving, Clothing
Earlene Stokes	Furniture, Electronics, Clothing, Baby items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property.
October 3, 10, 2025 25-04281N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on October 24th, 2025 at 11AM

Ryan Bartone- shelves, cabinets, lamps, microwave, boxes, a marble slab, totes, cubes and chairs
Bobby Wiseman-Restaurant equipment, bar, lockers, tubes of caulk, tools and boxes
Laurie V Lawton-walker, suitcases, clothes, chairs, bags, and vacuum

This auction will be listed and advertised on www.storagetreasures.com
Purchases must be made in cash only and paid at the above referenced facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
October 3, 10, 2025 25-04282N

FIRST INSERTION

NOTICE

WellMed at Curlew
will be relocating
effective Oct. 29, 2025.

NEW LOCATION
Optum – Palm Harbor
2122 Alt. 19 N, Suite B
Palm Harbor, FL 34683
Phone: 1-727-942-8900

For questions or copies of
medical records call or fax:
Phone: 1-727-738-0220
Fax: 1-817-514-7879

Oct. 3, 10, 17, 24, 2025 25-04336N

FIRST INSERTION

NOTICE

Optum – Pinellas Park
will be relocating
effective Nov. 3, 2025.

NEW LOCATION
Optum – Mainlands
9165 US Highway 19 N
Pinellas Park, FL 33782
Phone: 1-727-578-7618

For questions or copies of
medical records call or fax:
Phone: 1-727-546-5702
Fax: 1-817-514-7879

Oct. 3, 10, 17, 24, 2025 25-04332N

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED INTENDS TO SELL THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER The Florida Self Storage Facility Act Statues (section 83.801-83.809) The undersigned will sell at public sale October 23 2025 scheduled to end at 10:00AM on www.storagetreasures.com. Items will be retrieved from the premise where said property has been stored and which are located at **Storquest 1505 S. fort Harrison Ave** County of Pinellas State of Florida, the following

Name	Unit	contents
Lori Lewark	220	Purses boxes and other miscellaneous items
Sheila Rilenge	289	art boxes and other miscellaneous items
Kalena Slaton	74	Boxes, plastic bins full of items

Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party
October 3, 10, 2025 25-04285N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals at the location indicated:
6901 Park Blvd N
Pinellas Park, FL 33781
October 22nd, 2025 at 12:15pm

- **SaRaya Hunter**: Bags of Clothes, Kids Suitcase
- **Kiley Morris**: Books, Mattress, Wall Art, Furniture
- **John Thomas**: Boxes, Totes, Furniture , Wall Art ,Boxspring
- **Curtis Ritchie IV**: Boxes ,Totes, Safe, Bags of Clothing
- **arlene williams**: Boxes, Totes, Computer Chair
- **Curtis Ritchie IV**: Totes , Dresser, Tires, Bags of Clothing, Furniture, Boxes

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 3, 10, 2025 25-04283N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on October 23, 2025 at 10:00 AM

Anthony Sciriha - Household Goods
JJB Brands - Restaurant supplies
Randy Cheney - Restaurant supplies
Noelia Davis - household goods
Amanda Rosa - Household Goods/Furniture
Jeanette Breedlove - Household Goods/Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
October 3, 10, 2025 25-04334N

Q&A

What is a public notice?

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

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

LV18237_V34

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Zeigler Automotive, Inc. gives notice and intent to sell for non-payment of labor, service and storage fees for the following vehicles on 10/22/2025 at 8:30 am at 149 Stevens Ave, Oldsmar, FL 34677. Please call (813) 891-6776 to arrange payment due in cash on day of sale to redeem motor vehicles or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicles without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

1995 FORD VIN# 2FTHF26H1SCA73397 for $743.23

2005 FORD VIN# 2FMZA57635BA75093 for $1,107.29

October 3, 2025 25-04322N

FIRST INSERTION

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

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below belonging to the individuals listed below which are located at Barney's Mini Storage, 10891 Oak Street N.E., St. Petersburg, FL 33716 to enforce a lien imposed on said property under The Florida Self Storage Act Statutes (Section 83.801-83.809). The undersigned will sell at a public sale to be held on OCTOBER 20, 2025 at www.storagetreasures.com with bidding to begin online OCTOBER 3, 2025 at 1pm and is scheduled to end OCTOBER 20, 2025 at 1pm.

NAME:	UNIT#:	CONTENTS:
BRYANT, TONJIA	E172	HOUSEHOLD
BRYANT, TONJIA	E185	HOUSEHOLD
BURTON, DEQUININ	M445	HOUSEHOLD
CAMACHO, ADINA	O527	HOUSEHOLD
DANIELS, JAMES	I256	HOUSEHOLD
KREFT, DAVID	L388	HOUSEHOLD

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

October 3, 10, 2025 25-04312N

FICTITIOUS NAME NOTICE

Notice is hereby given that Michael S Pasquino, desiring to engage in business under the fictitious name of Cool AC Services Inc located at 1150 Cleveland St Suite 200 Clearwater, FL 33755 intends to register the said name in Pinellas county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

October 3, 2025 25-04288N

FICTITIOUS NAME NOTICE – §865.09, FLA. STAT

NOTICE IS HEREBY GIVEN that MagicBus.com, Inc., located at 1880 Saddle Hill Rd South, Dunedin, FL, 34698, intends to register the fictitious name *Fine Wine Racks* with the Florida Department of State, Division of Corporations, pursuant to Section 865.09, Florida Statutes.

Dated: September 26, 2025.

October 3, 2025 25-04327N

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 J&B Cleaning Express located at 435 2nd Ave 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 25th day of September, 2025.

Benjamin Johnston

October 3, 2025 25-04306N

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 Valor Group Medical 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 26th day of September, 2025.

RAPID WALK IN CLINIC PLLC LLC

October 3, 2025 25-04310N

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 Via Sol 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 25th day of September, 2025.

Via Sol Beachwear LLC

October 3, 2025 25-04290N

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 CompuMarkets 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 25th day of September, 2025.

TECNOVAIT, LLC

October 3, 2025 25-04291N

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 Devonis Music 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 26th day of September, 2025.

Andre Holder

October 3, 2025 25-04319N

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

Dated this 30th day of September, 2025.

Spalume Felicity Suites LLC

October 3, 2025 25-04351N

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 Alpha Solutions Agency 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 26th day of September, 2025.

EVA TECH SOLUTIONS LLC

David Dias, Director

October 3, 2025 25-04321N

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

Dated this 30th day of September, 2025.

Renaissance Restoration Services, LLC.

October 3, 2025 25-04350N

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc., ("FSSSC") will hold its next Board of Directors Meeting via Zoom at 11:30 a.m. on October 7, 2025, to discuss agency business. The web address for the meeting is https://bit.ly/3C1yYV8. For more information or to RSVP, contact Carlos Cruz at (904) 421-5800 or Carlos.Cruz@fssnf.org. The meeting is open to the general public, and public comments are welcome. Any person requiring special accommodations to participate should advise FSSSC at least 48 hours in advance by contacting: Kitty Loor at (904) 265-8110 or Kitty.Loor@fssnf.org. For speech-impaired accommodations, please contact the Florida Relay Service, at 1(800) 955-8770 (Voice) and 1(800) 955-8771 (TDD). FSSSC will provide auxiliary aids and services to deaf and hard-of-hearing clients and 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.

October 3, 2025 25-04363N

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

Dated this 1st day of October, 2025.

Rhythmic Designs, LLC

October 3, 2025 25-04378N

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 Water Promise located at 322 Windrush Blvd., Unit 2 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.

Dated this 1st day of October, 2025.

Bowlby Inc.

Denise Bowlby

October 3, 2025 25-04371N

FIRST INSERTION

NOTICE OF PUBLIC SALE

WATERDOGGBOATS TOWING & STORAGE GIVES NOTICE THAT ON 10-23-2025 AT 11:00 A.M. THE FOLLOWING VESSEL/TRAILER MAY BE SOLD BY PUBLIC SALE FOR CASH AT 2169 DREW ST CLEARWATER, FL 33765 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VESSEL/TRAILER FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, Labor AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78. 1997 Owens Trailer Vin 4EHAS262XTS002157 1987 4 Winns 4WNMA405E787 WATERDOGGBOATS TOWING & STORAGE 2169 DREW ST CLEARWATER, FL 33765. 813-495-0910 WATERDOGGBOATS TOWING & STORAGE Reserves The Right To Bid On Items

October 3, 10, 2025 25-04337N

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 Aurmina Inc. located at 1156 Cocoanut Ave in the City of Sarasota, Pinellas County, FL 34236 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of September, 2025.

Kory Enterprises LLC

October 3, 2025 25-04292N

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 Elwood Publishing 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 25th day of September, 2025.

3 Eight Infinity Productions, LLC

October 3, 2025 25-04289N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Kinetic Web Solutions, located at 718 Satinleaf Avenue, in the City of Oldsmar, County of Pinellas, State of FL, 34677, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 30 September, 2025.

Gregory Lee Linton
718 Satinleaf Avenue
Oldsmar, FL 34677

October 3, 2025 25-04349N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

Notice is hereby given that MAXEL VENTURES LLC, desiring to engage in business under the Fictitious Name of "ZERO DRAMA SECURITY" located in Pinellas County, Florida, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of October, 2025.

October 3, 2025 25-04372N

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 BRIGHTON BAY CENTER FOR REHABILITATION AND HEALING located at 10501 ROOSEVELT BLVD N in the City of SAINT PETERSBURG, Pinellas County, FL 33716 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of September, 2025.

ROOSEVELT SNF OPERATIONS LLC

October 3, 2025 25-04320N

FIRST INSERTION

Notice of Sale

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

Sale Date October 24th 2025 @ 10:00 AM at each individual repair facility.

41179 2017 Fiat VIN#: JC1NFAEK8H0124403 Repair Facility: Dayton Andrews Inc 2388 Gulf to Bay Blvd Clearwater 727-799-4539 Lien Amt $1,994.80

41180 2018 Jeep VIN#: ZACCJABB0JPJ65361 Repair Facility: Dayton Andrews Inc 2388 Gulf to Bay Blvd Clearwater 727-799-4539 Lien Amt $771.19

October 3, 2025 25-04287N

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 10-31-2025 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.

WBANF73537CU28087 2007 BMW
1GEEH96Y56U550237 2006 CADI
1G1JA6SH3G4167407 2016 CHEV
1GBKC34J4XF026827 1999 CHEV
1GNET16S036161047 2003 CHEV
3GCUKREC1HG429450 2017 CHEV
KL7CJLSB5LB332614 2020 CHEV
1FT7W2BT9MED66127 2021 FORD
1FTRX12V47FB03222 2007 FORD
3AKJHHDV3KSJW8912 2019
FREIGHTLINER
1GKEC16Z32J142109 2002 GMC
1GTR1LEH6GZ110707 2016 GMC
NO VIN 2000 HOMEMADE
1C6HJTFG5ML562705 2021 JEEP
5XYKU4A18BG038407 2011 KIA
KNAFK4A62G5621247
2016 KIA MOTORS CORP
JTJADCAZ5N5001868 2022 LEXS
WDC0G4KB6HF118008 2017 MERZ
5N1ED28Y14C618377 2004 NISS
JN8AZ2KR7AT150578 2010 NISS
4S4BTANC9L3106289 2020 SUBA
5YJ3E1EA8KF483702 2019 TESL
2T1BURHE5EC100223 2014 TOYT
2T3WFREV7EW080515 2014 TOYT
4T4BF1FK6CR231764 2012 TOYT
5YFBPRHE0EP050404 2014 TOYT
JTDEAMDE4NJ056119 2022 TOYT
H0DTABF69RX081715 2024 TQVC
3VWC17AU9GM518410 2016 VOLK
WELC4558D888 1988 WEL

October 3, 2025 25-04356N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Rico Paint & Body Co gives notice and intent to sell for non-payment of labor, service and storage fees for the following vehicle on 10/23/2025 at 8:30 AM at 510 34th St S, Saint Petersburg, FL 33711. Please call (727) 400-1852 to arrange cash payment of $9,256.41 on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids

2018 TEXP VIN# 7HCK2YGT0JB004489

October 3, 2025 25-04323N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 7220 4th St N. St. Petersburg, FL. 33702
October 24, 2025 -1:00 p.m.

Victor Vega- display case, bed frames
Delancey Simpkins- bags, clothes, totes
Victoria Lostumo- Deep freezer
Jordan Longworth- totes, bags, bookshelf, golf clubs

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

October 3, 10, 2025 25-04278N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 2950 Gandy Blvd, St. Petersburg, FL 33702, October 23rd, 2025 @ 12:15PM.

Name	**Contents**
Tungo Harris	**Tools, bicycle, totes, golf clubs, personal**
Trayvon Butler	**Household furniture, boxes, wall art**
William Wiley	**Household furniture, kitchenware, clothing**

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

October 3, 10, 2025 25-04329N

FIRST INSERTION

NOTICE OF POLICY (RULE) DEVELOPMENT BY THE SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA

Pursuant to Chapter 120, Florida Statutes, an amendment to policy (rule) is being proposed regarding Policies 2423.01-Career and Professional Education, 5500.07-Code of Student Conduct-Discipline and 8405-School Safety. No economic impact is expected.

An agenda item on this issue will be considered on October 14, 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 policy (rule) 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

October 3, 2025 25-04348N

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 10/23/25 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

2107	Middleton, Janice	Artwork, Electronics, Totes, Furniture
2213	Rubin, Deondra	Totes, Clothing,Electronics, Sporting, Furniture
3304	Jackson, Keshawn	Appliances, Electronics, Furniture
2144	Stevens, Mark	Baby Items, Totes
3048	Williams , Sheri	Appliances, Totes, Furniture
3334	Dunlap, Damen	Electronics, Furniture, Totes
3608	Booker, Jalesia	Totes, Boxes, Bags
1147	Daniels, Chrishonna	Boxes, Totes, Electronics, Furniture

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

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

October 3, 10, 2025 25-04286N

NOTICE OF PUBLIC SALE

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

YR	MAKE	ID #
07	CHEVY	1GCEC14C07Z550859
05	FORD	1FTPX14565NB88877
02	FORD	1FTYR1OU22PB64426
01	HARLEY	1HD1GEV191Y306291
02	HONDA	JH2PC35082M308908
16	HYUNDAI	5NPE34AFXGH322441
15	HYUNDAI	KMHHT6KJ8FU128339
17	KIA	3KPFK4A7XHE111732
08	KIA	KNADE123386382322
08	LINCOLN	2LMDU88C18BJ35789
17	SUBARU	4S4BSATC2H3314298
13	TOYOTA	JTLZE4FE0DJ045379
14	TOYOTA	4T1BF1FK3EU374913
25	ZHGN	L5YTCKPV4S1121217

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 10-31-25 AT 11:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.
JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695

October 3, 2025 25-04375N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008266-ES
IN RE: ESTATE OF PENELOPE PAPANOU Deceased.

The administration of the estate of PENELOPE PAPANOU, deceased, whose date of death was July 22, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 October 3, 2025.

Personal Representative:
DEAN S. PAPANOU, JR.
235 West Johnstown Rd #3D
Gahanna, Ohio 43230
Attorney for Personal Representative:
SANDRA F. DIAMOND
Attorney
Florida Bar Number: 275093
THE DIAMOND LAW FIRM, P.A.
150 2nd Avenue North,
Suite 570
St. Petersburg, FL 33701
Telephone: (727) 823-1400
Fax: (727) 999-5111
E-Mail:
sandra@diamondlawflorida.com
Secondary E-Mail:
sharon@diamondlawflorida.com
October 3, 10, 2025 25-04359N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008957-ES
IN RE: ESTATE OF MARTHA L. HUNT, Deceased.

The administration of the Estate of MARTHA L. HUNT, Deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court 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 October 3, 2025.

Personal Representative:
MELISSA DIFAZIO
215 35th Ave N
St. Petersburg, FL 33704
Attorney for Personal Representative:
RANDALL D. BASKIN, ESQUIRE
FBN 118082
BASKIN EISEL RIGHTMYER,
Attorneys at Law
14020 Roosevelt Boulevard, Suite 808
Clearwater, FL 33762
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email:
rbaskin@baskineisel.com
Secondary Email:
brittany@baskineisel.com
Secondary Email:
eservice@baskineisel.com
October 3, 10, 2025 25-04339N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP009044XXESPR
File No. 25-9044-ES-04
IN RE: ESTATE OF SHIRLEY ANN MILLER, deceased.

The administration of the estate of SHIRLEY ANN MILLER, 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, 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: October 3, 2025.

Signed on this 15 day of SEPTEMBER, 2025.

VICTORIA L. MUNRO
Personal Representative
3510 Yukon Drive
Port Charlotte, FL 33948
Paul A. Nelson, Esquire
Attorney for Personal Representative
Florida Bar No. 0508284;
SPN: 00516940
PAUL A. NELSON, P.A.
1700 66th Street North, Suite #502
Saint Petersburg, FL 33710
Telephone: Phone: 727-821-5811
Email: paulnelson@paulnelsonpa.com
Secondary Email:
kathleenthornton@paulnelsonpa.com
October 3, 10, 2025 25-04295N

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration And Petition for Determination of Homestead**)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-002403-ES
IN RE: ESTATE OF LISABETH HELEN NEDLEY BERSICK Deceased.

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

You are hereby notified that an Petition for the Determination of Homestead has been filed in the estate of LISABETH HELEN NEDLEY BERSICK, deceased, File Number 25-002403-ES , by the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, 33701; that the decedent's date of death was January 18, 2025; that the total value of the estate that is not being asked to be determined homestead is under $75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JODY BERSICK
5410 20th Avenue North
St. Petersburg, FL 33710

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 October 3, 2025.

Person Giving Notice:
JODY BERSICK
5410 20th Avenue North
St. Petersburg, Florida 33710
Attorney for Person Giving Notice
TERESA S. FITZPATRICK
Attorney
Florida Bar Number: 0033065
6560 9th Avenue North
ST PETERSBURG, FL 33710
Telephone: (727) 727-381-8003
Fax: (727) 674-2549
E-Mail: teresa@fitzpatricklawyers.com
Secondary E-Mail:
chris@fitzpatricklawyers.com
October 3, 10, 2025 25-04352N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009031-ES
Division Probate
IN RE: ESTATE OF KAREN LISA ASHER Deceased.

The administration of the estate of Karen List Asher, deceased, whose date of death was April 14, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 3, 2025.

Personal Representative:
Thomas Earl Asher
18675 US 19 Highway N., Lot 317
Clearwater, FL 33764
Attorney for Personal Representative:
Nicole Bell Cleland, Esq.
Attorney for Personal Representative
Florida Bar Number: 124934
LEGACY PROTECTION LAWYERS, LLP
100 Second Avenue South,
Suite 900
St. Petersburg, Florida 33701
Telephone: 727.471.5868
E-Mail:
nbell@legacyprotectionlawyers.com
Secondary E-Mail:
karen@legacyprotectionlawyers.com
October 3, 10, 2025 25-04367N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009000-ES
IN RE: ESTATE OF GEORGIA IRENE MCMILLEN, a/k/a GEORGIA I. MCMILLEN, a/k/a GEORGIA MCMILLEN, a/k/a GEORGIA KIND MCMILLEN, a/k/a GEORGIA K. MCMILLEN Deceased.

The administration of the estate of Georgia Irene McMillen, a/k/a Georgia I. McMillen, a/k/a Georgia McMillen, a/k/a Georgia Kind McMillen, a/k/a Georgia K. McMillen, deceased, whose date of death was June 2, 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 October 3, 2025.

Personal Representative:
REINA MARIE NEWTON MANNING, a/k/a REINA MARIE NEWTON
13600 Audrey Ln
Largo, Florida 33771
Attorney for Personal Representative:
MICHAEL D. CAVONIS
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Blvd,
Seminole, FL 33772
Tele: (727) 397-5571
Fax: (727) 393-5418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail: bking@dhclaw.com
October 3, 10, 2025 25-04341N

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. UCN:522025CP004278XXESXX
Division 25-004278-ES
IN RE: ESTATE OF JULIA C. MCDONALD, 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 JULIA C. MCDONALD, deceased, File Number UCN:522025CP004278XXESXX; by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756; that the decedent's date of death was November 28, 2024; that the total value of the estate is Homestead real property and non-exempt personal property in the approximate value of $2,000 and that the names and addresses of those to whom whom it has been assigned by such order are:

Name Address
Creditors:
Bonnie Gail Stamper nka Bonnie Gail McDonald
6820 77th Terrace
Pinellas Park, FL 33781
John Frederick McDonald, Jr.
210 Southwest Madison Circle N.
St. Petersburg, FL 33703
Baycare Health Systems
P.O. Box 1990
Largo, FL 33779
Beneficiaries: Address
BONNIE GAIL STAMPER NKA BONNIE GAIL MCDONALD
6820 77th Terrace
Pinellas Park, FL 33781
JOHN FREDERICK MCDONALD, JR.
210 Southwest Madison Circle N.
St. Petersburg, FL 33703

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 October 3, 2025.

Persons Giving Notice:
/s/Bonnie Gail McDonald
BONNIE GAIL MCDONALD
6820 77th Terrace
Pinellas Park, FL 33781
/s/ John Frederick McDonald, Jr.
JOHN FREDERICK MCDONALD, JR.
210 Southwest Madison Circle N.
St.Petersburg, FL 33703
Attorney for Person Giving Notice:
/s/Danielle McManus Noble
Danielle McManus Noble
Attorney for Petitioners
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
October 3, 10, 2025 25-04293N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP- 8034
IN RE: ESTATE OF LAWRENCE W. KOTH Deceased.

The administration of the estate of LAWRENCE W. KOTH, deceased, whose date of death was August 25, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florda 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 October 3, 2025.

Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true, to the best of my knowledge and belief.

Signed on this 15 day of July, 2025.

Personal Representative
LAUREN KOTH
5615 Golden Dusk Parkway
Madison, WI 53718
Attorney for Personal Representative
EDWARD V. SMITH
Florida Bar No. 102848
Email: esmith@wga-law.com
Alternate Email:
pleadings@wga-law.com
PATRICK COURVILLE
Florida Bar No. 0115708
Email: pcourville@wga-law.com
Alternate Email:
pleadings@wga-law.com
Attorneys for Personal Representatives
WOLLMAN, GEHRKE & ASSOCIATES, PA
2235 Venetian Court, Suite 5
Naples, FL 34109
Telephone:239-435-1533
Facsimile: 239-435-1433
October 3, 10, 2025 25-04326N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-8949-ES
IN RE: ESTATE OF NESSIM MITRY KHALIL, A/K/A NESSIM M. KHALIL, A/K/A NESSIM KHALIL Deceased.

The administration of the estate of NESSIM MITRY KHALIL, a/k/a NESSIM M. KHALIL, a/k/a NESSIM KHALIL, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court 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 October 3, 2025.

Personal Representative:
GEORGE KHALIL
5048 Whitewater Way
Saint Cloud, Florida 34771
Attorney for Personal Representative:
MICHAEL D. CAVONIS, ESQ.
Florida Bar Number: 1038725
DELOACH, HOFSTRA & CAVONIS, P.A.
8640 Seminole Blvd.,
Seminole, FL 33772
Tele: (727) 397-5571
Fax: (727) 393-5418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail:
mhinton@dhclaw.com
October 3, 10, 2025 25-04353N

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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP008978XXESPR
REF #: 25-008978-ES
IN RE: ESTATE OF JUDITH LYNN BECKA, Deceased.

The administration of the estate of JUDITH LYNN BECKA, deceased, whose date of death was July 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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: October 3, 2025

Personal Representative:
ROBERT TIMOTHY BECKA
c/o Rooth and Rooth P.A.
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772
Attorney for Personal Representative:
GILBERT J. ROOTH, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd
Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0175729
E-Mail: grooth@roothlaw.com
E-Mail: betty@roothlaw.com
October 3, 10, 2025 25-04358N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP008778XXESPR
REF #: 25-008778-ES
IN RE: ESTATE OF JOSEPH M. KEHOE, Deceased.

The administration of the estate of JOSEPH M. KEHOE, deceased, whose date of death was July 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the 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: October 3, 2025

Personal Representative:
JACQUELINE D. WYNOCKER
c/o Rooth and Rooth P.A.
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772
Attorney for Personal Representative:
MARIE R. ZORRILLA, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd
Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0118979
E-Mail: marie@roothlaw.com
E-Mail: ryan@roothlaw.com
October 3, 10, 2025 25-04357N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-004394-ES
Division 4
IN RE: ESTATE OF CAROLYN ANN LAMBERT Deceased.

The administration of the estate of CAROLYN ANN LAMBERT, deceased, whose date of death was November 6, 2021, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 First AVewnue. 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.

Petitioner
VALERIE LYNETTE MELLS
821 9th Avenue South
St. Petersburg. Florida 33701
Attorney for Petitioner:
TERESA S. FITZPATRICK ESQ.
Attorney
Florida Bar Number: 0033065
6560 9th Avenue North
ST PETERSBURG, FL 33710
Telephone: (727) 727-381-8003
Fax: (727) 674-2549
E-Mail: teresa@fitzpatricklawyers.com
Secondary E-Mail:
chris@fitzpatricklawyers.com
October 3, 10, 2025 25-04298N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF NO.: 25-008655-ES
IN RE: THE ESTATE OF DOUGLAS B. STRAWZ, Deceased.

The administration of the estate of DOUGLAS B. STRAWZ, 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 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: October 3, 2025

Personal Representative:
Marcelline J. Gallagher
8093 Candlewood Road
Seminole, FL 33777
Attorney for Personal Representative:
Chris A. Kerbo, Esq.
Florida Bar No. 1028530
Bailey Legal Group
9008 Seminole Blvd.
Seminole, FL 33772
Tel. (727) 319-6430
Fax (727) 319-6438
E-Mail: chris@baileylegalgroup.com
Secondary E-Mail:
contact@baileylegalgroup.com
October 3, 10, 2025 25-04338N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
FILE NO.: 52-2025-CP-006400XXESPR
PROBATE DIVISION
IN RE: ESTATE OF LOIS SCHNEIDER, Deceased.

The administration of the estate of LOIS SCHNEIDER, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court in and for Pinellas County, FL, 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.

If you have been served with a copy of this notice and you have a claim or demand against the decedent's estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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 the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

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

The date of first publication of this notice is: October 3, 2025.

ALAN NEIBAUR
155 East Boca Raton Road, #718
Boca Raton, FL 33432
Personal Representative
/s/ Tim A. Shane
TIM A. SHANE, ESQ. (FBN: 368431)
4400 N. Federal Hwy., #210
Boca Raton, FL 33431
Counsel for Personal Representative
October 3, 10, 2025 25-04305N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY
PROBATE DIVISION
FILE NO.: 25-CP-009241
IN RE: ESTATE OF JOSE MANUEL RIVERA JR. Deceased.

The administration of the estate of Jose Manuel Rivera Jr., deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File No. 25-CP-009241; 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, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS OCTOBER 3, 2025.

Personal Representative
JACQUELINE RIVERA
13217 Automobile Blvd.
Clearwater, FL 33762
Attorneys for Personal Representative
LINS LAW GROUP, P.A.
D. Michael Lins, Esquire
Florida Bar No.: 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
October 3, 10, 2025 25-04300N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-008342-ES
IN RE: THE ESTATE OF BETTY F. EVANS, Deceased

The administration of the estate of BETTY F. EVANS, deceased, whose date of death was April 14, 2025, File Number 25-008342-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 October 3, 2025.

Judith L. Evans
Personal Representative
100 Arbor Lane
Oldsmar, FL 34677
GARY M. FERNALD, Esquire
FBN #395870 SPN #00910964
gf@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
October 3, 10, 2025 25-04366N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-008331-ES
IN RE: THE ESTATE OF ALAN MARTIN POMS, Deceased

The administration of the estate of ALAN MARTIN POMS, deceased, whose date of death was August 11, 2025, File Number 25-008331-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 October 3, 2025.

Leslie Ann Poms
Personal Representative
1142 Sunset Point Road, Apt. 1
Clearwater, FL 33755
GARY M. FERNALD, Esquire
FBN #395870 SPN #00910964
gf@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
October 3, 10, 2025 25-04365N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 6th JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-005952-ES
IN RE: ESTATE OF KYRIE LARRY, Deceased.

The administration of the estate of Kyrie Larry, deceased, whose date of death was April 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 3, 2025.

HUNG V. NGUYEN
Personal Representative
2020 Ponce de Leon Blvd., Ste 1105-B
Coral Gables, FL 33134
HUNG V. NGUYEN, ESQ.
Florida Bar Number 597260
THE NGUYEN LAW FIRM
Attorneys for the
Personal Representative
2020 Ponce de Leon Blvd., Ste 1105-B
Coral Gables, FL 33134
Phone: (786) 600-2530
Fax: (844) 838-5197
E-mail: Hung@nguyenlawfirm.net
October 3, 10, 2025 25-04370N

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Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-008779-ES
IN RE: ESTATE OF MARILYN M. BENT, a/k/a MARILYN MABEL BENT, Deceased.

The administration of the estate of MARILYN M. BENT, also known as MARILYN MABEL BENT, 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, 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: 10/3/2025.

Signed on this 10th day of September, 2025.

JASON R. BENT
Personal Representative
2620 Marian Lane
Wilmette, IL 60091
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
October 3, 10, 2025 25-04364N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-003423-ES
Division: 003
IN RE: ESTATE OF JUDITH A. HANSEN, Deceased.

The administration of the estate of JUDITH A. HANSEN, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 3, 2025.

Personal Representative:
KEVIN M. GRIFFIN
1415 Heather Drive
Dunedin, FL 34698
Attorney for Personal Representative:
THEODORE R. SCHOFNER, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 381357 /
SPN: 01243397
2117 Indian Rocks Road
Largo, Florida 33774
Telephone: (727) 588-0290
Fax: (727) 584-0932
E-Mail: info@elderlawattorney.com
October 3, 10, 2025 25-04343N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
25-008631-ES
In Re: Estate of Everett Garlan DeWitt, Deceased.

The administration of the Estate of Everett Garlan DeWitt, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Circuit Court for Pinellas County, 545 1st Avenue N., Attn: Probate Division, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 10/03/2025.

Kelly Haworth
Personal Representative
9271 50th St. N.
Pinellas Park, FL 33782
Robert D. King, Esq.
Email: bobby@kingfirm.com
Florida Bar No. 89104
The King Firm, PA
4430 Park Blvd.
Pinellas Park, Florida 33781
Telephone: (727) 800-3040
Attorney for Personal Representative
October 3, 10, 2025 25-04294N

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009111-ES
IN RE: ESTATE OF ANGEL R PINTADO Deceased.

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

The administration of the estate of Angel R Pintado, deceased, whose date of death was September 4, 2025, is pending in Case No. 25-009111-ES the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater 33756. No personal representative has been appointed. The estate is proceeding under summary administration.

All creditors of the decedent and other persons having claims or demands against the estate must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

Pursuant to section 733.2121(1), Florida Statutes, the petitioner and her attorney hereby state that 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 under section 732.2211.

The date of first publication of this notice is: October 3, 2025.

Petitioner:
Angelmarie Pintado
1611 Cottagewood Drive
Brandon, FL 33510
Attorney for Petitioner:
Omar A. Erchid, Esq.
ERCHID LAW PLLC
Florida Bar No. 1010955
203 N. Armenia Ave, #101
Tampa, Florida 33609
omar@erchidlaw.com
Office: (813) 631-7226
Fax: (813) 946-5101
October 3, 10, 2025 25-04354N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008996-ES
In Re: The Estate of ERIC WHITTED, Deceased.

The administration of the estate of ERIC WHITTED, deceased, whose date of death was 8/24/2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is Clerk of Court, 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent, and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS (3) 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 STATUTES WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is October 3, 2025.

LORI CROSSLEY - PR
5712 SW 40th Pl.
Ocala, FL 34474
352-857-3064
SPIEGEL LAW, PLLC
Attorney for Personal Representative
2674 W. Lake Rd.
Palm Harbor, FL 34684
(727) 221-0991;
Fax (727) 221-7066
email:
SSpiegel@SpiegelLawOffice.com
SHONTANE SPIEGEL, Esq.
FBN: 1000376
October 3, 10, 2025 25-04313N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA,
PROBATE DIVISION
File No. 25-009038-ES
IN RE: ESTATE OF EUGENE S. CREAGER Deceased.

The administration of the estate of EUGENE S. CREAGER, deceased, whose date of death was March 31, 2025, and whose social security number is xxx-xx-9665, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 10/03/2025.

Personal Representative:
JOHN MOSELEY
11125 Park Blvd., Ste. 104-309,
Seminole, FL 33772
Attorney for Personal Representative:
CHRISTOPHER J. DENICOLO
E-Mail Address:
christopher@gassmanpa.com
E-Mail Address:
nmoon@gassmanpa.com
Florida Bar No.: 043684
Gassman, Denicolo & Ketron, P.A.
1245 Court Street
Clearwater, Florida 33756
Telephone: (727) 442-1200
October 3, 10, 2025 25-04314N

FIRST INSERTION

NOTICE TO CREDITORS
IN RE: ESTATE OF DAMON DESAUTEL

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

You are hereby notified that a Trust estate is being administered. DAMON DESAUTEL, a resident of PINELLAS County, Florida, who died on July 22, 2025, was the settlor of a Trust titled: DESAUTEL FAMILY TRUST U/T/D 12-26-18. The name and address of the Trustee are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with the Successor Trustee at the address listed below ON OR BEFORE THE LATER OF 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 HEREIN SET FORTH WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is October 3, 2025.

Trustee:
ALEXANDRA DESAUTEL, Trustee
6220 HAMPTON CT N
ST PETERSBURG, FL 33710
Attorney for Trustee:
Francis M. Lee, Attorney
Florida Bar Number: 0642215
SPN 00591179
4551 Mainlands Boulevard, W.,
Suite F
Pinellas Park, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: Frank@FrankLeeLaw.com
Secondary E-Mail:
Patricia@FrankLeeLaw.com
October 3, 10, 2025 25-04315N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-9199 ES
UCN: 522025CP009199XXESPR
IN RE: ESTATE OF JOHN ANTHONY GERINI Deceased

The administration of the estate of JOHN ANTHONY GERINI, deceased, whose date of death was August 16, 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 October 3, 2025.

Personal Representative:
JOSEPH JAMES NOCELLA, JR.
3607 Ithaca Street 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
October 3, 10, 2025 25-04377N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 24-011227-ES
IN RE: ESTATE OF AUBERT FRANCIS METAYER, Deceased.

The administration of the estate of Aubert Francis Metayer, 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 315 Court Street, Rm 114, 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 10/03/2025.

Personal Representative:
Drew Daddono
1227 North Franklin Street
Tampa, Florida 33602
Attorney for Personal Representative:
Drew Daddono, Esq.
Florida Bar Number: 111946
1227 North Franklin Street
Tampa, FL 33602
(813) 444-2573
contact@anchortrustmanagement.com
drew@anchortrustmanagement.com
October 3, 10, 2025 25-04316N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009130-ES
Division ES
IN RE: ESTATE OF HARRY ARTHUR MCGUNIGAL, Deceased.

The administration of the estate of Harry Arthur McGunigal, deceased, whose date of death was April 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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: October 3, 2025.

Signed on 09 / 08 / 2025.

Ann Walters
Ann M. Walters
Personal Representative
5324 White Haven Park Lane SE
Mableton, GA 30126
Jonathan P. Kinsella
Attorney for Personal Representative
Florida Bar No. 96398
HKH Elder Law
5235 16th Street North, Ste. 200
St. Petersburg, FL 33703
Telephone: (727) 343-8959
Email: Jonathan@HKHElderLaw.com
Secondary Email:
staff2@HKHElderLaw.com
October 3, 10, 2025 25-04374N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008046-ES
Division 03
IN RE: ESTATE OF GREGORY DANIEL GRACY, Deceased.

The administration of the estate of GREGORY DANIEL GRACY, 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 St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 3, 2025.

Gregory Andrew Gracy
Personal Representative
826 Broadway
Dunedin, FL 34698
G. Andrew Gracy
Attorney for Personal Representative
Florida Bar No. 570451
Peebles & Gracy, P.A.
826 Broadway
Dunedin, Florida 34698
Telephone: (727) 736-1411
Fax: (727) 734-0701
Email: Andrew@peeblesandgracy.com
October 3, 10, 2025 25-04340N

FIRST INSERTION

NOTICE OF TRUST
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009195-ES
Division 4
IN RE: ESTATE OF GERALDINE DERACO Deceased.

Geraldine Deraco, a resident of Pinellas County, Florida, who died on March 19, 2025, was the grantor of a trust titled Joseph P. Deraco and Geraldine Deraco Living Trust dated April 14, 2006, which is a trust described in Florida Statutes Section 733.707(3) and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Florida Statutes Section 733.607(2).

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 grantor'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 9 day of September, 2025.

Christine Juozitis, Trustee
109 Hazel Drive
Vestal, NY 13850

CLERK OF THE CIRCUIT COURT
By:
Copy mailed to attorney for the Personal Representative on 9/9/,2025.
October 3, 10, 2025 25-04297N

--- PUBLIC SALES ---

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Chase Mason located at 7901 4th St N, Suite 300, Saint Petersburg, FL 33702, in Pinellas County, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, pursuant to Section 865.09, Florida Statutes.

Owner: Quadzero Group LLC
October 3, 2025 25-04309N

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--- ESTATE ---

Q&A

Who benefits from legal notices?

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

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

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

LV18237_V21

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008038
Division ES4
IN RE: ESTATE OF LAURETTA ALLEN
Deceased.

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

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 October 3, 2025.

Personal Representative:
ANGELA FRAZIER WILLIAMS
1021 Alcazar Way S.
St. Petersburg, Florida 33705
Attorney for Personal Representative:
/s/ Erica K. Smith Roodhouse
ERICA K. SMITH ROODHOUSE
Attorney
Florida Bar Number: 42337
LEGACY PROTECTION LAWYERS, LLP
100 Second Avenue South, Suite 900
St. Petersburg, FL 33701
Telephone: (727) 471-5868
E-Mail:
erica@legacyprotectionlawyers.com
Secondary E-Mail:
karen@legacyprotectionlawyers.com
October 3, 10, 2025 25-04376N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008548-ES
Division Probate
IN RE: ESTATE OF MELVIN H. COHEN
Deceased.

The administration of the estate of Melvin H. Cohen, deceased, whose date of death was July 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 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.

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 October 3, 2025.

Personal Representative:
Janice Y. Cohen
1 Seaside Ln., Unit 303
Belleair, Florida 33756
Attorney for Personal Representative:
Rachel M. Wagoner
Attorney
Florida Bar Number: 736066
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
October 3, 10, 2025 25-04373N

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 25-006697-ES
IN RE: ESTATE OF DIANE ELIZABETH TOPPING,
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 Diane Elizabeth Topping, Case Number 25-006697-ES, by the Circuit Court for Pinellas Count, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that Decedent's date of death was July 29, 2024; that the total value of the Estate is $0; and that the names and addresses of those to whom the Estate has been assigned by such Order are:

	NAME	ADDRESS
CREDITORS:	None	
BENEFICIARIES:	Irene E. Topping	370 N. Tessier Drive St. Pete Beach, FL 33706

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the Estate of Decedent and persons having claims or demands against the Estate of 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 3, 2025.

PERSON GIVING NOTICE:
IRENE E. TOPPING
370 N. Tessier Drive
St. Pete Beach, FL 33706

ATTORNEY FOR PERSON GIVING NOTICE:
WALTER E. SMITH
Florida Bar No. 139209
WALTER E. SMITH, P.A.
5922 9th Avenue North
St. Petersburg, FL 33710
Telephone: 656-230-5919
Email: wsmith@clarielaw.com
October 3, 10, 2025 25-04342N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008392-ES
Division Probate
IN RE: ESTATE OF KAREN KAY GIEGLER
Deceased.

The administration of the estate of Karen Kay Giegler, deceased, whose date of death was August 15, 2025; File Number 25-008392-ES and 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 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 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: October 3, 2025.

Lisa Maureen Giegler
(**Sep 24, 2025 19:14:17 EDT**)
Lisa Maureen Giegler
Co-Personal Representative
Gregory G Giegler
(**Sep 23, 2025 15:56:54 EDT**)
Gregory Giegler
Co- Personal Representative
/Glenn Goldberg/
Glenn E. Goldberg, Esq.
Florida Bar No. 159409
Primary email: glenn@goldberglaw.us
Service Email: service@goldberglaw.us
944 Fourth Street N, Suite 600
St. Petersburg, Florida 33701
Phone: (727) 898-5200
Attorney for
Co-Personal Representatives
October 3, 10, 2025 25-04304N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008898-ES
IN RE: ESTATE OF CANDACE A. CARLSON-BOLIN, aka CANDACE C. BOLIN
Deceased.

The administration of the estate of CANDACE A. CARLSON-BOLIN, also known as CANDACE C. BOLIN, deceased, whose date of death was June 15, 2025; File Number 25-008898-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 representatives and the personal representatives' attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: October 3, 2025.

Signed on this 9/16/2025.

Signed by:
RUSSELL C. BOLIN, II
Personal Representative
2456 Ecuadorian Way, Apt. No. 54
Clearwater, FL 33763
Signed by:
ANDREA L. ZIMBARDI
Personal Representative
10715 Midsummer Drive
Reston, VA 20191
/s/ Kole J. Long
Kole J. Long, Esq.
Attorney for Personal Representatives
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
October 3, 10, 2025 25-04296N

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File Number 25-004137-ES
Division 003
IN RE: ESTATE OF CHARLES RHODY MELIUS,
Deceased.

The administration of the estate of CHARLES RHODY MELIUS, deceased, File Number 25-004137-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court. WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is October 3, 2025.

Personal Representative:
ROBERT E. MELIUIS, SR.
Name
1597 Reynoldsdale Road
New Paris, PA 15554
(address)
Attorney for Personal Representative:
BRYAN K. McLACHLAN
Attorney
Florida Bar No. 967841
10823 70TH Avenue North
P. O. Box 7427
Seminole, FL 33775 (address)
Telephone: (727) 398-0086
October 3, 10, 2025 25-04299N

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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 19-000711-CI
DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC,
Plaintiff, vs.
JOHN STEVEN WHITE; DEBORAH H. WHITE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 08, 2022, and entered in 19-000711-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC is the Plaintiff and DEBORAH H. WHITE; JOHN STEVEN WHITE; UNKNOWN TENANT #1; 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 22, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 6, OF BLOSSOM LAKE VILLAGE, SECTION III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 58 AND 59, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Property Address: 10483 KUMQUAT LANE, SEMINOLE, FL 33772

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 29 day of September, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-309050 - NaC
October 3, 10, 2025 25-04346N

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 2025-CA-002939
Honorable Judge: WILLIAMS, AMY M.
PLANET HOME LENDING, LLC
Plaintiff, vs.
KEVIN CONZONE; UNKNOWN SPOUSE OF KEVIN CONZONE; BAYWAY ISLES-POINT BRITTANY SIX CONDOMINIUM, INC. UNKNOWN TENANT OCCUPANT # 1, UNKNOWN TENANT OCCUPANT #2;
Defendants,

TO: KEVIN CONZONE and UNKNOWN SPOUSE OF KEVIN CONZONE.
Last Known Address: 4900 BRITTANY DR. S. CONDO 201 SAINT PETERSBURG, FL 3371.

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 4900 BRITTANY DR. S. CONDO 201 SAINT PETERSBURG, FL 3371, and more particularly described as follows:

UNIT NO. 201, OF BAYWAY ISLES - POINT BRITTANY SIX, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4220, PAGE 507, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM. TAX ID# 09/32/16/05632/000/0201

COMMONLY KNOWN AS: 4900 Brittany Dr. S, Condo 201, Saint Petersburg, FL 33715.

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON 9/29/2025
Ken Burke, CPA.
Pinellas County Clerk of Court and Comptroller
/s/ Thomas Smith
As Deputy Clerk
Matthew T. Wasinger, Esquire,
the Plaintiff's attorney,
605 E. Robinson Street,
Suite 730,
Orlando, FL 32801
October 3, 10, 2025 25-04344N

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-003701-CI
TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff, vs.
BRANDEN ALLAN WHOBREY AND MICHAEL MEABON AND JUSTINE FRYE, et. al.
Defendant(s),

TO: BRANDEN ALLAN WHOBREY, UNKNOWN SPOUSE OF BRANDEN ALLAN WHOBREY,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 8, BLOCK A STEPHENSON SUBDIVISION NO. 1 ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 82, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this day of 09/26/2025.
CLERK OF THE CIRCUIT COURT
BY: JESSICA ZOVICH
DEPUTY CLERK
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-272942
October 3, 10, 2025 25-04324N

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY,
CIVIL DIVISION
CASE NO.:25-002421-CI
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
HEATHER NICOLE INGRAM; et al,
Defendants.

TO: HEATHER NICOLE INGRAM; 705 S PHEONIX AVE APT 1 TULSA, OK 74127
UNKNOWN SPOUSE OF HEATHER NICOLE INGRAM; 705 S PHEONIX AVE APT 1 TULSA, OK 74127

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

UNIT 202G, CORDOVA GREENS CONDO V CONDOMINIUM, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 4948, PAGE 188, AND ALL ITS ATTACHMENTS AND AMENDMENTS, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 38, PAGES 38 THROUGH 41, AS AMENDED IN CONDOMINIUM PLAT BOOK 44, PAGES 98 AND 99, AND CONDOMINIUM PLAT BOOK 48, PAGE 46, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Also known as 8799 BARDMOOR BLVD APT 202, SEMINOLE, FL 33777 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 30 Days after 1st publication, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on September 26, 2025.
KEN BURKE, CPA.
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
October 3, 10, 2025 25-04325N

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-000976-FD-Section 22
Raquel Hairston,
Petitioner,
and
Samuel Sonogod,
Respondent,

TO: {name of Respondent}
Samuel Songod
{Respondent's last known address}
19351 Circle Gate Drive #304
Germantown, MD 20871

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on {name of Petitioner} Raquel Hairston, whose address is 2268 Montview Drive, Clearwater, FL 33763 on or before {date} 28 Days after 1st publication, and file the original with the clerk of this Court at {clerk's address} 315 Court St Ste 170 Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} N/A

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

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

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

The petitioner would like to complete service by publication by posting a legal notice in the Washinton Post that covers the respondents last know mailing address of 19351 Circle Gate Drive #304 Germantown, MD 20871. The phone number for Legal Notice is (202) 334-7007.

"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
KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
Deputy Clerk
Oct. 3, 10, 17, 24, 2025 25-04307N

FIRST 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. 25-001434-CI
NATIONSTAR MORTGAGE LLC
Plaintiff, vs.
THOMAS WENDEL OSTERMEYER, III A/K/A THOMAS OSTERMEYER , INVERNESS CONDOMINIUM V ASSOCIATION, INC., PCA ACQUISITIONS V, LLC, UNKNOWN SPOUSE OF THOMAS WENDEL OSTERMEYER, III A/K/A THOMAS OSTERMEYER, AND UNKNOWN TENANTS/ OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 27, 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:

UNIT NO. 10-117, BUILDING 10, PHASE VI, INVERNESS CONDOMINIUM V, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 81, PAGE(S) 9 THROUGH 13, INCLUSIVE, AS AMENDED IN CONDOMINIUM PLAT BOOK 82, PAGE 32, CONDOMINIUM PLAT BOOK 82, PAGE 35, CONDOMINIUM PLAT BOOK 82, PAGE 121, AND CONDOMINIUM PLAT BOOK 84, PAGE(S) 73 THROUGH 76, INCLUSIVE AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5897, PAGE(S) 2013 THROUGH 2098, INCLUSIVE, AND AS AMENDED IN OFFICIAL RECORDS BOOK 5904, PAGE 440, AND AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 5920, PAGE(S) 1062 THROUGH 1077, INCLUSIVE, OFFICIAL RECORDS BOOK 5920, PAGE(S) 1078 THROUGH 1082, INCLUSIVE, OFFICIAL RECORDS BOOK 5938, PAGE(S) 45 THROUGH 50, INCLUSIVE, OFFICIAL RECORDS BOOK 6002, PAGE(S) 844 THROUGH 853, INCLUSIVE, AND OFFICIAL RECORDS BOOK 11967, PAGE 2668, AND OTHER AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

and commonly known as: 2599 COUNTRYSIDE BLVD APT 117, CLEARWATER, FL 33761; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.pinellas.realforeclose.com, on December 9, 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 30, 2025
By: /s/ Ryan P. Sutton
Ryan P. Sutton
Kass Shuler, PA Attorneys for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
F320250/2529073/wll
October 3, 10, 2025 25-04361N

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-000556-CI
BARCLAYS BANK PLC,
Plaintiff, vs.
TAMPA BAY REI LLC, a Florida Limited Liability Company; REL PROJECT MANAGEMENT, LLC, a Florida Limited Liability Company; DEW REAL ESTATE INVESTMENTS, LLC, a Florida Limited Liability Company; ANDREW STEFFENS; HARBOR BLUFFS OWNERS' ASSOCIATION, INC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Order Resetting Foreclosure Sale entered on the 19th of September 2025, in Case No. 25-000556-CI, of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein, BARCLAYS BANK PLC, is the Plaintiff. Final Judgment entered in favor of the Plaintiff, against Defendants, TAMPA BAY REI LLC, a Florida Limited Liability Company; REL PROJECT MANAGEMENT, LLC, a Florida Limited Liability Company; DEW REAL ESTATE INVESTMENTS, LLC, a Florida Limited Liability Company; ANDREW STEFFENS; HARBOR BLUFFS OWNERS' ASSOCIATION, INC; UNKNOWN TENANT #1; UNKNOWN TENANT #2. Ken Burke Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions, at 10:00 AM on the 12th day of November 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK C, HARBOR BLUFFS SECTION 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 23 AND 24, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 125 HARBOR BLUFF DRIVE, LARGO, FL 33770

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK 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) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 24th day of September, 2025.
By: /s/ Shawn Taylor, Esq.
Shawn Taylor, Esq.
Bar Number: 103176
Copies sent to:
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 333095
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
Bidder Number: 27815
24-06414-1
October 3, 10, 2025 25-04318N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-005355-CI
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3,
Plaintiff, v.
KIRTLEY ACQUISITIONS LLC, a Florida Limited Liability Company; DANIEL SANDERS, an Individual; MEGED LEADS, LLC; CITY OF ST. PETERSBURG, FLORIDA; WSV GROUP 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 17, 2025 entered in Civil Case No. 24-005355-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2023-RTL3, MORTGAGE-BACKED NOTES, SERIES 2023-RTL3, Plaintiff and KIRTLEY ACQUISITIONS LLC, a Florida Limited Liability Company; MEGED LEADS, LLC; CITY OF ST. PETERSBURG, FLORIDA; WSV GROUP INC. are defendants, Ken Burke, Clerk of Court, will sell the property at public sale at www.pinellas.realforeclose.com beginning at 10:00 AM on October 30, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 33, PRATHER'S HIGHLAND HOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 1351 29th St S, Saint Petersburg, FL 33712

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:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: 3843.000088
October 3, 10, 2025 25-04360N

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

--- 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 Perfect Redemption Living 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 25th day of September, 2025.

Redeemed Assisted Living LLC

October 3, 2025 25-04311N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

TO: Oriana Valentina Zambrano
St. Petersburg, FL
Case No.: 344733-25-AG

An ADMINISTRATIVE COMPLAINT to suspend or revoke your license (s) and eligibility for licensure and appointments has been filed against you. You have the right to request a hearing pursuant to section 120.569 (1), Florida Statutes (2021), and section 120.57 (2), Florida Statutes (2021), by mailing a request for same to DFS Agency Clerk. Filing with the Agency Clerk may be accomplished via U.S. Mail, express overnight delivery, hand delivery, facsimile transmission, or electronic mail. The address for overnight delivery or hand delivery is Whitney Vanderau, DFS Agency Clerk, Department of Financial Services, 612 Larson Building, 200 East Gaines Street, Tallahassee, Florida, 32399-0333. The fax number is (850) 488-0697. The email address is DFSAgencyClerkt@myfloridacfo.com. If a request for hearing is not received by November 14, 2025, the right to a hearing in this matter will be waived and the Chief Financial Officer will dispose of this case in accordance with the law.

Oct. 3, 10, 17, 24, 2025 25-04301N

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 2024-CA-1535
SECTION: 20
BAY MOUNTAIN FUND I LLC, a Delaware limited liability company, Plaintiff, vs.
13246 4TH STREET E MAD BEACH, LLC, a Georgia limited liability company; DUSTIN WAYNE GRIFFIN, an individual; CHRISTINE E. GRIFFIN, an individual; and 13246 MADEIRA BEACH TRUST, a Land Trust, Defendants.

TO: 13246 Madeira Beach Trust
Current residence unknown.

YOU ARE NOTIFIED that an action for foreclosure of mortgage on the following property in Pinellas County, Florida,

LOT 17, BLOCK J, PAGE'S REPLAT OF MITCHELL'S BEACH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 69 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Woolsey Morcom, PLLC, Plaintiff's attorney, whose address is 203 Fort Wade Road, Suite 260, Ponte Vedra, Florida 32081, on or before or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 545 1st Ave N, St. Petersburg, FL 33701, 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 petition.

AMERICANS WITH DISABILITIES ACT (ADA) NOTICE: IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE COURT ADMINISTRATORS' OFFICE, TELEPHONE: (904) 630-2564; OR, IF HEARING IMPAIRED, 1-800-955-8771 (TTD); OR 1-800-955-8770 (V); VIA FLORIDA RELAY SERVICE.

WITNESS my hand and seal of the Court on this 24th day of Sept, 2025.

KEN BURKE, CPA
Clerk of the Circuit Court
By: /s/ Thomas Smith
Deputy Clerk

October 3, 10, 2025 25-04308N

--- ACTIONS / SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 23-006867-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein, PROVIDENT FUNDING ASSOCIATES, L.P., Plaintiff, and MARK A. ROWAN AKA MARK ALAN ROWAN, et. al., are Defendants, Clerk of Circuit Court, Ken Burke will sell to the highest bidder for cash at www.pinellas.realforeclose.com, on November 5, 2025 at 10:00 AM, the following described property:

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

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

IMPORTANT

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD

Or 711 for the hearing impaired

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

DATED this 30 day of September, 2025.

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

October 3, 10, 2025 25-04362N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
UCN: 522025CA003787XXCICI
CASE NO.: 25-003787-CI
RE CAPITAL MANAGEMENT, LLC., a Florida limited liability company, as TRUSTEE OF THE 1408 PENNSYLVANIA AVE TRUST DATED 12
Plaintiff, vs.
SHEILA MORRIS-THOMAS, DEBRA MOORE, JOSEPH HARRIS and STEPHEN HARRIS
Defendants.

TO: JOSEPH HARRIS
622 Alieda Dr., St. Augustine, Fl 32086
[Last known addresses]

YOU ARE NOTIFIED that an action to Partition the following property in Pinellas County, Florida

Lot 1, 2, and 3, BLOCK 3, CARTER, HONAKE & BARE'S LINCOLN PLACE ADDITION TO CLEARWATER, FLORIDA, according to the plat thereof as recorded in Plat Book 3, Page 27, of the Public Records of Pinellas County, Florida.

Commonly known as: 1408 Pennsylvania Ave, Clearwater, Florida

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on, Steven W. Moore, Esquire, 8240 118th Avenue North, Suite 300, Largo, Florida 33773, steven@stevenmoorepa.com on or before 30 Days after 1st Publication and to file the original with the clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on Sept 29, 2025

KEN BURKE, CPA
Clerk of the Circuit Court
315 Court Street - Room 170
Clearwater, FL 33756
(727) 464-3267
By: /s/ Thomas Smith
As Deputy Clerk

Steven W. Moore, Esquire
8240 118th Avenue North,
Suite 300,
Largo, Florida 33773
steven@stevenmoorepa.com

Oct. 3, 10, 17, 24, 2025 25-04345N

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-002986-CI
THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, SUCCESSOR TO THE BANK OF NEW YORK TRUST COMPANY, NA, AS TRUSTEE, FOR THE CHASE MORTGAGE FINANCE CORPORATION MULTI-CLASS MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-S6,
Plaintiff v.
AMY GOLOMB HARRIS; ET AL.,
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Uniform Consent Final Judgment of Foreclosure dated June 6, 2025, in the above-styled cause, the Clerk of Circuit Court Ken Burke, shall sell the subject property at public sale on the 5th day of November, 2025, at 10:00 A.M. to the highest and best bidder for cash, at https://www.pinellas.realforeclose.com on the following described property:

LOT 4, AND THE S ½ OF LOT 5, BLOCK A, EAGLES NEST GARDENS ESTATES, UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 18 S. Pine Circle, Belleair, FL 33756

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

IMPORTANT

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

Dated: September 29, 2025

BITMAN, O'BRIEN, PLLC
/s/ Meghan Keane
Meghan Keane, Esquire
Florida Bar No.: 103343
mkeane@bitman-law.com
kimy@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3116
Attorneys for Plaintiff

October 3, 10, 2025 25-04347N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 23-006514-CI
RRA CP OPPORTUNITY TRUST 2,
Plaintiff, VS.
DONALD M. CARRINGTON; UNKNOWN SPOUSE OF DONALD M. CARRINGTON; UNKNOWN TENANT IN POSSESSION #1; UNKNOWN TENANT IN POSSESSION #2,
Defendants.

NOTICE IS HEREBY GIVEN, that pursuant to the Order on Plaintiff's, RRA CP Opportunity Trust 2, Motion to Reset Foreclosure Sale entered in the above styled cause, now pending before the Court, the property described below will be sold to the highest and best bidder for cash, online, at www.pinellas.realforeclose.com at 10:00 o'clock, a.m., on Thursday, October 23, 2025, the following described property:

LOT 8P, HI-RIDGE ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 80, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 11081 103RD TERR, LARGO, FL 33778.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

KHL LAW
169 E. Flagler Street, Suite 500
Miami, Florida 33131
Telephone: (305) 854-9700
Facsimile: (305) 854-0508
cal@khllaw.com
shf@khllaw.com
Cary A. Lubetsky, Esquire
Florida Bar No. 961360
Salvatore H. Fasulo, Esquire
Florida Bar No. 143952

October 3, 10, 2025 25-04317N

FIRST INSERTION

NOTICE OF ACTION
IN THE 6TH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 25-004668-CI
REGIONS BANK D/B/A AMSOUTH BANK,
Plaintiff, vs.
YVETTE G. SABOW; UNKNOWN SPOUSE OF YVETTE G. SABOW; RUSTLEWOOD CONDOMINIUM ASSOCIATION, INC.; and UNKNOWN TENANT
Defendant.

TO: YVETTE G. SABOW and UNKNOWN SPOUSE OF YVETTE G. SABOW
last known address, 2650 Countryside Blvd., Apt. B307, Clearwater, Florida 33761

Notice is hereby given to YVETTE G. SABOW and UNKNOWN SPOUSE OF YVETTE G. SABOW that an action of foreclosure on the following property in Pinellas County, Florida:

APARTMENT UNIT NO. B-307, BUILDING B, RUSTLEWOOD CONDOMINIUM, ACCORDING TO PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 27, PAGES 46 THROUGH 51, AS AMENDED IN CONDOMINIUM PLAT BOOK 28, PAGE 48; CONDOMINIUM PLAT BOOK 29, PAGE 63; CONDOMINIUM PLAT BOOK 30, PAGE 120; AND CONDOMINIUM PLAT BOOK 32, PAGE 88; BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4665, PAGE 132, AS CLERK'S INSTRUMENT NO. 78032557, AS AMENDED IN O.R. BOOK 4672, PAGES 977 AND 978; O.R. BOOK 4722, PAGE 2086; O.R. BOOK 4768, PAGE 123; O.R. BOOK 4778, PAGE 1761; AND O.R. BOOK 4820, PAGE 1881, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON Sept 30, 2025.

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
County Clerk of Circuit Court
By: /s/ Thomas Smith
Deputy Clerk

Leslie S. White, Esquire,
420 S. Orange Avenue, Suite 700,
P.O. Box 2346,
Orlando, Florida 32802-2346

October 3, 10, 2025 25-04369N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-004835-CI
BANK OF AMERICA, N.A.;
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF JONNI LEE MCKAY A/K/A JONNI L. MCKAY; JEANNE BUCKSTEIN A/K/A ELOISE JEANNE BUCKSTEIN; JOHN J. ZIPPERER, SR.; CHARLES D. MCKAY; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY;
Defendant(s).

To the following Defendant(s):
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF JONNI LEE MCKAY A/K/A JONNI L. MCKAY
Last Known Address
UNKNOWN

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

LOTS 6 AND 7 LESS THE SOUTH 64 FEET OF EACH, BLOCK A, SCHOFIELDS' SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 98, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
a/k/a 8141 42ND STREET N, PINELLAS PARK, FL 33781

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. for Electronic ADA Accommodation Request; go to: http://www.pinellascounty.org/forms/ada-courts.htm.

WITNESS my hand and the seal of this Court this 30th day of Sept, 2025.

Ken Burke
As Clerk of the Court by:
By: /s/ Thomas Smith
As Deputy Clerk

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971

October 3, 10, 2025 25-04368N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

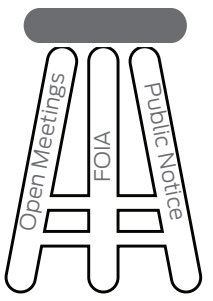
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com

Business Observer
LV10240

Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Clearwater, phone (727) 605-5905, located at 1000 South Myrtle Avenue , Clearwater, FL, 33756 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Wednesday 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

1675 Starkey Road, Largo, FL 33771 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.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.

Sept. 26; Oct. 3, 2025 25-04197N

SECOND 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 hslhld 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.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.
Sept. 26; Oct. 3, 2025 25-04163N

SECOND 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

SECOND 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

SECOND 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
Sept. 26; Oct. 3, 2025 25-04195N

SECOND 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 1986 Mobile Home, VIN FLFL2AF273207240/FLFL2BF273207240 and the contents therein, if any, abandoned by previous tenant, Elana Elizabeth Babb

On October 9, 2025 at 9:00am at High Point Village Mobile Home Park, 6030 150th Avenue North, Lot 113, Clearwater, FL 33760 .

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400 Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for High Point
Village Mobile Home Park
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
Sept. 26; Oct. 3, 2025 25-04196N

SECOND 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

SECOND INSERTION

NOTICE

Effective Oct. 23, 2025,
John Kapaniris, MD, is
no longer providing care
at WellMed.

Patients of Dr. Kapaniris may continue care at WellMed at Tarpon Springs

Patients can obtain copies of their
medical records at:
WellMed at Tarpon Springs
1259 South Pinellas Ave.
Tarpon Springs, FL 34689
Phone: 1-727-938-1908
Fax: 1-727-938-8693

Sept. 26; Oct. 3, 10, 17, 2025
25-04208N

THIRD 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, 2025
25-04050N

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**

--- ESTATE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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:

1974 CLAS MOBILE HOME,
VIN: 1556, TITLE NO.: 0011778044
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#31021-268)

Sept. 26; Oct. 3, 2025 25-04263N

SECOND 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 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@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com
Sept. 26; Oct. 3, 2025 25-04245N

SECOND 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, 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, 2025 25-04181N

SECOND 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 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, 2025 25-04269N

SECOND 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, 2025 25-04218N

SECOND 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, 2025 25-04179N

SECOND 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

SECOND 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 apples 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

SECOND 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 STATUES, WILL BE FOREVER BARRED.

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

The date of first publication of this notice 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@mglegalteam.com
probateteam@mglegalteam.com
Sept. 26; Oct. 3, 2025 25-04182N

SECOND 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

SECOND 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

SECOND 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

--- ESTATE ---

SECOND 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 KUCHAREWICZ, 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

SECOND 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@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com
Sept. 26; Oct. 3, 2025 25-04211N

SECOND 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@sarahvosslaw.com
celeste@sarahvosslaw.com
Sept. 26; Oct. 3, 2025 25-04180N

SECOND 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, 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 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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@gulfcoastlegalcenters.com
jnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
Sept. 26; Oct. 3, 2025 25-04193N

SECOND 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
eservice@whitebirdlaw.com
kwortman@whitebirdlaw.com
Sept. 26; Oct. 3, 2025 25-04175N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
LV10267
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 25-004585-ES
Judge: Pamela A. M. Campbell
IN RE: THE ESTATE OF ALEXANDER W. VELLUCCI

The administration of the estate of ALEXANDER V. VELLUCCI, deceased, File Number 25-004585-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 name and addresses of the personal representative and the personal representative's attorney are set forth at the bottom of this notice.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims who are not personally served, must file their claims 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH ABOVE AND IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

Personal Representative:
LAURA M. VELLUCCI
3675 Curry Street
Yorktown Heights, NY 10598

Attorney for Personal Representative:
JAMES BECKWITH, ESQ., LLM,
Florida Bar No. 1026082
E-mail: james@beckwithlegal.com
146 Second St N,
Suite 310
St. Petersburg, FL 33701
Phone: (727) 221-3644
Sept. 26; Oct. 3, 2025 25-04214N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 25-004603-ES
Judge: Pamela A. M. Campbell
IN RE: THE ESTATE OF BARBARA F. VELLUCCI

The administration of the estate of BARBARA F. VELLUCCI, deceased, File Number 25-004603-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 name and addresses of the personal representative and the personal representative's attorney are set forth at the bottom of this notice.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims who are not personally served, must file their claims 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH ABOVE AND IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

Personal Representative:
LAURA M. VELLUCCI
3675 Curry Street
Yorktown Heights, NY 10598

Attorney for Personal Representative:
JAMES BECKWITH, ESQ., LLM,
Florida Bar No. 1026082
E-mail: james@beckwithlegal.com
146 Second St N,
Suite 310
St. Petersburg, FL 33701
Phone: (727) 221-3644
Sept. 26; Oct. 3, 2025 25-04215N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Pinellas COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP0047-ES
IN RE: ESTATE OF Martin J. Shannon Deceased.

The administration of the estate of Martin J. Shannon, deceased, whose date of death was August 4, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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.

Denise M. Shannon
Address: 1868 Shore Drive South,
South Pasadena, FL 33707
Loren M. Paul, Esq.
Florida Bar No. 0174660
Attorneys for Personal Representative
Baker & Paul
A Partnership of Professional Associations
Loren M. Paul, P.A.
503 Manatee Avenue East
Bradenton, FL 34208
Telephone: 9417470888
Email Addresses:
Rhonda@bpdlawoffice.com
Service@bpdlawoffice.com
Sept. 26; Oct. 3, 2025 25-04223N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008635-ES
IN RE: ESTATE OF H. JACQUELIN ROCKE, A/K/A JACKIE ROCKE
Deceased.

The administration of the estate of H. JACQUELIN ROCKE, A/K/A JACKIE ROCKE, 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 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 Representatives:
Robert L. Rocke
2915 W. Hawthorne Road
Tampa, FL 33611
Michael S. Rocke
4651 1st Street NE, Unit 303
St. Petersburg, FL 33703
Attorney for Personal Representatives:
Dax O. Nelson
Attorney
Florida Bar Number: 52767
2309 S. MacDill Avenue,
Suite 102
Tampa, FL 33629
Telephone: (813) 739-6695
Fax: (813) 739-6696
E-Mail: dnelson@daxnelsonlaw.com
Secondary E-Mail:
nswart@daxnelsonlaw.com
Sept. 26; Oct. 3, 2025 25-04272N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003846-ES
Division 003
IN RE: ESTATE OF JOAN SUTHERLAND AKA JOAN C. SUTHERLAND AKA JOAN CHRISTOPH SUTHERLAND
Deceased.

The administration of the estate of JOAN SUTHERLAND AKA JOAN C. SUTHERLAND AKA JOAN CHRISTOPH SUTHERLAND, deceased, whose date of death was December 19, 2023, 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 26, 2025.

Personal Representative:
DEBORAH R. YONILES
14613 Drummond Street
Cedar Lake, Indiana 46303
Attorney for Personal Representative:
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
Sept. 26; Oct. 3, 2025 25-04249N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006970-ES
IN RE: ESTATE OF ALICE JEANNE CHILTON,
Deceased.

The administration of the estate of ALICE JEANNE CHILTON, 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 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 26, 2025.

DEBORA LYNN RAVELING,
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
Sept. 26; Oct. 3, 2025 25-04248N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25-008595-ES
IN RE: ESTATE OF STEPHEN J. ALTENBURG,
Deceased

The administration of the estate of STEPHEN J. ALTENBURG, deceased, whose date of death was May 2, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

Gail Richards
2839 Resnik Circle East
Palm Harbor, Fl 34683

/s/ Richard D. Green
Richard D Green, Esquire
FLA BAR 205877
Attorney for Personal Representative
1010 Drew Street
Clearwater, Florida 33755
(727) 441-8813
Email: richglaw@aol.com
Email: kdileone@greenlawoffices.net
Sept. 26; Oct. 3, 2025 25-04194N

SECOND INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA
CASE NO.: 25-008097-ES
Division: Probate
IN RE: ESTATE OF RICHARD LEROY BAURES,
Deceased.

The administration of the Estate of RICHARD LEROY BAURES, deceased, Case No.: 25-008097-ES, is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

SEAN W. SCOTT, ESQ
Personal Representative
Sean W. Scott, Esq.
Scott Law Offices, WLAW, P.A.
Attorney for Petitioner
3233 East Bay Dr., Ste. 104
Largo, FL 33771-1900
Telephone: (727) 539-0181
Florida Bar No. 870900
Primary Email:
swscott@virtuallawoffice.com
Secondary Email:
wlawprobate2@gmail.com
Sept. 26; Oct. 3, 2025 25-04192N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-8633-ES
IN RE: ESTATE OF TODD R. KRAUS,
Deceased.

The administration of the estate of TODD R. KRAUS, deceased, whose date of death was August 25, 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.

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

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:
STEPHEN M. MILLER
8573 W. Gulf Boulevard
Treasure Island, FL 33706
Attorney for Personal Representative:
ROBERT E. SHARBAUGH, P.A.
Attorney for Petitioner
Florida Bar No.: 715158
Law Office of Robert E. Sharbaugh, P.A.
700 Central Avenue, Suite 402
St. Petersburg, FL 33701
Telephone: (727) 898-3000
serverobert@sharbaughlaw.com
Sept. 26; Oct. 3, 2025 25-04203N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-007059-ES
DIVISION: 004
IN RE: ESTATE OF RUTH NOEMI GUTIERREZ,
Deceased.

The administration of the Estate of Ruth Noemi Gutierrez, deceased, whose date of death was December 6, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 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 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 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 26, 2025.

Personal Representative:
Yanixa Feliz Rosado
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
Fax (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
Sept. 26; Oct. 3, 2025 25-04244N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER: 25-006345-ES
DIVISION: 003
IN RE: ESTATE OF DILJIT SINGH GULATI,
Deceased.

The administration of the estate of DILJIT SINGH GULATI, deceased, whose date of death was March 30, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES § 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:
KAAJAL RIJSINGHANI
125 Twelve Oaks Lane
Ponte Vedra Beach, Florida 32082
Attorney for Personal Representative:
DIANA B. BAUER, ESQUIRE
Florida Bar No. 1000844
Fisher, Tousey, Leas & Ball
818 North A1A, Suite 104
Ponte Vedra Beach, FL 32082
(904) 356-2600
Attorneys for Petitioner
dbb@fishertousey.com
Sept. 26; Oct. 3, 2025 25-04242N

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 22-000404-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; MV REALTY PBC LLC; LISA LIEGL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 17, 2025 in Civil Case No. 22-000404-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; MV REALTY PBC LLC; LISA LIEGL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Ken Burke, CPA will sell to the highest bidder for cash at www.pinellas.realforeclose.com on November 19, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 2, BOCA CIEGA ESTATES, LOT 5, BLOCK 6, REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE(S) 31, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 17th day of September, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1133-2645B
Sept. 26; Oct. 3, 2025 25-04186N

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-001820-CI
DIVISION: 11
JPMorgan Chase Bank, National Association
Plaintiff, -vs.-
Emily Marshall a/k/a Emily Ann Marshall; Unknown Spouse of Emily Marshall a/k/a Emily Ann Marshall; State of Florida Department of Revenue; Clerk of the Circuit Court for Pinellas County, Florida; Unknown Person in Possession of the Subject Property
Defendant(s).

TO: Emily Marshall a/k/a Emily Ann Marshall: 634 93rd Avenue North, Saint Petersburg, FL 33702 and Unknown Spouse of Emily Marshall a/k/a Emily Ann Marshall: 634 93rd Avenue North, Saint Petersburg, FL 33702

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Pinellas County, Florida, more particularly described as follows:

LOT 3 AND THE WEST 25 FEET OF LOT 4, BLOCK 5, YOUNG'S SUBDIVISION DELUXE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 75, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

more commonly known as 1304 East Court Street, Tarpon Springs, FL 34689.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

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

WITNESS my hand and seal of this Court on the 18th day of Sept, 2025.
Ken Burke
Circuit and County Courts
By: /s/ Thomas Smith
Deputy Clerk
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd.,
Suite 130, Boca Raton, FL 33487
25-332903 FC01 CHE
Sept. 26; Oct. 3, 2025 25-04188N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case #: 23-006666-CI
DIVISION: 20
Nationstar Mortgage LLC
Plaintiff, -vs.-
Mark Wayne Jones; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Synovus Bank
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-006666-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Mark Wayne Jones are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 A.M. on October 28, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT(S) 47, SKYLAND, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 57, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

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.

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd.,
Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
22-328067 FC01 CXE
Sept. 26; Oct. 3, 2025 25-04255N

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 24-007590-CO
JAMESTOWN CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
DELANE JONEL DAVIS, HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY, and UNKNOWN TENANT(S),
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 24-007590-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Unit 8543C, Building 2, of Jamestown, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4847, Page(s) 1, and plat thereof recorded in Condominium Plat Book 33, Page 115, through 1123, inclusive and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

PARCEL ID NO.: 25-30-16-43816-002-5433 ("Property")

Property Address: 8543 13th Street North Unit C, St. Petersburg, Florida 33702

at public sale, to the highest and best bidder for cash at 10:00 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.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated this 23rd day of September 2025.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholaos T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10351-093
Sept. 26; Oct. 3, 2025 25-04261N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-001301-CI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, vs.
KRISTY SUZANNE GALKE AND CHRISTOPHER EDWARD GALKE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 26, 2024, and entered in 24-001301-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the Plaintiff and KRISTY SUZANNE GALKE; CHRISTOPHER EDWARD GALKE; 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:

THE WEST 7.5 FEET OF LOT 24, ALL OF LOT 25 AND THE EAST 35 FEET OF LOT 26, ADDITION TO MILTON'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE(S) 78, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Property Address: 6675 68TH AVE N, PINELLAS PARK, FL 33781

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 23 day of September, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-179359 - ErS
Sept. 26; Oct. 3, 2025 25-04253N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-004262-CI
JULIO IZQUIERDO,
Plaintiff, v.
ELAINE NICHOLS, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID A. MORIN; PEGGY WILLIAMS; WESLEY ROBINSON, AS AN HEIR OF LONNITA SHAW, DECEASED; THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF LONNITA SHAW; DEBI SHAW WYRICK, AS AN HEIR OF WILLIAM SHAW, DECEASED; BILLY SHAW, AS AN HEIR OF WILLIAM SHAW, DECEASED; THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF WILLIAM SHAW,
Defendants.

TO: DEFENDANTS, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF LONNITA SHAW and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF WILLIAM SHAW.

YOU ARE NOTIFIED that an action has been filed against you to quiet title on the following property located in Pinellas County, Florida:

Lot 39, Courtyards 1 at Gleneagles, according to the map or plat thereof as recorded in Plat Book 107, Pages 39 to 41, inclusive, of the public records of Pinellas County, Florida.

You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, whose address is KHL LAW, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761, within 30 days of the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS, my hand and seal of this Court on this 18th day of Sept, 2025.
KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith (SEAL)
Deputy Clerk
Sept. 26; Oct. 3, 10, 17, 2025
25-04191N

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. 25-003963-CI
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY JANE ISCRUPE F/K/A MARY JANE GRAY, DECEASED, et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY JANE ISCRUPE F/K/A MARY JANE GRAY, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 1 IN BLOCK C OF FAIRLAWN PARK UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 16 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this day of 09/17/2025.
CLERK OF THE CIRCUIT COURT
BY: JESSICA ZOVICH
DEPUTY CLERK
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-319169
Sept. 26; Oct. 3, 2025 25-04190N

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**

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25003492CI
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS JAMES HENLEY; CLEARVIEW OAKS MANAGEMENT CONDOMINIUM ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 22 day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

AN UNDIVIDED 1/8 INTEREST IN AND TO LOT 5, CLEARVIEW OAKS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 67 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LESS AND EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED THEREIN; TOGETHER WITH THAT CERTAIN APARTMENT KNOWN AS APARTMENT NUMBER 264 AND SO DESIGNATED ON THE ENTRANCE DOOR OF SAID APARTMENT AND AS SAID APARTMENT IS SHOWN BY THE PLAT ATTACHED TO INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 2744, PAGE 28, PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA; SAID APARTMENT NO. 264 CONSISTING OF APPROXIMATELY 1100 SQUARE FEET; TOGETHER WITH ANY UNDIVIDED 1/8 INTEREST IN AND TO THE WALLS AND OTHER STRUCTURAL SUPPORTS NECESSARY FOR SAID BUILDING.
PROPERTY ADDRESS: 4032 57TH ST N APT 264, KENNETH CITY, FL 33709

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

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

Dated this 23 day of September 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-02467 -
Provide Bidder Number: 11951
Sept. 26; Oct. 3, 2025 25-04268N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-002030-CI
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.

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:

Lot 4, Block 42, Mandalay Subdivision, according to the Plat thereof, recorded in Plat Book 14, Page(s) 32 through 35, of the Public Records of Pinellas County, Florida
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.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days 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.

YESNER LAW, P.L.
Shawn M. Yesner, Esq.
FBN: 0155225
Lauryn V. Fabrizio, Esq.
FBN: 1015838
Countryside Colonial Center
2753 S.R. 580, Suite 106
Clearwater, FL 33761-3351
Telephone: (813) 774-5737
Facsimile: (813) 344-0950
Email: Shawn@YesnerLaw.com
Email: Lauryn@YesnerLaw.com
Email: Julia@YesnerLaw.com
Sept. 26; Oct. 3, 2025 25-04183N

SECOND INSERTION

NOTICE OF ACTION FOR CHILD CUSTODY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 17-6983-FD-25
LAUREN S. BAGGERLY,
Petitioner, and
LEONARD CASIMER,
Respondent,
TO: LAUREN S. BAGGERLY
68 Lake Shore Drive
Palm Harbor, FL 34684

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.

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.

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

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

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

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

Dated: 09/03/2025
CLERK OF THE CIRCUIT COURT
By: Stevie Ayars
Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Sept. 26; Oct. 3, 10, 17, 2025
25-04187N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25-000405-CI
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.

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:

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.
TAX ID: 02-32-16-49482-097-0350

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 18th day of September, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F00831
Sept. 26; Oct. 3, 2025 25-04200N

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-002758-CO
ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
MELVIN R. JAMES, and ESTHER J. JAMES,
Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-002758-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

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.
PARCEL ID NO.: 01-29-15-64135-095-2070 ("Property")
Property Address: 2020 Shangrila Drive, Unit 207, Clearwater, Florida 33763

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.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated this 17th day of September 2025.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholaos T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10569-040
Sept. 26; Oct. 3, 2025 25-04185N

THIRD INSERTION

NOTICE OF SHERIFF'S SALE

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:

BLUE 2018 JEEP GRAND CHEROKEE 4 DR WAGON SPORT UTILITY
VIN# 1C4RJEAGXJC339054,
TAG NO: T70EV

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.

BOB GUALTIERI, Sheriff
Pinellas County, Florida
By Marvin Mitchell Jr, Sergeant D.S.
Court Processing
Marcadis Singer PA
5104 South Westshore Blvd
Tampa, FL 33611
Sept. 19, 26; Oct. 3, 10, 2025
25-04138N

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR PINELLAS COUNTY
Case No: 25-002920-CI
In Re:
JB PENNINGTON PROPERTIES LLC,
Petitioner, v.
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
TO: DONNIE McKEE BURNS, JR.
last known address
3016 Hoylake Court
Moraine OH 45439

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.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address). Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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.

Dated: 9-16-2025.
CLERK OF THE CIRCUIT COURT
KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
By: /s/ Thomas Smith
Deputy Clerk
Sept. 19, 26; Oct. 3, 10, 2025
25-04139N

--- ESTATE ---

SECOND 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.

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, 2025 25-04204N

We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV10249

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 24-003013-CI
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A,
Plaintiff, vs.
FRESH START GROUP, LLC; et al.,
Defendants.
TO: PATRESE CANTY
Last Known Address: 2120 W. Saint John St., Tampa, FL 33607
Current Address: Unknown
TO: UNKNOWN TENANT #1
Last Known Address: 910 Seminole St., Clearwater, FL 33755
Current Address: 910 Seminole St., Clearwater, FL 33755
TO: UNKNOWN TENANT #2
Last Known Address: 910 Seminole St., Clearwater, FL 33755
Current Address: 910 Seminole St., Clearwater, FL 33755

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

LOT 10, BLOCK 5, PINE CREST MARSHALL & 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 WITH THE SOUTH 1/2 OF VACATED ALLEY ADJOINING ON THE NORTH.

Property address: 910 Seminole St., Clearwater, FL 33755

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 & 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.

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

WITNESS my hand and the seal of said Court this 22nd day of Sept, 2025.

KEN BURKE, CPA
Clerk of the Court
BY: /s/ Thomas Smith Deputy Clerk
Sept. 26; Oct. 3, 2025 25-04240N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-5982-CO
SUN KETCH I CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
DAVID R. TARR and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.
TO: DAVID R. TARR

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:

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 Nautilus Way, Treasure Island, Florida, 33706

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and the seal of this Court on 18th day of September, 2025.

KEN BURKE
CLERK AND COMPTROLLER
By: /s/ Thomas Smith Deputy Clerk
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
Sept. 26; Oct. 3, 2025 25-04189N

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 24-004572-CI (19)
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-ATH2 TRUST, A DELAWARE STATUTORY TRUST,
Plaintiff, -vs-
HAO NY HAO, LLC; ALPER BEHAR; THAO N. PHAM,
Defendant.

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:

LOT 1, GRACELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 12, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Property Address: 5900 98TH AVENUE NORTH, PINELLAS PARK, FL 33782

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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

DATED September 18, 2025.

WEITZ & SCHWARTZ, P. A.
Attorneys for Plaintiff
900 S. E. 3rd Avenue, Suite 204
Fort Lauderdale, FL 33316
Phone (954) 468-0016
Fax (954) 468-0310
By: /s/ Steven C. Weitz
Steven C. Weitz, Esq.,
FBN: 788341
stevenweitz@weitzschwartz.com
Sept. 26; Oct. 3, 2025 25-04209N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 23-007498-CI
Citizens 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 David J. Johnston a/k/a David Joseph Johnston, Deceased, et al.,
Defendants.

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:

LOT 13, BLOCK 5, JUNGLE TERRACE SECTION 'A', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 35, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TAX ID: 12-31-15-44892-005-0130

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated this 17th day of September, 2025.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 22-F00829
Sept. 26; Oct. 3, 2025 25-04184N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 13-008781-CI
NATIONSTAR MORTGAGE, LLC D/B/A CHAMPION MORTGAGE COMPANY.,
Plaintiff, vs.
MARY B. BUSGITH, et al.
Defendant(s).

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:

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.

Property Address: 7101 21ST STREET NORTH, SAINT PETERSBURG, FL 33702

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 23 day of September, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
13-12960 - NaC
Sept. 26; Oct. 3, 2025 25-04252N

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. 522025CA004757XXCICI
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 of Janice Sellers a/k/a Janice Kay Sellers a/k/a Janice K. Sellers f/k/a Janice Kay Puckett, 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 of Janice Sellers a/k/a Janice Kay Sellers a/k/a Janice K. Sellers f/k/a Janice Kay Puckett, Deceased.
Last Known Address: Unknown

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

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 County, Florida, together with an undivided interest in the common elements appurtenant thereto.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & 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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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

DATED on 9-15-2025.

Ken Burke
As Clerk of the Court
By /s/ Thomas Smith
As Deputy Clerk

Julie York, Esquire
Brock & Scott, PLLC.,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F01536
Sept. 26; Oct. 3, 2025 25-04222N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-004206-CI
U. S. BANK TRUST COMPANY, NATIONAL ASSOCIATION AS TRUSTEE FOR CMALT REMIC 2005-A1 - REMIC PASS-THROUGH CERTIFICATES. SERIES 2005-A1,
Plaintiff, vs.
MICHAEL H. ANDERSON, JR. A/K/A MICHAEL H. ANDERSON, et al.,
Defendant.
To: MICHAEL H. ANDERSON, JR. A/K/A MICHAEL H. ANDERSON
14333 116TH AVENUE, LARGO, FL 33774
UNKNOWN SPOUSE OF MICHAEL H. ANDERSON, JR. A/K/A MICHAEL H. ANDERSON
14333 116TH AVENUE, LARGO, FL 33774
UNISTATES CREDIT AGENCY LLX AS ASSIGNEE OF METRIS
2809 WEHRLE DRIVE #1, WILLIAMSVILLE, NY 14221
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 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.

PARCEL NUMBER: 05-30-15-42949-006-0030

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.

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

WITNESS my hand and seal of said Court on the 23rd day of Sept, 2025.

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
As Clerk of the Court
BY: /s/ Thomas Smith
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-10361FL
Sept. 26; Oct. 3, 2025 25-04260N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-006114-CO
NEW ATLANTIS CLUB CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
ALEXANDER KINDIUK, and LESYA KINDIUK,
Defendants.
TO: ALEXANDER KINDIUK

YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:

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.

PARCEL ID NO.: 07-30-15-59750-005-5250 ("Property")

Property Address: 12760 Indian Rocks Road, Unit 525, Largo, Florida 33774

A Lawsuit has been filed against you in Pinellas County Court, NEW ATLANTIS CLUB CONDOMINIUM ASSOCIATION, INC., v ALEXANDER 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.

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

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

WITNESS my hand and the seal of this Court on this 18th day of September, 2025.

Ken Burke, Clerk of Court
BY: /s/ Thomas Smith
DEPUTY CLERK

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10037-086
Sept. 26; Oct. 3, 2025 25-04199N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-005162-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
DAVID RAFALOSKI, et al.
Defendant(s).

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:

THE WEST 42 FEET OF LOT 22 AND THE EAST 16 FEET OF LOT 21, WOODLAWN HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 29, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 2121 23RD AVE N, SAINT PETERSBURG, FL 33713

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 23 day of September, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-198620 - MaM
Sept. 26; Oct. 3, 2025 25-04254N