Public Notices

Business Observer

PAGES 17-36

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** OCTOBER 31 - NOVEMBER 6, 2025

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Sale
Out O' Space Storage
1891 main St.
Dunedin, FL 34698

Personal property of the following tenants will be sold at public auction on November 17th 2025 at 10:30AM to the highest bidder, for cash only, to satisfy a rental lien in accordance with Florida Self Service Storage Act statutes 83.801-83.809. Tenant maintains right to redeem the contents prior to the sale of the unit.

Patricia Annel- unit 023 boxes house hold goods
Patricia Annel- unit-050DBoxes house hod goods
Bill Mcdonald-014 shelving Industrial Fan, Bins Miscellaneous Items

Oct. 31; Nov. 7, 2025 25-04722N

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 November 20th 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
Kassandra Martin	51	, automotive accessories bins + Miscellaneous items
Aileen Garcia Morales	50	Furniture, surfboard
Karinne Martinez (Bauer Martinez Studios)	65	File cabinets
Karinne Martinez (Bauer Martinez Studios)	63	File cabinets piano, files
Darrell Wayne Robison	156	air hockey table set, Radio and Miscellaneous 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
Oct. 31; Nov. 7, 2025 25-04720N

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 November 19, 2025, at 12:30 PM

Terry Slywka- Tools, construction supplies
Amanda Morrison- Games, toys, boxes
Brandon Bradbury- Furniture, boxes
John Brewster- Furniture, tv

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.
Oct. 31; Nov. 7, 2025 25-04763N

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Clearwater, phone (727) 605-5905, located at 1000 South Myrtle Avenue , Clearwater, FL, 33756 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Wednesday November 19, 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:
2416 - Riminka Jordan
2407 - Carmela Ann Faulkner Manies
1301 - Samantha Leggett
2206 - Frank Timko
P08 - Rajmond Keci
Oct. 31; Nov. 7, 2025 25-04719N

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 November 20, 2025 at 10:00 AM

Lamont Bellamy - long table bed dog cage
Demond Fleming – Household goods
Amy Gonzalez - 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.
Oct. 31; Nov. 7, 2025 25-04721N

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 November 20, 2025 @ 11:15am

Shanika Roach- Household items
Nightshift Wax Co. - 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.
Oct. 31; Nov. 7, 2025 25-04764N

FIRST INSERTION

Notice of Public Sale
Multiple Facilities – Multiple Units

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

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 11/19/2025 @ 10:30 AM:
Peter Wenners - Hshld Gds

Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 11/19/2025 @ 11:00 AM:
Michael Michaud - Clothes, smaller items
Gabriel Paaga - clothing, bags
Kelly Owens - boxes some furniture

Extra Space Storage 14433 62nd St N, Clearwater, FL 33760 on 11/19/2025 @ 12:00 PM:
Michael Steckowich - homegoods, boxes, laptop, clothes

Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 11/19/2025 @ 12:30 PM:
Donald Britch - Hshld gds, tools
Angela Grimmett - Hshld gds

Extra Space Storage 13880 Walsingham Rd, Largo, FL 33774 on 11/20/2025 @ 10:30 AM
Thomas Callahan - boxes of personal items, totes

Extra Space Storage 18524 US Hwy 19 N, Clearwater, FL 33764 11/20/2025@ 11:00 AM
Achille Bangue - Queen size, 2 full size, 3br apt, clothes, 2Tv, boxes
Maryah Rodrigues - Hshld Items, some furniture
Mark Hatton - Boxes, love seat
Dawn Rider - hshld items

Extra Space Storage 1844 N Belcher Rd, Clearwater, FL 33765 on 11/20/2025 @ 11:30 PM
Brian Worel - Hshld gds/Furn, boxes
Kyle Clark - Furniture, tvs
Luke Reschly - clothes,small items
Melinda Simpson - Clothes some small house items

Extra Space Storage 13100 66th St, Largo, FL 33773 on 11/20/25 @ 12:00 PM
Tisha Fann - Hshld Gds
Hannah Reynolds - Boxes,Furniture

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 11/20/2025 @ 12:30 PM
Sarah Andrews - Hshld gds/furn, TV/Stereo Equip, Tools/Applnces, Lndscpng/Cnstrctn Equip,Clothing,Keepsakes,Home Decor
Sharon Finley - Hshld Items

Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 11/20/2025 @ 1:00 PM
Caleb Patton - Bed,dresser,boxes

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 11/21/2025 @ 10:30 AM
Denise Cotter - Hshld gds/Furn
Susan Howes - Hshld gds/Furn

Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 11/21/2025 @ 11:00 AM
Lisa Armstrong - totes,suitcases,seasonal decorations
Javontae Hall - TVs,shoes,clothes

Extra Space Storage 1945 Sunset Point Rd, Clearwater, Fl 33765 on 11/21/2025 @ 11:00 AM
John Hall - Furniture

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 11/21/2025 @ 11:00 AM
Pearce Parker - Bags of personal clothing

Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 11/21/2025 @ 12:00 PM
Sherry Faust - Fridge, boxes, wall art, totes
Stephen Lozo - boxes, clothes, electronics, wheelchair
Matthew Dykes - children's items, bags, clothes, totes, car seats

Extra Space Storage 1016 N Belcher Rd, Clearwater, FL 33765 on 11/21/2025 @ 1:30 PM
James Mullins - Extras,stands,music equip
Terri Heart - Hshld gds/Furn

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above 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.

Oct. 31; Nov. 7, 2025 25-04718N

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

Dated this 24th day of October, 2025.
Keepwell Ventures LLC
October 31, 2025 25-04745N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CCE LLC located at 946 Highland Ave Unit 48, in the County of Pinellas, in the City of Dunedin, Florida 34698 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Dunedin, Florida, this 22nd day of October, 2025.
COUNTY CORK ENTERPRISES LLC
October 31, 2025 25-04715N

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

Dated this 22nd day of October, 2025.
DIRECT EQUITY MANAGEMENT LLC
October 31, 2025 25-04716N

FIRST INSERTION

NOTICE OF PUBLIC SALE

In accordance with the Florida Self-Storage Facility Act, notice is hereby given that Tellus Self Storage – **ST. PETE**, 898 30TH Ave N, St. Petersburg, FL 33704, (727) 894-3303, will conduct an online auction (www.storageauctions.com) of the contents of storage units on **TUESDAY, November 18, 2025, at 11:00AM** to satisfy a landlord's lien. Property will be sold to the highest bidder, for Money Order/Cashier's Check, or Debit/Credit Card only. No Cash or Checks accepted. We reserve the right to refuse any and all bids. Unless otherwise specified, it is assumed that the units contain household goods. Property being sold include contents in spaces/units of:

COMPANY BUILD UNIT(S)
Michelle Sullivan
Oct. 31; Nov. 7, 2025 25-04740N

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 November 19, 2025, at 11:00am.

Michelle Clark Clothing, Wall art, Bookcase, Handbags, Hats, Rack

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.
Oct. 31; Nov. 7, 2025 25-04741N

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
November 19th, 2025 at 12:15pm

- **Stephanie Rock: Boxes, Kids Scooter, Outdoor Furniture, Totes, Bags, Rolling Rack**

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.
Oct. 31; Nov. 7, 2025 25-04766N

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, November 20th 2025 @ 12:15PM.

Name	**Contents**
Kenneth Mcgill	**Totes, luggage**
Valerie Branham	**Tools, furniture, rugs, fishing gear**

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.
Oct. 31; Nov. 7, 2025 25-04765N

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 NOVEMBER 17, 2025 at www.storagetreasures.com with bidding to begin online OCTOBER 31, 2025 at 1pm and is scheduled to end NOVEMBER 17, 2025 at 1pm.

NAME:	UNIT#:	CONTENTS:
ALVAREZ, DARREN	E175	HOUSEHOLD
FERGUSON, ASHLEY	M435	HOUSEHOLD
KACZMARCZYK, LAHAZIEL	L417	HOUSEHOLD
LAZZOR, OXANA	D108	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.
Oct. 31; Nov. 7, 2025 25-04738N

--- PUBLIC SALES ---

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 12/1/2025 at 8:30 AM at 510 34th St S, Saint Petersburg, FL 33711 (727) 400-1852. For $3,587.09 payment in cash 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 vehicles w/out 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 w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids

2013 TOYT VIN# 2T1BU4EE2DC017256

October 31, 2025 25-04826N

PUBLIC NOTICE

The Board of Directors of Family Support Services of SunCoast, Inc. ("FSSSC") will hold its next Board of Directors Finance and Executive Committee Meeting via Zoom at 11:30 a.m. on November 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 their companions to allow for effective communication and participation in programs offered by FSSSC. These aids and services will be made available at no cost to the client or companion with advanced notification.

October 31, 2025 25-04819N

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 Amarie Gallery located at 11511 113th Street #6F in the City of Largo, Pinellas County, FL 33778 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2025.
CuraCo LLC
October 31, 2025 25-04808N

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 UltraShade located at 10820 US Highway 19 N in the City of Clearwater, Pinellas County, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2025.
Awning Works Inc
Jeremy Schechner
October 31, 2025 25-04805N

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

Dated this 24th day of October, 2025.
HEYDAYS LLC
October 31, 2025 25-04767N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Windom Graham located at 13322 Pineapple Palm Court House Number A, in the County of Pinellas, in the City of Delray Beach, Florida 33484 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Delray Beach, Florida, this 25th day of October, 2025.
Fire-Ran Vanguard Trust
October 31, 2025 25-04770N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of CROWN KIA located at: 6500 US HIGHWAY 19 N in the city of PINELLAS PARK, FL 33781 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 27th day of October 2025.
OWNER:
CROWN AUTO DEALERSHIPS, INC
6001 34TH STREET NORTH
SAINT PETERSBURG, FL 33714
October 31, 2025 25-04785N

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 BOTANICA located at 3551 17TH AVENUE N in the City of ST PETERSBURG, Pinellas County, FL 33713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2025.
LUCIENNE JENKS
October 31, 2025 25-04810N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of JACK DEVRIES and CARMEN DEVRIES will, on November 13, 2025, at 10:00 a.m., at 9195 47th Avenue North, Lot #192, St. Petersburg, Pinellas County, Florida 33708; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1969 BELL MOBILE HOME,
VIN: 24444851,
TITLE NO.: 0004060442, and
VIN: 24444852,
TITLE NO.: 0004060444
and all other personal property
located therein
and
Red Dune Buggy
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#31021-2706)
Oct. 31; Nov. 7, 2025 25-04807N

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 11-28-2025 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.

5UXWX5C50BL715824 2011 BMW
KL4CJHSB0EB580766 2014 BUIC
2GCCC14D1B1160791 1981 CHEV
2GCEC19W311393346 2001 CHEV
3GNAXKEV8NL103944 2022 CHEV
2A4GP54L67R195138 2007 CHRY
1D4HN11E39B520704 2009 DODG
2C3CDXAG6KH548738 2019 DODG
1FADP3F25GL356272 2016 FORD
1FMCU0C72AKB18899 2010 FORD
1GTEC14VX6Z221098 2006 GMC
2CTALMEC4B6318577 2011 GMC
1HGCV1F11LA047526 2020 HOND
JN1CV6AP6CM627007 2012 INFI
JNKBY01E07M401139 2007 INFI
JN1CY0AR1AM961853
2010 INFINITI
3KPF24AD9ME334408 2021 KIA
JTHBK1GG2F2183487 2015 LEXS
JM1BK12FX51263446 2005 MAZD
24HPMB151HP117E64
2017 MOTOTEC
3N1AB8CV8NY291156 2022 NISS
4T1BF28B72U230960 2002 TOYT
5TFAX5GN6LX184614 2020 TOYT
WVWRN7AN6DE520451 2013 VOLK

October 31, 2025 25-04799N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Empowered Learning & Therapy located at 209 15th Ave Unit B, in the County of Pinellas, in the City of Indian Rocks Beach, Florida 33785 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Indian Rocks Beach, Florida, this 25th day of October, 2025.
BROOKE CASSANOVA COUNSELING & CONSULTING PLLC
October 31, 2025 25-04771N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Nelson Custom Cabinets located at 1174 Court St, Clearwater FL 33756, in the County of Pinellas, in the City of Clearwater, Florida 33756 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Clearwater, Florida, this 23rd day of October, 2025.
NELSON CONSTRUCTION AND RENOVATIONS, INC.
October 31, 2025 25-04744N

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
November 21, 2025 at 10:30am

Ozral Taylor - 3 DRESSERS,KING & QUEEN BEDS, PLASTIC TUBS

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.
Oct. 31; Nov. 7, 2025 25-04778N

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 November 21, 2025 @ 12:15 PM

Michael Sorensen Drying equipment
Jonathan Davenport 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.
Oct. 31; Nov. 7, 2025 25-04762N

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 11/21/2025 @ 1:30pm. Site 8640

Jessica Ann Wall - Household goods and clothing
ANGEL TORRES - Kids toys, household furniture, beds, clothing
Donnie Mitchell - Medications, Home and bathroom stuff

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.
Oct. 31; Nov. 7, 2025 25-04775N

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
November 20th, 2025 - 12:30 p.m.

Louis Stanley- Clothing, Totes, boxes
Louis Stanley- Furniture, luggage, rolling linen carts, rugs
Rob Tyre- Musical items, mic stands, rugs, speakers ,furniture
Rob Tyre-Furniture, instrument cases, speakers, rugs

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
Oct. 31; Nov. 7, 2025 25-04774N

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 Policy 1210 – Standards of Ethical Conduct for Administrative Staff; Policy 3210 – Standards of Ethical Conduct for Instructional Staff; Policy 4210 – Standards of Ethical Conduct for Support Staff; Policy 5460 – Graduation Requirements. No economic impact is expected.

An agenda item on this issue will be considered on November 11, 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 31, 2025 25-04803N

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 November 21th, 2025 at 11AM

Ann Menard-Shelves, shovel, dog crates, hamper, boxes, table and chairs
Lori Ann Bowen-Furniture, appliances, Christmas decorations, tables, clothes, file cabinet, wall art, bags and boxes
Travis Moore-Dresser, bed frame, shoes, and boxes
Ricke Wright-baskets, totes, bags, fan, step stool, bedding and weights

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
Oct. 31; Nov. 7, 2025 25-04781N

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 Real Estate Insurance Group 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 23rd day of October, 2025.
Prive' Risk Inc
October 31, 2025 25-04746N

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 SUNSET.TECHNOLOGY located at 3110 Grand Ave APT. #6420 in the City of Pinellas Park, Pinellas County, FL 33782 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of October, 2025.
Sunset Technology Solutions LLC
October 31, 2025 25-04768N

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 LEGACY HOLDINGS TITLE GROUP located at 22 S. LINKS AVE, SUITE 300 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 22ND day of October, 2025.
TRANSCEND TITLE LLC
October 31, 2025 25-04742N

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 Epascent 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 27th day of October, 2025.
Epascent LLC
October 31, 2025 25-04773N

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

Dated this 22nd day of October, 2025.
Catherine Phillips LLC
October 31, 2025 25-04717N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Dragonfly Brushes located at 10890 Cherokee Dr, in the County of Pinellas, in the City of Saint Petersburg, Florida 33708 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Saint Petersburg, Florida, this 25th day of October, 2025.
THIS & THAT BY JULES LLC
October 31, 2025 25-04769N

SECTION 00100 - INVITATION TO BID

City of Dunedin Marina
Fishing Pier Replacement
Financial Project #: 882010
Bid #: 25-2540

CITY OF DUNEDIN
FLORIDA

The work generally consists of the following:

Due to extensive damage from Hurricane Milton, this project includes the demolition and reconstruction of the fishing pier and associated facilities at the Dunedin Marina, located at 51 Main Street. Work will involve removing the existing pier, floating docks, gangways, rescue dock, boat lift, and related timber pilings. New construction will include a fishing pier, gangway and floating dock system, rescue dock, and timber fender piles. Demolition of existing upland sidewalks and asphalt will also be performed as required to complete the seawall repairs. Upland site restoration will include new concrete sidewalks, curbing, landscape planters, and pavement. A new boat lift system provided by the Owner, along with a new electrical panel and lighting, will be installed to complete the site improvements.

The Engineer's Estimate for the project is $1,300,000.

The time allotted for this project is 180 days for substantial completion.

A Non-Mandatory Pre-Bid meeting will be held on, November 18, 2025 @ 1:00 pm at Dunedin City Hall, located at 737 Louden Avenue, Dunedin, FL 34698, in the Coral Room (room #114).

All contractor Requests for Information (RFI) must be submitted ten (10) days before the bid opening. The request should be sent in writing via email to purchasing@dunedin.gov. The City will not respond to RFIs submitted after that date. An addendum posted to https://www.demandstar.com will communicate questions and answers to all respondents. The last addendum will be posted to https://www.demandstar.com five (5) days before the bid due stated below. The City reserves the right to modify this schedule at any time.

Sealed proposals will be accepted via DemandStar.com, until

2:00 P.M., Local Time
Tuesday, December 2, 2025

All work performed shall be in accordance with the Contract Documents. Plans and specifications can be obtained by going to DemandStar at www.demandstar.com .

It is the bidder's responsibility to check www.demandstar.com for final documents and addendum prior to bid submittal.

Submittals shall be clearly marked:

City of Dunedin Marina
Fishing Pier Replacement
Financial Project #: 882010
Bid #: 25-2540

In addition, the proposals must be marked with the bidder's name and address. Proposals must be accompanied by a bid bond in an amount not less than five percent (5%) of the total bid as a guarantee that the BIDDER will not withdraw from the competition after the opening of the bids and, if written notice is given of such award, enter into a written Contract with the City of Dunedin, Florida, in accordance with the written Proposal. Should the successful BIDDER fail to enter into a Contract, the bid bond shall be forfeited as liquidated damages.

No proposal may be withdrawn after the scheduled closing time for the receipt of bids for a period of sixty (60) days without the consent of the City.

The successful bidder will be required to furnish and pay for a Certificate of Insurance and a Performance and Payment Bond and meet other requirements, as set forth in the contract.

The City of Dunedin will only accept bids via www.demandstar.com .

The City of Dunedin, Florida, reserves the right to reject any and all bids received, waive any irregularities or informalities, re-advertise, and award the Contract in its best interest. Bids that are incomplete or that are not submitted in accordance with the instructions in the invitation may be disqualified.

END OF SECTION 00100

October 31, 2025 25-04777N

--- PUBLIC SALES ---

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of American Notary Institute , located at 7901 ST 4th N STE 300, St Petersburg, Pinnelas County FL 33702, intends to register the said name with the Division of Corporations of the State of Florida, Tallahassee, Florida.
Owner: Catanatech Solutions LLC
Dated this 22nd day of October , 2025
Jose Catanaoan,
Chief Operating Officer
October 31, 2025 25-04714N

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 RC Hospitality Group located at 4521 107th Circle N, Suite 3 in the City of Clearwater, Pinellas County, FL 33762 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2025.
RC Hospitality Management, LLC
Mariahilda Rivera
October 31, 2025 25-04809N

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 Selenite Massage, located at 950 beltrees st apt i, in the City of Dunedin, County of Pinellas, State of FL, 34698, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 29 October, 2025.
Brittany Lee Jones
950 beltrees st apt i
Dunedin, FL 34698
October 31, 2025 25-04820N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009999-ES
IN RE: ESTATE OF MARGARET KATHELENE ZYMA
Deceased.

The administration of the estate of MARGARET KATHELENE ZYMA, deceased, whose date of death was September 28, 2018, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 31, 2025.

Personal Representative:
JOHN L. FERRARI, JR
2520 Tamiami Trail N Suite 11
Nokomis, Florida 34275
Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
Oct. 31; Nov. 7, 2025 25-04802N

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 11/19/2025 @ 10:30 AM

Jodi Moore – 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 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.
Oct. 31; Nov. 7, 2025 25-04789N

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 November 20, 2025, at 10:30 AM.

Bailey Dornemann - Cali king bed/ bookshelf/ Tv 75'/ 2 wicker chairs/ 3 pc couch
Sanita Tawanna Adkins - Household items, dressers, bed, tv stand

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.
Oct. 31; Nov. 7, 2025 25-04822N

FIRST INSERTION

NOTICE

Effective Dec. 5, 2025,
Valdeline Muehl, MD., will
no longer be providing care
at WellMed.

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

Patients can obtain copies of their medical records at:
WellMed at Tyrone Gardens
960 58th Street N.
Saint Petersburg, FL 33710
Phone: 1-727-820-7778
Fax: 1-817-514-7879

Oct. 31; Nov. 7, 14, 21, 2025 25-04788N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP009659XXESPR
Reference number: 25-009659-ES
Division: 003
IN RE: ESTATE OF NEREYDA REBOIRO
Deceased.

The administration of the Estate of NEREYDA REBOIRO, deceased, File Number UCN: 522025CP009659XXESPR, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOT WITHSTANDING 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 the first publication of this Notice is October 31, 2025

Personal Representative:
Juan Francisco Falla
2945 Eagle Estates Circle S
Clearwater, FL 33761
Attorney for Personal Representative:
THOMAS W. REZANKA
2672 West Lake Road
Palm Harbor, FL 34684
Telephone: (727) 787-3020
Oct. 31; Nov. 7, 2025 25-04814N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-007584-ES
IN RE: ESTATE OF LINDA RUTH CAPPELLA
Deceased.

The administration of the estate of Linda Ruth Cappella, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 31, 2025.

Personal Representative:
Christopher J. Cardona
3450 3rd Ave. N.
St. Petersburg, Florida 33713

Attorney for Personal Representative:
/S/ AMANDA O. SINGLETON
AMANDA O. SINGLETON
Attorney
Florida Bar Number: 0015957
425 22nd Avenue N.
Suite D
SAINT PETERSBURG, FL 33704
Telephone: (727) 755-4316
Fax: (727) 234-8831
E-Mail: amanda@singletonlegal.com
Oct. 31; Nov. 7, 2025 25-04812N

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 #
15	GMC	1GTV2UECOFZ344068
16	HYUDAI	5NPE34AF1GH420581
94	SUBARU	KV3145476
00	TOYOTA	JTDBT1230Y0025084

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 11-28-2025 AT 11:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.
JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695
October 31, 2025 25-04821N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000665-ES
Division: Probate
IN RE: ESTATE OF MICHAEL ROBERT SPIERS (A/K/A MICHAEL R. SPIERS A/K/A MICHAEL SPIERS)
Deceased.

The administration of the estate of Michael Robert Spiers (a/k/a Michael R. Spiers a/k/a Michael Spiers), deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 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.

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 31, 2025.

Personal Representative:
Steven Spiers
11613 Crestridge Loop
Trinity, Florida 34655
Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2364 Boy Scout Road, Suite 200
Clearwater, Florida 33763
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
AMullins@BellLawFirmFlorida.com
Oct. 31; Nov. 7, 2025 25-04795N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-008709-ES
Division: Probate
IN RE: ESTATE OF CINDY A. DUKE,
Deceased.

The administration of the Estate of CINDY A. DUKE, Deceased, whose date of death was July 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Section 3, Case Number 2025-008709-ES, at 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 who have claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, and who have been served with 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 who have claims or demands against the Decedent's Estate including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS OF THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is October 31, 2025.

Personal Representative:
TINA MARIE PETERS
335 Crosswinds Drive
Holiday, FL 34691
Palm Harbor, Florida 34683
Date: 10, 28, 2025
Attorney for Personal Representative:
MARK A. OSSIAN, ESQUIRE
2358 Drew Street
Clearwater, FL 33765
Fla Bar No.: 616321
Date: 10 28, 2025
Oct. 31; Nov. 7, 2025 25-04801N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009607-ES
Division PROBATE
IN RE: ESTATE OF JUDITH ANN PALMER
Deceased.

The administration of the estate of JUDITH ANN PALMER, deceased, whose date of death was May 29, 2025; File Number 25-009607-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE 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 31, 2025.

THEA NICOLE DAWKINS
Personal Representative
3065 Harvest Moon Drive
Palm Hargor, FL 34683
WILLIAM K. LOVELACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
Oct. 31; Nov. 7, 2025 25-04797N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/14/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1963 RITZ mobile home bearing vehicle identification number 1602808 and all personal items located inside the mobile home. Last Tenant: Janice Laraine Paschall and Rafael Marsa Paschal Jr. Sale to be held at: Cardinal Court MHP, 10545 Seminole Boulevard, Largo, Florida 33778, 727-247-9991.
Oct. 31; Nov. 7, 2025 25-04828N

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 Patio Lane Outdoor Living located at 10820 US Highway 19 N in the City of Clearwater, Pinellas County, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2025.
Awning Works Inc
Jeremy Schechner
October 31, 2025 25-04804N

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 Patio Lane Contract located at 10820 US Highway 19 N in the City of Clearwater, Pinellas County, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of October, 2025.
Awning Works Inc
Jeremy Schechner
October 31, 2025 25-04806N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 24-010629-ES
IN RE: ESTATE OF
MARY KATHRYN COLEMAN
A/K/A
MARY MAUGHAN COLEMAN
A/K/A
MARY KATHRYN MAUGHAN,
Deceased.

The administration of the Estate of MARY KATHRYN COLEMAN, a/k/a MARY MAUGHAN COLEMAN, a/k/a MARY KATHRYN MAUGHAN, deceased, who died on November 2, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue N., St. Petersburg, FL 33701, file number 24-010629-ES. 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 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 October 31, 2025.

Personal Representative:
BARBARA O'BRY
1634 S. Highland Ave.
Clearwater, FL 33756

Attorney for Personal Representative:
/s/ Raleigh W. Greene, IV
RALEIGH W. GREENE, IV, ESQ.
FBN 93584
MEGAN M. GREENE, ESQ.
FBN 102739
401 Fourth Street North
St. Petersburg, FL 33701
Telephone: (727) 821-2900
Facsimile: (727) 822-7686
bgreene@greenelegalfirm.com;
mgreene@greenelegalfirm.com
eservice@greenelegalfirm.com
Attorney for Personal Representative
Oct. 31; Nov. 7, 2025 25-04796N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009641 Division ES4
IN RE: ESTATE OF
ALAN LEE GARDULESCU
Deceased.

The administration of the estate of ALAN LEE GARDULESCU, deceased, whose date of death was December 26, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 31, 2025.

Personal Representatives:
CAITLIN M. GARDULESCU
1380 1st Avenue, Apt. 6H
New York, New York 10021
McKENZIE L. GARDULESCU
2107 Lac Du Mont Drive, Apt. A1
Haslett, Michigan 48840
Attorney for Personal Representatives:
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
Second E-Mail:
karen@legacyprotectionlawyers.com
Oct. 31; Nov. 7, 2025 25-04754N

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP006125XXESXX
File No. 25-006125-ES
IN RE: ESTATE OF
STEVEN HUNT SHIRVIS,
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 STEVEN HUNT SHIRVIS, deceased, File Number UCN: 522025CP006125XXESXX; 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 July 23, 2024; that the total value of the estate is Truist Checking Acct.#1000056184731 approx. value of $15,420.15 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries: Address
ADLINE LENOR MILLER NKA
ADLINE SHIRVIS
2216 Lauren Drive Largo, FL 33774
BENJAMIN T. POWELL
1351 St. Johns Place, Apt. 2
Brooklyn, NY 11213
ZACHARY H. POWELL
648 Plymouth Road
Baltimore, MD 21229
LEILANI E. SHIRVIS
12551 Vonn Road Largo, FL 33774

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 31, 2025.

Person Giving Notice:
/s/Adline Shirvis
ADLINE SHIRVIS
2216 Lauren Drive
Largo, FL 33774
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
Oct. 31; Nov. 7, 2025 25-04723N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008837-ES
Division: Probate
IN RE: ESTATE OF
THOMAS FRANKLIN STABLER, JR. (**A/K/A TOM STABLER**
A/K/A THOMAS F. STABLER)
Deceased.

The administration of the estate of Thomas Franklin Stabler, Jr. (a/k/a Tom Stabler a/k/a Thomas F. Stabler), deceased, whose date of death was July 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Darren Stabler
112 Oak Grove Cove
Byhalia, Mississippi 38611
Attorney for Personal Representative:
Tanya Bell, Esq. Attorney
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road,
Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
Felicia@BellLawFirmFlorida.com
Oct. 31; Nov. 7, 2025 25-04759N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN:522025CP009501XXESXX
File No. 25-009501-ES
IN RE: ESTATE OF
GLORIA RODETSKY,
aka
GLORIA H. RODETSKY
Deceased.

The administration of the estate of GLORIA RODETSKY, also known as GLORIA H. RODETSKY, deceased, whose date of death was August 10, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 31, 2025.

Signed on this 22nd day of October, 2025.

/s/Craig Alan Rodetsky
CRAIG ALAN RODETSKY
Personal Representative
1976 Temple Terrace
Clearwater, FL 33764

/s/Danielle McManus Noble
Danielle McManus Noble
Attorney for Personal Representative
Florida Bar No. #119451
McMANUS & McMANUS, P.A.
79 Overbrook Blvd.
Largo, Florida 33770-2899
Telephone: (727) 584-2128
Fax: (727) 586-2324
Email: danielle@
mcmanusestateplanning.com
Secondary Email: lawoffice@
mcmanusestateplanning.com
Oct. 31; Nov. 7, 2025 25-04724N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003412-ES
IN RE: ESTATE OF
TIM BURCH,
Deceased.

The administration of the estate of Tim Burch, deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Victoria Jones Waller
433 76th Ave
St. Pete Beach, FL 33706

Attorney for Personal Representative:
Victoria Jones Waller
E-Mail Addresses:
vwaller@generationsoftrust.com
eservice@generationsoftrust.com
Florida Bar No. 0052252
Generations of Trust
433 76th Avenue
St. Pete Beach, FL 33706
Telephone: 727-367-1976
Oct. 31; Nov. 7, 2025 25-04751N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 522024CP010988XXESPR
IN RE: ESTATE OF
WAYNE EUGENE FISCEL
Deceased.

The administration of the estate of WAYNE EUGENE FISCEL, deceased, whose date of death was April 4, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division 4, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. 5. The personal representative, BRAD FISCEL's, address is: 1404 Sandalwood Dr., Dunedin, FL 34698. The Personal Representative's attorney information is: Eric J. Stuedemann, Esq., Salty Law, P.A., 4654 E. S.R. 64 #258, Bradenton, FL 34208. All creditors of the decedent and other persons having claims or demands against decedent's estate 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 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 31, 2025.

Oct. 31; Nov. 7, 2025 25-04784N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
25-010180-ES
In Re: Estate of
Jacqueline Anne Benenati,
Deceased.

The administration of the Estate of Jacqueline Anne Benenati, deceased, whose date of death was September 25, 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 10/31/2025

Phyllis T. Klein
Personal Representative
11875 77th Court
Largo, FL 33773
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
Oct. 31; Nov. 7, 2025 25-04794N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-9614-ES Division 004
IN RE: ESTATE OF
JOHN L. IRVIN
a/k/a JOHN LEE IRVIN
Deceased.

The administration of the estate of JOHN L. IRVIN, also known as JOHN LEE IRVIN, deceased, whose date of death was April 27, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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 31, 2025

Personal Representative:
MICHAEL ANDREW IRVIN
4430 Trout Drive SE
St. Petersburg, Florida 33705
Attorney for Personal Representative:
JAMES N. POWELL
Florida Bar No. 157689
JOHNSON POPE BOKOR RUPPEL & BURNS, LLP
360 Central Ave., Suite 500
St. Petersburg, Florida 33701
Telephone: (727) 800-5980
Primary E-mail:
jnpowell@jpfirm.com,
Secondary E-mail:
angelam@jpfirm.com
Oct. 31; Nov. 7, 2025 25-04753N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009201-ES
Division Probate
IN RE: ESTATE OF
JOHN JEROME WIGLE
Deceased.

The administration of the estate of John Jerome Wigle, deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 31, 2025.

Personal Representative:
Rachel M. Wagoner
1756 N. Belcher Road
Clearwater, Florida 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
Oct. 31; Nov. 7, 2025 25-04747N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF NO. 25-009991-ES
In re: Estate of
JOANNA L. LEAKE,
Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are indicated below.

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of death of the decedent is April 26, 2025.

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Jeffrey N. Leake
11911 66th Street North, #832
Largo, FL 33733

Attorney for Personal Representative:
TERRY J. DEEB
DEEB ELDER LAW, P.A.
6699 - 13th Avenue North,
Suite 4B
St. Petersburg, FL 33710
Ph: #727/381-9800;
Fx: #727/381-1155
E-Mail: servicekat@deebelderlaw.com
E-Mail: servicedck@deebelderlaw.com
E-Mail: servicejcj@deebelderlaw.com
Florida Bar Number: #997791
Oct. 31; Nov. 7, 2025 25-04783N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL DISTRICT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
Case No: 25-009749-ES
IN RE: ESTATE OF:
ELIZABETH L. SCULLY,
Deceased.

The administration of the estate of ELIZABETH L. SCULLY, Deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Case Number 25-009749-ES, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the trustee and the trustees' attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: October 31, 2025.

TRUSTEE:
Edward Burke

Attorneys for TRUSTEE
Alan M. Gross
ALAN M. GROSS, P.A.
4731 Central Ave.
St. Petersburg, FL 33713
Telephone: (727) 327-0100
Facsimile: (727) 327-1797
FBN: 510602 / SPN: 815601
Email: agross@alangrosslaw.com
Oct. 31; Nov. 7, 2025 25-04790N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008328-ES
IN RE: ESTATE OF
JUDITH ALICE DOAN
a/k/a
JUDITH DOAN,
Deceased.

The administration of the estate of JUDITH ALICE DOAN a/k/a JUDITH DOAN, 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 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 October 31, 2025.

Personal Representative:
SHANNON SILVEIRA
1178 Trotwood Boulevard
Winter Springs, Florida 32708

Attorney for Personal Representative:
LANCE A. RAGLAND, ESQ.
Florida Bar Number: 0122440
5750 Canton Cove
Winter Springs, FL 32708
Telephone: (407) 960-6069
Fax: (407) 960-6091
E-Mail: Lance@LRaglandLaw.com
Oct. 31; Nov. 7, 2025 25-04743N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-009797-ES
IN RE: ESTATE OF
EDA MARIE KOBARG,
Deceased.

The administration of the estate of EDA MARIE KOBARG, deceased, whose date of death was November 24, 2023, 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 31, 2025.

PENNY WARD
Personal Representative
1854 Paradise Lane
Clearwater, FL 33756

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
Oct. 31; Nov. 7, 2025 25-04750N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 25-010040-ES
IN RE: THE ESTATE OF
RICHARD I. CAREY,
Deceased

The administration of the estate of RICHARD I. CAREY, deceased, whose date of death was September 19, 2025, File Number 25-010040-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 31, 2025.

Jean Farnan
Personal Representative
574 Johns Pass Avenue
Madeira Beach, FL 33708

ROBERT C. THOMPSON, JR.,
Esquire
FBN #390089
SPN #02528094
rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East,
Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
Oct. 31; Nov. 7, 2025 25-04786N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 25-008796-ES
IN RE: THE ESTATE OF
RICHARD BARNETT,
Deceased

The administration of the estate of RICHARD BARNETT, deceased, whose date of death was April 27, 2025, File Number 25-008796-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 31, 2025.

Christa Radulovich
Personal Representative
36181 East Lake Road, Ste 25
Palm Harbor, FL 34685

ROBERT C. THOMPSON, JR.,
Esquire
FBN #390089
SPN #02528094
rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East,
Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
Oct. 31; Nov. 7, 2025 25-04787N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009229ES
Division 4
IN RE: ESTATE OF
MARK J. WEBB
Deceased.

The administration of the estate of MARK J. WEBB, 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 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 October 31, 2025.

Personal Representative:
/s/ Randy Dean Webb
RANDY DEAN WEBB
9918 Stardust Drive
Indianapolis, Indiana 46229

Attorney for Personal Representative:
/s/ Tiffany M. Cerniglio
TIFFANY M. CERNIGLIO Attorney
Florida Bar Number: 121791
HARRIS BARRETT MANN & DEW
1700 66th Street N., Ste. 502
St. Petersburg, FL 33710
Telephone: (727) 892-3100
Fax: (727) 898-0227
E-Mail: tiffany@hbmdlaw.com
Secondary E-Mail:
laura@hbmdlaw.com
Oct. 31; Nov. 7, 2025 25-04782N

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN:522025CP010017XXESXX
REF# 25-010017-ES
IN RE: ESTATE OF
CHERYL DIANE PRATI,
aka CHERYL D. PRATI
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 CHERYL DIANE PRATI, also known as CHERYL D. PRATI, deceased, File Number UCN:522025CP010017XXESXX; 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 May 21, 2025; that the total value of the estate is Non-Exempt Asset in the approximate amount of $54,730.57 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries: Address
SUSAN LOUISE HINGLE
1523 Albemarle Circle
Dunedin, FL 34698
LAURA JEAN KRIEGER nka
LAURA JEAN PRATI
33 Mermaids Way
Eastport, ME 04631

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 31, 2025.

Person Giving Notice:
/s/Laura Jean Prati
LAURA JEAN PRATI
33 Mermaids Way
Eastport, ME 04631
/s/Susan Louise Hingle
1523 Albemarle Circle
Dunedin, FL 34698

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
Oct. 31; Nov. 7, 2025 25-04792N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-9079-ES
Division 004
IN RE: ESTATE OF
PATRICIA HAMILTON ALBRECHT
a/k/a PATRICIA H. ALBRECHT
Deceased.

The administration of the estate of PATRICIA HAMILTON ALBRECHT, also known as PATRICIA H. ALBRECHT, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 31, 2025.

Signed this 27th day of October, 2025.

ERIC N. ALBRECHT
Personal Representative
9148 - 36th Way North
Pinellas Park, FL 33782

Luanne Eagle Ferguson
Attorney for Personal Representative
Florida Bar No. 173123
Eagle & Eagle, P.A.
3637 - 4th Street North, Suite 240
St. Petersburg, FL 33704
Telephone: 727-822-4206
Email:
luanne.ferguson@eagleandeaglepa.com
Secondary Email:
katie.mcclurg@eagleandeaglepa.com
Oct. 31; Nov. 7, 2025 25-04791N

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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-008032-ES
IN RE: THE ESTATE OF
VIVIAN FARID,
Deceased.

The administration of the estate of VIVIAN FARID, deceased, whose date of death was January 27, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Rm 417, 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 October 31, 2025.

Personal Representative:
ASHRAF S. FARID
774 Ranch Rd.
Tarpon Springs, FL 34688
Attorney for Personal Representative:
ANTHONE R. DAMIANAKIS,
ESQUIRE
FBN102740
PEACOCK, GAFFNEY &
DAMIANAKIS, P.A.
tony@pgdlaw.net ;
assistant@pgdlaw.net
2348 Sunset Point Rd.,
Clearwater, FL 33765
(727) 796-7774
Oct. 31; Nov. 7, 2025 25-04737N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-006968-ES
IN RE: THE ESTATE OF
DAVID LAYNE JACKSON

The administration of the estate of David Layne Jackson, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for the Sixth Judicial Circuit of the State of Florida, in and for the County of Pinellas – 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 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 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 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 31, 2025.

Personal Representative:
Justin Jackson
6841 83rd Ave N
Pinellas Park, FL 33781
Personal Representative's Attorney
Shane K. Warner - Of the Firm
Attorney for the Personal
Representative
FSB # 92131
Warner Legal
3401 W. Cypress St.,
Suite 204
Tampa, FL 33607
Ph: (813) 470-6341
Fax: (888) 900-2630
Notice of Jud. R. Ad. 2.516
designated emails
Email: swarner@swarnerlaw.com
Oct. 31; Nov. 7, 2025 25-04749N

FIRST INSERTION

NOTICE TO CREDITORS
IN RE: ESTATE OF
AVIS A HARPER

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

You are hereby notified that a Trust estate is being administered. AVIS A. HARPER, a resident of PINELLAS County, Florida, who died on AUGUST 2, 2025, was the settlor of a Trust titled: AVIS HARPER TRUST AGREEMENT U/T/D 2.6.2013. 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 31, 2025.

Trustee:
MATTHEW R HARPER, Trustee
1712 SOUTH COLLEGE AVE
NEWARK, DE 19702
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
Oct. 31; Nov. 7, 2025 25-04726N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010052-ES
Division PROBATE
IN RE: ESTATE OF
CECELIA GAIL MONAHAN a/k/a
C. GAIL MONAHAN
Deceased.

The administration of the estate of CECELIA GAIL MONAHAN a/k/a C. GAIL MONAHAN, deceased, whose date of death was September 17, 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 October 31, 2025.

Personal Representative:
STEFFI JO SELLERS
1000 Wyatt St.
Clearwater FL 33756
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
Oct. 31; Nov. 7, 2025 25-04748N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003054-ES
IN RE: THE ESTATE OF
TERRI LYNN KENNEDY,
Deceased

The administration of the estate of Terri Lynn Kennedy, deceased, whose date of death was January 30, 2025; File Number 25-003054-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 31, 2025.

/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 forPetitioner
Oct. 31; Nov. 7, 2025 25-04752N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009994-ES
IN RE: ESTATE OF
ROBERT L SCHALES,
Deceased

The administration of the estate of Robert L Schales, 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: Clerk: Ken Burke, CPA, 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Christopher L. Schales
11536 115th Street
Largo, Florida 33778
Attorney for Personal Representative
CATHERINE E. BLACKBURN
Florida Bar Number: 940569
BLACKBURN LAW FIRM, PLLC
5230 Central Avenue
St. Petersburg, FL 33707
Telephone: (727) 826-0923
E-Mail: Cathy@lifeplanlaw.com
Oct. 31; Nov. 7, 2025 25-04736N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008209-ES
IN RE: ESTATE OF
POLETTA PRZYTULA
Deceased.

The administration of the estate of Poletta Przytula, deceased, whose date of death was July 21, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 31, 2025.

Personal Representative:
Richard Przytula
1663 McKay Creek Dr.
Largo, Florida 33770
Attorney for Personal Representative:
Robert W. Bible, Jr.
Attorney
Independent of Counsel
Florida Bar Number: 561398
Pippen Law Group, PLLC
10225 Ulmerton Rd., Bldg. #11
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Robert@attypip.com
Secondary E-Mail: Suzie@attypip.com
Oct. 31; Nov. 7, 2025 25-04780N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
REF: 25-005877-ES
IN RE: ESTATE OF
GERALDINE L. BUSSEY,
Deceased.

The administration of the estate of GERALDINE L. BUSSEY, deceased, whose date of death was December 1, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court St., Room 106, Clearwater, FL 33756. The names and addresses of the Personal Representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and 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 10/31/25.

Personal Representative:
SUSAN REUBEN
151 7th Street S. #848
St. Petersburg, Florida 33701
Attorney for Personal Representative:
JENNIFER L. TERRANA
Attorney for Personal Representative
Florida Bar Number: 77648
1262 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33705
Telephone: (727) 270-9004
E-Mail: terranalaw@gmail.com
E-Mail:
Jennifer@TerranaElderlaw.com
Oct. 31; Nov. 7, 2025 25-04772N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009950-ES
Division PROBATE
IN RE: ESTATE OF
JOHN R. COMISO a/k/a
JOHN RONALD COMISO
Deceased.

The administration of the estate of JOHN R. COMISO a/k/a JOHN RONALD COMISO, deceased, whose date of death was September 6, 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.

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 31, 2025.

Personal Representative:
DAVID W. COMISO
177 Madison Ave.
River Edge NJ 07661

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
Oct. 31; Nov. 7, 2025 25-04760N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR Pinellas COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-010043-ES4
IN RE: ESTATE OF
Ronald Frances Battaglia
Deceased.

The administration of the estate of Ronald Frances Battaglia, deceased, whose date of death was September 4th, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Attn: Probate, Rm. 106, 315 Court St, Clearwater, FL 33756-5165. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 31st, 2025

Personal Representative:
Renae Battaglia
1138 NW 99th Ave
Portland, OR 97229
Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-Florida.com
Oct. 31; Nov. 7, 2025 25-04761N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009959-ES
IN RE: ESTATE OF
RALPH E. GREENE, JR.
Deceased.

The administration of the estate of RALPH E. GREENE, JR., deceased, whose date of death was August 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.

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Pamela S. Spore
c/o BATTAGLIA, ROSS, DICUS,
MCQUAID, P.A.
5858 Central Avenue
St. Petersburg, Florida 33707
Attorney for Personal Representative:
C. Hunter Rawls, Esq
BATTAGLIA, ROSS,
DICUS & McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33701
(727) 381-2300
FBN: 59432
Primary Email: hrawl@brdwlaw.com
Secondary Email:
mflah@brdwlaw.com
Oct. 31; Nov. 7, 2025 25-04725N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS.
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008168-ES
IN RE: ESTATE OF
Raymond W. Pisano,
Deceased.

The administration of the estate of Raymond W. Pisano, deceased, whose date of death was July 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Justice Center, 324 S. Ft. Harrison Ave. 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 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 the first publication of this notice is October 31, 2025.

Personal Representative:
Mary Anne Pisano,
11680 Shipwatch Dr., Apt. 1450,
Largo, FL 33774
Telephone: 865-207-0164.

Attorney for Personal Representative:
Richard Blackwell, Esq.,
Florida Bar Number: 110331,
Ric Blackwell Law, PA,
10600 Chevrolet Way,
Suite 212,
Estero, Florida 33928,
Telephone: 239-240-7764,
Fax: 877-349-3854,
E-Mail: ric@ricblackwelllaw.com
Pubs:
Oct. 31; Nov. 7, 2025 25-04813N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP009547XXESPR
REF NO: 25-009547-ES
IN RE: ESTATE OF
KENNETH ALAN HUGHES,
Deceased.

The administration of the Estate of KENNETH ALAN HUGHES, deceased, whose date of death was August 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is October 31, 2025.

Personal Representative:
Judy Bardsley
405 Salford Station Road
Perkiomenville, PA 18074

Attorney for Personal Representative:
Katie Jackson
GROWNEY, MCKEOWN & BARBER, P.A.
3116 66th Street North
St. Petersburg, Florida 33710
Telephone: (727) 384-3800
Fax: (727) 343-1685
Service E-Mail:
kjackson@barber-law.com
Florida Bar No.: 0100158
Oct. 31; Nov. 7, 2025 25-04798N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-009428-ES
IN RE: ESTATE OF
KENNETH CAMPBELL MCALISTER A/K/A KENNETH CAMPBELL MCALISTER, JR.
Deceased.

The administration of the estate of Kenneth Campbell McAlister a/k/a Kenneth Campbell McAlister, Jr., deceased, whose date of death was June 20, 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 31, 2025.

Personal Representative:
Cameron Fowler
18 Sherwood Dr.
Hollis, New Jersey 03049
Attorney for Personal Representative:
/s/ William Rambaum
William Rambaum Attorney
Florida Bar Number: 0297682
PLG Law
3684 Tampa Road, Suite 2
Oldsmar, FL 34677
Telephone: (727) 781-5357
Fax: (704) 285-8136
E-Mail: brambaum@plglawyer.com
Secondary E-Mail:
sandra@plglawyer.com
Oct. 31; Nov. 7, 2025 25-04811N

FIRST INSERTION

CREDITORS NOTICE
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY , FLORIDA
PROBATE DIVISION
UCN: 522025CP009777XXESPR
File No. 25- 9777 ES
In Re: The Estate of
ALICE J. LEOPOLD,
DECEASED

The administration of the estate of ALICE J. LEOPOLD, deceased, File Number 25-9777-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Fl 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

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

The date of the first publication of this Notice is October 31, 2025.

Personal Representative:
Andrew J. Leopold
4831 Primrose Lane
Murrysville, PA 15668-1514
Attorney for Personal Representative:
Paul J. Burns, Esq.
12525 Walsingham Road
Largo, FL 33774
(727) 595-4540
Florida Bar No. 968201
SPN 1517068
Pburns20@tampabay.rr.com
Oct. 31; Nov. 7, 2025 25-04824N

FIRST INSERTION

CREDITORS NOTICE
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY , FLORIDA
PROBATE DIVISION
UCN: 522025CP009377XXESPR
File No. 25 – 9377 - ES
In Re: The Estate of
BRENDA BERLIN ROSE,
DECEASED

The administration of the estate of BRENDA BERLIN ROSE, deceased, File Number 25-9377-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 persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of the first publication of this Notice is October 31, 2025.

Personal Representative:
Pamela Barlett
275 Bruin Road
Petrolia, PA 16050

Attorney for Personal Representative:
Paul J. Burns, Esq.
12525 Walsingham Road
Largo, FL 33774
(727) 595-4540
Florida Bar No. 968201
SPN 1517068
Pburns20@tampabay.rr.com
Oct. 31; Nov. 7, 2025 25-04825N

FIRST INSERTION

CREDITORS NOTICE
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY , FLORIDA
PROBATE DIVISION
UCN: 522025CP010231XXESPR
File No. 25 – 10231 - ES
In Re: The Estate of
ROBERT DINTELMAN,
Aka ROBERT F. DINTELMAN
DECEASED

The administration of the estate of ROBERT DINTELMAN, deceased, File Number 25-10231-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Fl 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

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

The date of the first publication of this Notice is October 31, 2025.

Personal Representative:
Charles Dintelman
7953 Brook Road
Du Quoin, IL 62832
Attorney for Personal Representative:
Paul J. Burns, Esq.
12525 Walsingham Road
Largo, FL 33774
(727) 595-4540
Florida Bar No. 968201
SPN 1517068
Pburns20@tampabay.rr.com
Oct. 31; Nov. 7, 2025 25-04823N

FIRST INSERTION

CREDITORS NOTICE
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY , FLORIDA
PROBATE DIVISION
UCN: 522025CP009559XXESPR
File No. 25 – 9559 - ES
In Re: The Estate of
LARRY LEE GOETZ,
DECEASED

The administration of the estate of LARRY LEE GOETZ, deceased, File Number 25-9377-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Fl 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

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

The date of the first publication of this Notice is October 31, 2025.

Personal Representative:
Brandie Boebel
2388 Ferguson Road
Ontario, OH 44906
Attorney for Personal Representative:
Paul J. Burns, Esq.
12525 Walsingham Road
Largo, FL 33774
(727) 595-4540
Florida Bar No. 968201
SPN 1517068
Pburns20@tampabay.rr.com
Oct. 31; Nov. 7, 2025 25-04827N

SAVE TIME

E-mail your Legal Notice

legal@businessobserverfl.com

LV10238

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-002685-CI
CITIZENS BANK NA F/K/A RBS CITIZENS NA,
Plaintiff, vs.
JANET G. KING; UNKNOWN SPOUSE OF JANET G. KING; LAKE OVERLOOK CONDOMINIUMS ASSOCIATION, INC.,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated October 23, 2025, and entered in Case No. 25-002685-CI of the Circuit Court of the 6TH Judicial Circuit in and for Pinellas County, Florida, wherein CITIZENS BANK NA f/k/a RBS CITIZENS NA, is Plaintiff and Janet G. King; Unknown Spouse of Janet G. King; Lake Overlook Condominiums Association, Inc., are Defendants, the Office of the Clerk, Pinellas County Clerk of the Court will sell via online auction at www.pinellas.realforeclose.com at 10:00 A.M. on the 10th day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

THAT CERTAIN PARCEL CONSISTING OF UNIT 156 AS SHOWN ON CONDOMINIUM PLAT OF LAKE OVERLOOK CONDOMINIUM APARTMENTS, UNIT 2, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT BOOK 8, PAGES 28 THROUGH 32, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED JULY 13, 1971 IN OFFICIAL RECORDS BOOK 3579, PAGES 485 THROUGH 555, AMENDED IN OFFICIAL RECORDS BOOK 4387, PAGE 458 AND IN OFFICIAL RECORDS BOOK 5419, PAGE 702, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE EXHIBITS ATTACHED THERETO AND MADE A PART THEREOF; AND TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.
Property Address: 4550 Overlook Drive NE #156, Saint Petersburg, Florida 33703

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

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

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

Dated: 10/27/25
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400080
Oct. 31; Nov. 7, 2025 25-04779N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 23-9219-CI-7
PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida,
Plaintiff, v.
JAMES J. GOLD and JOHN J. SIERRA,
Defendant(s).

NOTICE IF HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated March 17, 2025, and the Order Granting Motion to Reschedule Foreclosure Sale entered on October 22, 2025, in Case No. 23-9219-CI-7 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein PINELLAS COUNTY, a political subdivision of the State of Florida is the Plaintiff and JAMES J. GOLD and JOHN J. SIERRA are the Defendant(s), the Pinellas County Clerk of the Court, KEN BURKE will sell to the highest bidder for cash at www.pinellas.realforeclose.com at 10:00am on November 25, 2025 the following described property as set forth in said Final Judgment, to wit:

Lot 14, ULMERTON BABY FARMS SUBDIVISION, according to map or plat thereof as recorded in Plat Book 25, Page 11, of the Public Records of Pinellas County, Florida.

Parcel ID: 08/30/16/93366/000/0140

Address: 13001 Faxton Street, Clearwater, Florida 33760

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

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

/s/ David A. Barrera
DAVID A. BARRERA
FBN 1015801
Assistant County Attorney
Pinellas County Attorney's Office
315 Court Street, 6th Floor
Clearwater, FL 33756
Tel: 727-464-3354
Fax: 727-464-4147
Primary: dbarrera@pinellas.gov
Secondary: eservice@pinellas.gov
Attorney for Plaintiff, Pinellas County
PCAO 541548
Oct. 31; Nov. 7, 2025 25-04735N

FIRST INSERTION

NOTICE OF ACTION - TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA
IN AND FOR PINELLAS COUNTY
JUVENILE DIVISION
CRC#24-00081DP-1
In the Interest of:
G.H., DOB: 05/12/2023
PID 312344825
T.P., DOB: 11/28/2015
PID 312344826
Children.
STATE OF FLORIDA
COUNTY OF PINELLAS
TO: Rother Pierce
Father of T.P., DOB: 11/28/2015

YOU ARE HEREBY notified that a Petition for Termination of Parental Rights has been filed by the State of Florida Department of Children and Families, seeking to terminate your parental rights to the child, T.P., born on November 28, 2015. Whereas the State of Florida has filed in this Court a Petition for Termination of Parental Rights.

You are commanded to appear for an advisory hearing before this Court at the Criminal Justice Center, Annex Courtroom B, 14250 49th Street North, Clearwater, Florida, 33762, on Thursday, December 4, 2025 at 9:30 a.m. to answer to a Petition alleging that your parental rights should be terminated and to be dealt with according to the law.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THESE CHILDREN. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO THESE CHILDREN NAMED IN THE PETITION ATTACHED TO THIS NOTICE. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

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. Fort 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 at Clearwater, Pinellas County, Florida this 24 day of October, 2025.

KEN BURKE
Clerk of the Circuit Court
By: /s/ Deputy Clerk
(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT & COMPTROLLER
PINELLAS COUNTY, FLORIDA

BRUCE BARTLETT, State Attorney
Sixth Judicial Circuit of Florida
By: /s/ Steven W. Davis
Assistant State Attorney
Bar No. 0988073
DPeservice@flsa6.gov
P.O. Box 17500
Clearwater, FL 33762-0500
(727) 464-6221
Representing the FL Department of Children and Families
Oct. 31; Nov. 7, 14, 21, 2025
25-04755N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY
CIVIL DIVISION
Case No. 25-001435-CI
GTE FEDERAL CREDIT UNION
Plaintiff, vs.
JEREMY MURRAY , et al.
Defendants.
TO: UNKNOWN TENANTS/ OWNERS 1
LAST KNOWN ADDRESS
1960 LAKEWOOD CLUB DR S, UNIT 2D SAINT PETERSBURG, FL 33712
JEREMY MURRAY
LAST KNOWN ADDRESS
1960 LAKEWOOD CLUB DR S 2-D SAINT PETERSBURG, FL 33712
UNKNOWN SPOUSE OF JEREMY MURRAY
LAST KNOWN ADDRESS
1960 LAKEWOOD CLUB DR S, UNIT 2D SAINT PETERSBURG, FL 33712

You are notified that an action to foreclose a mortgage on the following property in Pinellas County, Florida:

UNIT NO. 2-D OF CASABLANCA CONDOMINIUMS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4453, PAGE 1410, AND ALL EXHIBITS AND AMENDMENTS THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 23, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE IMPROVEMENTS LOCATED THEREON AND THE FIXTURES AND/OR PERSONAL PROPERTY PER CONTRACT BETWEEN THE PARTIES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND TAXES FOR CURRENT AND SUBSEQUENT YEARS.

commonly known as 1960 LAKEWOOD CLUB DR S, UNIT 2D, SAINT PETERSBURG, FL 33712 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before , (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: 10/22/2025.

CLERK OF THE COURT
Honorable Ken Burke
315 Court Street
Clearwater, Florida 33756
(COURT SEAL) By: Stevie Ayars
Deputy Clerk

F181350/2426867/and
Oct. 31; Nov. 7, 2025 25-04728N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-000025-CI
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,
Plaintiff, v.
NICHOLAS JAMES STEINER; UNKNOWN SPOUSE OF NICHOLAS JAMES STEINER; 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 October 1, 2025 entered in Civil Case No. 25-000025-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and NICHOLAS JAMES STEINER are defendants, Ken Burke, Clerk of Court, will sell the property at www.pinellas.realforeclose.com beginning at 10:00 AM on December 2, 2025 the following described property as set forth in said Final Judgment, to-wit:.

Lot 13, Block 18, Overlook Section Shore Acres, according to plat thereof as recorded in Plat Book 7, Page 56, of the Public Records of Pinellas County, Florida.

Property Address: 1560 Connecticut Ave., St. Petersburg, FL 33703

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 W State Rd 84,
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 02302667-JMV
Oct. 31; Nov. 7, 2025 25-04756N

FIRST 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.: 21-004063-CI
MIDFIRST BANK,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; UNITED STATES OF AMERICA- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; DIRECT GENERAL INSURANCE COMPANY; THE HERTZ CORPORATION; ANDY GRIFFIN; TROY D. MATTHEWS, JR., A MINOR, UNDER THE CARE OF HIS LEGAL GUARDIAN; 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 October 14, 2025 in Civil Case No. 21-004063-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; DIRECT GENERAL INSURANCE COMPANY; THE HERTZ CORPORATION; ANDY GRIFFIN; TROY D. MATTHEWS, JR., A MINOR, UNDER THE CARE OF HIS LEGAL GUARDIAN; 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 December 17, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 21, REPLAT OF PHOENIX PARK, AS PER PLAT THEREOF, RECORDED IN PLAT ROOK 9, PAGE 126, 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 23rd day of October, 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: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1485-234B
Oct. 31; Nov. 7, 2025 25-04757N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-001937-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
ESTATE OF NATALIE TRUDELLE, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF NATALIE TRUDELLE, DECEASED; WILLIAM TRUDELLE; TARA CAY SOUND NORTH VILLAGE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure In Rem dated October 15, 2025, entered in Civil Case No.: 25-001937-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, Plaintiff, and ESTATE OF NATALIE TRUDELLE, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF NATALIE TRUDELLE, DECEASED; WILLIAM TRUDELLE; TARA CAY SOUND NORTH VILLAGE HOMEOWNER'S ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1; ALL OTHER UNKNOWN PARTIES, including, if a named defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, creditors, and all other parties claiming, by, through, under or against that defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants, are Defendants.

KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose.com, at 10:00 AM, on the 3rd day of December, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 78, TARA CAY SOUND NORTH VILLAGE PARTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 14, 15, AND 16, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

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

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

Dated: October 23, 2025
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-51989
Oct. 31; Nov. 7, 2025 25-04739N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-8726-CO
THE VILLAS OF FOREST PARK CONDOMINIUM ASSOCIATION OF DUNEDIN, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF PATRICIA B. ZAYKOWSKI, ANY AND ALL UNKNOWN HEIRS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.
TO: ESTATE OF PATRICIA B. ZAYKOWSKI and ANY AND ALL UNKNOWN HEIRS

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, THE VILLAS OF FOREST PARK CONDOMINIUM ASSOCIATION OF DUNEDIN, INC., herein in the following described property:

Unit 302, THE VILLAS OF FOREST PARK, PHASE III, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium and all its attachments and amendments, as recorded in O.R. Book 5885, Pages 694-800, and all amendments thereto, and as recorded in Condominium Plat Book 80, Page 51, and in Condominium Plat Book 86, Pages 25-26, recorded in Condominium Plat Book 89, Pages 50-51, of the Public Records of Pinellas County, Florida.

With the following street address: 2317 Beverly Drive, Dunedin, Florida, 34698

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

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

WITNESS my hand and the seal of this Court on 7th day of October, 2025.

Business Observer 10/22/2025
KEN BURKE
CLERK AND COMPTROLLER
By: STEVIE AYARS
Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
Oct. 31; Nov. 7, 2025 25-04733N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-004072-CO
WEST SHORE VILLAGE MASTER CORPORATION, INC.,
Plaintiff, vs.
ESTATE OF SHARON SLAUSON, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, or OTHER CLAIMANTS, and BRITTNI CHRISTINA GROSHONG,
Defendant.

TO: BRITTNI CHRISTINA GROSHONG

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

THAT CERTAIN PARCEL CONSISTING OF UNIT 3207-A, AS SHOWN ON CONDOMINIUM PLAT OF WEST SHORE VILLAGE FOUR, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT BOOK 29, PAGES 21 THROUGH 29, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED OCTOBER 20, 1978, IN OFFICIAL RECORDS BOOK 4765, PAGES 516 THROUGH 569, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE, ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE EXHIBITS ATTACHED THERETO AND MADE A PART THEREOF; AND TOGETHER WITH AN UNDIVIDEO SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

PARCEL ID NO.: 34-31-16-96728-028-0001 ("Property")

Property Address: 3207 40th Lane South, Unit A, St. Petersburg, Florida 33711

A Lawsuit has been filed against you in Pinellas County Court, WEST SHORE VILLAGE MASTER CORPORATION, INC. v. ESTATE OF SHARON SLAUSON, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, or OTHER CLAIMANTS, and BRITTNI CHRISTINA GROSHONG, 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 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 day of 10/22/ 2025.

Ken Burke, Clerk of Court
BY: STEVIE AYARS
DEPUTY CLERK
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10046-099
Oct. 31; Nov. 7, 2025 25-04729N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-007136-CO
NEW ATLANTIS CLUB CONDOMINIUM ASSOCIATION INC
Plaintiff, vs.
WENJING ZHAO,
Defendants.

TO: WENJING ZHAO,

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

Unit 568, Building 5 of NEW ATLANTIS CLUB CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5109, page 390, and as recorded in Condominium Plat Book 46, page 1 through 13, inclusive, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.

PARCEL ID NO.: 07-30-15-59750-005-5680 ("Property")

Property Address: 12760 Indian Rocks Rd Unit 568, Largo, Fl 33774

A Lawsuit has been filed against you in Pinellas County Court, NEW ATLANTIS CLUB CONDOMINIUM ASSOCIATION INC. v. WENJING ZHAO 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 day of 10/22/ 2025.

Ken Burke, Clerk of Court
BY: Stevie Ayars
DEPUTY CLERK
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10037-090
Oct. 31; Nov. 7, 2025 25-04730N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-004813-CI
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M2,
Plaintiff, VS.
ADA W. APONTE;VILMA L. APONTE; et al.,
Defendant(s).

TO: Vilma L. Aponte
Last Known Residence: 2301 Gulf Blvd Belleair Beach, FL 33786
TO: Unknown Spouse of Vilma L. Aponte
Last Known Residence: 2301 Gulf Blvd Belleair Beach, FL 33786

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

LOT 82, BELLEVUE ESTATES SIXTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 41, PAGE 29, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

Dated on October 22, 2025.

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
As Clerk of the Court
By: /s/ Thomas Smith
As Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
1221-16922B
Ref# 12910
Oct. 31; Nov. 7, 2025 25-04731N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTY JUDICIAL CIRCUIT IN AND FOR PINELLAS, FLORIDA
CIVIL DIVISION
CASE NO.: 25-004826-CI
LOAN FUNDER LLC, SERIES 63909,
Plaintiff, vs.
2500 COFFEE POT BLVD RE LLC, a Nevada Limited Liability Company registered as a foreign Limited Liability Company; JOE DAMIAN MELENDEZ; POINT RESIDENTIAL LLC; CLEAR TECH, INC.,
Defendants.

TO: POINT RESIDENTIAL LLC
Last Known Address: 1012 Solar Drive, Holiday, FL 34691 Current Residence Unknown

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

Lot 8, Block 3, C. PERRY SNELL'S GRANADA TERRACE TO ST. PETERSBURG, according to the plat thereof as recorded in Plat Book 6, Page 45, of the Public Records of Pinellas County, Florida.
and
Lots 1 and 2, Water Block "K", C. PERRY SNELL'S GRANADA TERRACE ADDITION TO ST. PETERSBURG, according to the plat thereof as recorded in Plat Book 10, Page 24, of the Public Records of Pinellas County, Florida.
Property address: 2500 Coffee Pot Blvd. Northeast, St. Petersburg, FL 33704 Parcel Identification Number:07-31-17-32562-003-0080

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Tiffani N. Brown, Esquire, of Tiffani N. Brown Law, PLLC, Attorney for Plaintiff, whose address is 12574 Flagler Center Blvd., Suite 101, Jacksonville, Florida 32258, on or before , or within thirty (30) days after the first date of publication in Business Observer (whichever is later) 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.

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 either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (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 or voice impaired, call 711.

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

PUBLISH IN:
BUSINESS OBSERVER

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

WITNESS my hand and the seal of this Court this 22 day of October 2025

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
By: /s/ Thomas Smith
As Deputy Clerk
Oct. 31; Nov. 7, 2025 25-04732N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case #: 23-007501-CI
DIVISION: 7
U.S. Bank National Association, as Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1
Plaintiff, -vs.-
Michelle F. Russak a/k/a Michelle Russak; Unknown Spouse of Michelle F. Russak a/k/a Michelle Russak; Bank of America, N.A.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-007501-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. Bank National Association, as Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1, Plaintiff and Michelle F. Russak a/k/a Michelle Russak 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 December 9, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT EIGHT (8) LESS THE FOLLOWING DESCRIBED PORTION: FROM THE MOST NORTHERLY CORNER OF SAID LOT 8, AS A P.O.B., RUN 17.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 470 FEET, CHORD S. 78 DEGREES 26' 30.5" E., 17.87 FEET; THENCE 22.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 798.96 FEET, CHORD S. 78 DEGREES 43' 07" E., 22.66 FEET; THENCE S. 16 DEGREES 49' 54" W., 120.49 FEET, THENCE 9.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT RADIUS 678.96 FEET, CHORD N. 79 DEGREES 08' 19" W., 9.30 FEET; THENCE 22.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 590 FEET, CHORD N. 78 DEGREES 26' 30.5" W. 22.44 FEET; THENCE N. 12 DEGREES 38'51" E., 120 FEET TO THE P.O.B,
AND
THE FOLLOWING DESCRIBED PORTION OF LOT NINE (9), FROM THE MOST NORTHERLY CORNER OF SAID LOT 9 AS A P.O.B., RUN 60.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 798.96 FEET, CHORD 73 DEGREES 46'01" E., 60.57 FEET; THENCE S. 26 DEGREES 58'49' W., 121.61 FEET; THENCE 33.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 678.96 FEET, CHORD N. 74 DEGREES 31'56.5" W., 33.34 FEET; THENCE N. 14 DEGREES 03'38" E., 120 FEET TO P.O.B., ALL BEING IN BLOCK EIGHT (8), SHORE ACRES SECOND REPLAT OF VENICE SECTION, AS RECORDED IN PLAT BOOK 57, PAGE 93, 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/ Michael L. Tebbi
Michael L. Tebbi, Esq.
FL Bar # 70856
23-328711 FC01 CXE
Oct. 31; Nov. 7, 2025 25-04734N

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL ACTION
Case #: 25-005165-CI
DIVISION: 19
Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Michael Robertson, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Tronnie L. Robertson a/k/a Tronnie Robertson; LaVerne Knox; Mary Ann Knox a/k/a Mary A. Knox; Randy Knox; Valerie C. Footman a/k/a Valerie Footman; Phyliss Knox; Unknown Spouse of Tronnie L. Robertson a/k/a Tronnie Robertson; Unknown Spouse of LaVerne Knox; Unknown Spouse of Mary Ann Knox a/k/a Mary A. Knox; Unknown Spouse of Randy Knox; Unknown Spouse of Valerie C. Footman a/k/a Valerie Footman; Unknown Spouse of Phyliss Knox; Pinellas County, Florida; United States of America Acting Through Secretary of Housing and Urban Development; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Michael Robertson, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s):

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 18, BLOCK 33, LAKE MAGGIORE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE EASTERLY PORTION OF SAID LOT 18, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18, THENCE SOUTH 00 DEGREES 08 MINUTES EAST, 57.48 FEET TO A POINT ON THE SOUTH LOT LINE OF SAID LOT 18, THENCE FOLLOWING THE SOUTH LOT LINE, 31.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18, THENCE NORTHWESTERLY ALONG THE EAST LOT LINE OF SAID LOT 18, 46 FEET TO THE BEGINNING.
more commonly known as 4210 Dr Martin Luther King Jr Street South, Saint Petersburg, FL 33705.

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 day of 10/22/2025.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Ken Burke
Circuit and County Courts
By: STEVIE AYARS
Deputy Clerk
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
23-329713 FC01 WNI
Oct. 31; Nov. 7, 2025 25-04727N

FIRST 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.: 19-002412-CI
MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff, VS.
GEORGE T. WAKELAND; NANCY S WAKELAND; MIDLAND FUNDING, LLC; USA ON BEHALF OF SECRETARY OF HUD; CAPITAL ONE BANK (USA), N.A.; 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 October 14, 2025 in Civil Case No. 19-002412-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff, and GEORGE T. WAKELAND; NANCY S WAKELAND; MIDLAND FUNDING, LLC; USA ON BEHALF OF SECRETARY OF HUD; CAPITAL ONE BANK (USA), N.A.; 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 December 17, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 10 AND 11, OF KARL'S SPRINGFIELD PARK, ACCORDINGTO THE MAP OR PLAT THEREOF AS RECORDS IN PLAT BOOK 33, PAGE 78, OF THE 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 21st day of October, 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: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1395-725B
Oct. 31; Nov. 7, 2025 25-04758N

Save Time by Emailing Your Legal Notices to the Business Observer!
Legal@BusinessObserverFL.com - county in the subject line

--- 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. 24-003830-CI
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-NC1,
Plaintiff, vs.
MELVIN L. BURKEPILE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2025, and entered in 24-003830-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-NC1 is the Plaintiff and MELVIN L. BURKEPILE; UNKNOWN SPOUSE OF MELVIN L. BURKEPILE 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 November 19, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 12, OF FRUIT HAVEN ANNEX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
Property Address: 5520 N 35TH WAY, SAINT PETERSBURG, FL 33714

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 28 day of October, 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
24-176854 - ErS
Oct. 31; Nov. 7, 2025 25-04818N

FIRST INSERTION

NOTICE OF ACTION - TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA
IN AND FOR PINELLAS COUNTY
JUVENILE DIVISION
CRC#25-00102DP-1
In the Interest of:
M.N., DOB: 06/05/2015
PID 311567651
A Child.
STATE OF FLORIDA
COUNTY OF PINELLAS
TO: Reginald Noel
Father of M.N., DOB: 06/05/2015

YOU ARE HEREBY notified that a Petition for Termination of Parental Rights has been filed by the State of Florida Department of Children and Families, seeking to terminate your parental rights to the child, M.N., born on June 5, 2015. Whereas the State of Florida has filed in this Court a Petition for Termination of Parental Rights.

You are commanded to appear for an advisory hearing before this Court at the Criminal Justice Center, Annex Courtroom B, 14250 49th Street North, Clearwater, Florida, 33762, on Thursday, December 18, 2025 at 9:30 a.m. to answer to a Petition alleging that your parental rights should be terminated and to be dealt with according to the law.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THESE CHILDREN. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO THESE CHILDREN NAMED IN THE PETITION ATTACHED TO THIS NOTICE. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

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. Fort 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 at Clearwater, Pinellas County, Florida this 28th day of October, 2025.

KEN BURKE
Clerk of the Circuit Court
By: /s/ Deputy Clerk
(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT & COMPTROLLER
PINELLAS COUNTY, FLORIDA

BRUCE BARTLETT, State Attorney
Sixth Judicial Circuit of Florida
By: /s/ Steven W. Davis
Assistant State Attorney
Bar No. 0988073
DPeservice@flsa6.gov
P.O. Box 17500
Clearwater, FL 33762-0500
(727) 464-6221
Representing the FL Department of Children and Families
Oct. 31; Nov. 7, 14, 21, 2025 25-04793N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-004166-CI
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
SANDRA F KIRKPATRICK A/K/A SANDRA D KIRKPATRICK, et al.,
Defendant.
To: SANDRA F KIRKPATRICK A/K/A SANDRA D KIRKPATRICK, 1830 58TH ST S, GULFPORT, FL 33707
UNKNOWN SPOUSE OF SANDRA F KIRKPATRICK A/K/A SANDRA D KIRKPATRICK, 1830 58TH ST S, GULFPORT, FL 33707
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:

THE N 1/2 OF LOTS 1 AND 2, BLOCK 20, PASADENA GARDENS GULFVIEW SECTION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 96, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

WITNESS my hand and seal of said Court on the day of 10/28/2025, 2025.

KEN BURKE, CPA
CLERK OF COURT OF PINELLAS COUNTY
As Clerk of the Court
BY: COLLEEN MCNAIR
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
25-11883FL
Oct. 31; Nov. 7, 2025 25-04800N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-000021-CI
DIVISION: 19
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nancy Nassif McMurtry a/k/a Nancy M. McMurtry a/k/a Nancy McMurtry f/k/a Nancy Nassif, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Heather Kenny a/k/a Heather Joan Kenny a/k/a Heather J. Kenny a/k/a Heather McMurtry Kenny f/k/a Heather Joan McMurtry; Douglas Kevin McMurtry a/k/a Douglas K. McMurtry; Unknown Spouse of Heather Kenny a/k/a Heather Joan Kenny a/k/a Heather J. Kenny a/k/a Heather McMurtry Kenny f/k/a Heather Joan McMurtry; Unknown Spouse of Douglas Kevin McMurtry a/k/a Douglas K. McMurtry; Hometap Equity Partners, LLC; Long Bayou Condominium Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 25-000021-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nancy Nassif McMurtry a/k/a Nancy M. McMurtry a/k/a Nancy McMurtry f/k/a Nancy Nassif, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) 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 December 4, 2025, the following described property as set forth in said Final Judgment, to-wit:

THE CONDOMINIUM PARCEL CONSISTING OF UNIT 9, BUILDING 1, LONG BAYOU CONDOMINIUM, A CONDOMINIUM, ACCORDING TO CONDOMINIUM PLAT BOOK 24, PAGES 52 THROUGH 64, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM (AS AMENDED AND RESTATED) FILED MARCH 17, 1977, IN O.R. BOOK 4522, PAGES 1451 THROUGH 1568, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

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
24-332263 FC01 SLE
Oct. 31; Nov. 7, 2025 25-04776N

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. 22-001817-CI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SAM MATHIEU A/K/A SAMUEL MATHIEU, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 12, 2025, and an Amended Final Judgment, Nunc Pro Tunc dated October 21, 2025 and entered in 22-001817-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SAM MATHIEU A/K/A SAMUEL MATHIEU, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SAMUEL MATHIEU, JR., DECEASED; PAUL MATHIEU; PHILLIP MATHIEU ; SAMANTHA BROOKE MORRIS; COOPER SCOTT MATHIEU 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 November 20, 2025, the following described property as set forth in said Final Judgment, to wit:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 672.56 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 51 SECONDS EAST, A DISTANCE OF 480.00 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 26.72 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 31 SECONDS EAST, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING OF PARCEL "B". THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 101.00 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 31 SECONDS WEST, A DISTANCE OF 76.50 FEET, THENCE NORTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 101.00 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 31 SECONDS EAST, A DISTANCE OF 76.50 FEET TO THE POINT OF BEGINNING
Property Address: 264 14TH ST NW, LARGO, FL 33770

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

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 28 day of October, 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
22-012576 - RaO
Oct. 31; Nov. 7, 2025 25-04817N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-001191-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
TRAVIS ARMSTRONG, et al.,
Defendants.
TO: Unknown Party in Possession 1
11407 3rd St N, Apt 1
Saint Petersburg FL 33716
Unknown Party in Possession 2
11407 3rd St N, Apt 1
Saint Petersburg FL 33716

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

Condominium Unit No. 11407-1, Building 5, WINDWARD POINTE CONDOMINIUM, according to the plat thereof recorded in Plat Book 51, Page(s) 106, Public Records of Pinellas County, Florida and being further described in that Certain Declaration of Condominium recorded in Official Records Book 5206, Page 1985 as amended in Official Records Book 9912, Page 108, Official Records Book 10598, Page 995, and Official Records Book 11483, Page 308, Public Records of Pinellas County, Florida, and any other amendments thereto, together with an undivided interest or 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first 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; or 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 the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062 V/TDD, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pinellas County, Florida, this day of 10/28/2025, 2025.

Ken Burke
as Clerk of the Circuit Court of Pinellas County, Florida
By: COLLEEN MCNAIR
DEPUTY CLERK
Oct. 31; Nov. 7, 2025 25-04815N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-002122-CI
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF PRPM 2023-NQM1,
Plaintiff, v.
STEPHEN A. GILBERT, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure and for Assignment of Leases and Rents dated August 27, 2025 and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated October 27, 2025, issued in and for Pinellas County, Florida, in Case No. 24-002122-CI , wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF PRPM 2023-NQM1 is the Plaintiff, and STEPHEN A. GILBERT, HEATHER M. GILBERT, STONE BANK, INNISBROOK CONDOMINIUM ASSOCIATION, INC. and UNKNOWN TENANT #1 N/K/A STEPHEN A. GILBERT, JR. are the Defendants.

The Clerk of the Court, KEN BURKE, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 18, 2025, at electronic sale beginning at 10:00 AM, at www.pinellas.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure and for Assignment of Leases and Rents, to wit:

APARTMENT NO. 202 OF INNISBROOK CONDOMINIUM NO. 8, A CONDOMINIUM, LODGE NO. 5, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 3662, PAGE 95, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS AMENDED; TOGETHER WITH ALL OF ITS APPURTENANCES ACCORDING TO THE DECLARATION AND BEING FURTHER DESCRIBED IN CONDOMINIUM PLAT BOOK 9, PAGE 39, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
Property Address: 36750 US Hwy 19 N 8-202, Palm Harbor, FL 34684

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500,,Clearwater, FL 33756, Phone: 727.464.4062 V/TDD, Or 711 for the hearing impaired

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

Dated: This 28th day of October, 2025.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Harris S Howard
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
Oct. 31; Nov. 7, 2025 25-04816N

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SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 04528
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

GULL-AIRE VILLAGE LOT 355
PARCEL: 16-28-16-34803-000-3550

Name in which assessed:

LOIS J REED

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04386N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC TLOA SERVICING LLC AS CUSTODIAN FOR SECURED PARTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 05347
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

COVE CAY VILLAGE III CONDO PHASE ONE, UNIT 5-G
PARCEL: 29-29-16-18708-001-0570

Name in which assessed:

DELLA L DIVINE EST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04389N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC TLOA SERVICING LLC AS CUSTODIAN FOR SECURED PARTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 05503
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

AUDUBON CONDO AT FEATHER SOUND BLDG 9, UNIT 933 TOGETHER WITH THE USE OF PARKING SPACE 247
PARCEL: 02-30-16-01730-009-0933

Name in which assessed:

SOUMAIA HAIDAR

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04390N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC TLOA SERVICING LLC AS CUSTODIAN FOR SECURED PARTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 04746
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

NORTH BAY HILLS REPLAT BLK M, LOT 23
PARCEL: 27-28-16-60400-013-0230

Name in which assessed:

STEVEN ROY PURCELL

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04388N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that EDWARD FLYNN, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 04731
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

OLDSMAR COUNTRY CLUB ESTATES SEC 2 E'LY 195FT(S) OF VAC COUNTRY CLUB DR BETWEEN FLA POWER EASMT ON N & S PER DEED BOOK 1288 PG 144
PARCEL: 25-28-16-63864-004-0008

Name in which assessed:

HANNAH BARTOLETTA HOMES INC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04387N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 07710
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BETHWOOD SUB REPLAT BLK 1, S 44.35FT OF LOT 4 & N 39FT OF LOT 5
PARCEL: 22-31-16-08334-001-0040

Name in which assessed:

MATTIE BELLE BOYD EST C/O KENNETH J BOYD

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04400N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that STEWART SHRIVER, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 03848
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, SW'LY 10FT OF LOT 15
PARCEL: 15-31-15-65304-017-0151

Name in which assessed:

WILLIAM H HOLDEN C/O ELIZABETH H ROBERTS

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04383N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 07638
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

CENTRAL PARK REV BLK 3, N 50FT OF LOTS 15 AND 16
PARCEL: 21-31-16-14562-003-0150

Name in which assessed:

AZP NORTH LAND TRUST
AZZAM PROPERTIES CORP TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04399N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 01443
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

NEW COUNTRY CLUB ADD BLK D, E 200FT OF N 155FT OF S 205FT OF BLK D
PARCEL: 10-29-15-59796-004-0005

Name in which assessed:

KAROLY WINDOWS & DOORS LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04381N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 07196
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

SHELTON HEIGHTS BLK B, LOT 22
PARCEL: 12-31-16-80604-002-0220

Name in which assessed:

3633 20TH ST N LAND TRUST
DANIEL D DRISCOLL JR TRE
ERIC KNELLINGER TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04396N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 07335
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

EL DORADO HILLS ANNEX BLK J, LOT 9 LESS W 30FT THEREOF & W 40FT OF LOT 10
PARCEL: 15-31-16-25506-010-0100

Name in which assessed:

4400 LAND TRUST
MARGARET EDWARDS TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04398N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC TLOA SERVICING LLC AS CUSTODIAN FOR SECURED PARTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 05816
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

CEDAR PLACE LOT 2
PARCEL: 21-30-16-14354-000-0020

Name in which assessed:

ANESHS TRUST
AMAR BALKISSOON TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04391N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that TLOA OF FLORIDA LLC TLOA SERVICING LLC AS CUSTODIAN FOR SECURED PARTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 04147
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

KIBBEE ADD NO. 2 BLK E, LOT 1 LESS RD
PARCEL: 18-27-16-46656-005-0010

Name in which assessed:

STEPHANIE HARDEN WRIGHT
PEARLETHA HARDEN

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04385N

--- ACTIONS / SALES ---

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued in the Circuit Court of Pinellas County, Florida, on the 16th day of June A.D., 2021, in the cause wherein, Capital Formation Counselors Inc, a Florida corporation, Acorn Granite Services LLC, a Florida limited liability company and Owen J Roberts, was plaintiff(s) and Michael S Pinkans, was defendant(s) and Owen J Roberts, was counter defendant, being Case No. 18-005067-CI in the said Court, I, Bob Gualtieri, as Sheriff of Pinellas County, Florida, have levied upon all right, title and interest of the above named defendant(s), Michael S Pinkans aka Michael Scott Pinkans, and subject to a judgment lien, in and to the following described real property located and situated in Pinellas County, Florida, to-wit:

Physical Address: 50 Coe Rd #123, Belleair, FL 33756

Legal description: Unit 123, Building I, of Belleview Biltmore Villas-Baygreen, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4901, Page(s) 1181, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

Parcel Identification Number: 21-29-15-07346-001-1230

Physical Address: 50 Coe Rd. #123, Belleair, FL 33756

and on the 14th day of November A.D., 2025, at 14500 49th St. N., Suite 106, 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 all of the said defendant's, right, title and interest in the aforesaid real property at public outcry and will sell the same, subject to all taxes, 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, Sergeant D.S.
Court Processing

Stichter Riedel Blain & Postler
Matthew B Hale Esq
110 E Madison St., Ste 200
Tampa, FL 33602

Oct. 10, 17, 24, 31, 2025 25-04473N

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

--- TAX DEEDS ---

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that CERTMAX LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 09192
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

REGENCY WEST APTS 2 CONDO APT 141
PARCEL: 06-32-16-74081-000-1410

Name in which assessed:

ELLEN F CRIBBEN TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04403N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 08927
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

WEST SHORE VILLAGE ONE CONDO BLDG 3265, UNIT D
PARCEL: 34-31-16-96717-007-0040

Name in which assessed:

SHANNON C LENSING

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04402N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 07065
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

MARVILLA SUB BLK 2, LOT 24
PARCEL: 10-31-16-55746-002-0240

Name in which assessed:

SOPHIA L HUNTER TRUST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04395N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 06935
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

SUNCOAST MANOR M/H PARK (UNREC) LOT 206
PARCEL: 06-31-16-86378-000-2060

Name in which assessed:

MARY C TAYLOR

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04394N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 06576
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

RONDO SUB LOT 15
PARCEL: 01-31-16-76500-000-0150

Name in which assessed:

DEBBIE BARIC
RICKY BRACKENS EST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04393N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that SHARA LEIGH ABRAMS, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 06283
Year of Issuance: 2022

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

ORANGE HILL HOMES 1ST ADD BLK 2, LOT 4
PARCEL: 04-31-16-64278-002-0040

Name in which assessed:

JONATHAN MASSIE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04379N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 07811
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

COLONIAL ANNEX BLK B, LOT 10
PARCEL: 23-31-16-17298-002-0100

Name in which assessed:

ALBANO INVESTMENTS GROUP INC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04401N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 07239
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

LEWIS & BURKHARD LOT 22 LESS E 22.5FT FOR ST
PARCEL: 13-31-16-51390-000-0220

Name in which assessed:

ARNE JAMES GRINAKER JR TRE LAND TRUST NO 920

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04397N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 05920
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

JAMESTOWN CONDO BLDG 4, APT 8522 B
PARCEL: 25-30-16-43816-004-5222

Name in which assessed:

NORTHERN CREDIT HOLDINGS LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04392N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 04073
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

RIVER VILLAGE LOT 75
PARCEL: 07-27-16-75798-000-0750

Name in which assessed:

DEBORAH S WALTON
WILLIAM MARSHALL WALTON V

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04384N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KINGS RIGHT, LLC FIRSTRUST BANK AGT FBO KINGS RIGHT, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 01309
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BRIGHTWATER BLUE TOWNHOMES LOT 5
PARCEL: 08-29-15-11491-000-0050

Name in which assessed:

6L PROPERTIES LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04380N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIG 20, LLC FIG 20, LLC FBO SEC PTY, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 01614
Year of Issuance: 2023

Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BOULEVARD PINES BLK D, LOT 4
PARCEL: 14-29-15-10566-004-0040

Name in which assessed:

CHANDRADAT RAMNARAIN

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 19th day of November, 2025 at 11:00 A.M.. A nonrefundable deposit of $200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) .

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

KEN BURKE
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Oct. 10, 17, 24, 31, 2025 25-04382N

--- ACTIONS ---

FOURTH INSERTION

NOTICE OF ACTION - TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA
IN AND FOR PINELLAS COUNTY
JUVENILE DIVISION
CRC#24-00042DP-1

In the Interest of:
D.A., DOB: 02/26/2024
PID 312316440
A Child.

STATE OF FLORIDA
COUNTY OF PINELLAS
TO: Nicole Mangaran
Mother of D.A., DOB: 02/26/2024

YOU ARE HEREBY notified that a Petition for Termination of Parental Rights has been filed by the State of Florida Department of Children and Families, seeking to terminate your parental rights to the child, D.A., born on February 26, 2024. Whereas the State of Florida has filed in this Court a Petition for Termination of Parental Rights.

You are commanded to appear for an advisory hearing before this Court at the Criminal Justice Center, Annex Courtroom B, 14250 49th Street North, Clearwater, Florida, 33762, on Thursday, December 4, 2025 at 9:30 a.m. to answer to a Petition alleging that your parental rights should be terminated and to be dealt with according to the law.

FAILURE TO PERSONALLY APPEAR AT THIS HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THESE CHILDREN. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED YOU MAY LOSE ALL YOUR LEGAL RIGHTS AS A PARENT TO THESE CHILDREN NAMED IN THE PETITION ATTACHED TO THIS NOTICE. AN ATTORNEY CANNOT APPEAR FOR YOU.

YOU HAVE THE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU CANNOT AFFORD ONE, THE COURT WILL APPOINT ONE FOR YOU.

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. Fort 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 at Clearwater, Pinellas County, Florida this 6th day of October, 2025.

KEN BURKE
Clerk of the Circuit Court
By: /s/ Deputy Clerk
(SEAL) KEN BURKE, CPA
IN GOD WE TRUST
CLERK OF THE CIRCUIT COURT & COMPTROLLER
PINELLAS COUNTY, FLORIDA

BRUCE BARTLETT, State Attorney
Sixth Judicial Circuit of Florida
By: /s/ Steven W. Davis
Assistant State Attorney
Bar No. 0988073
DPeservice@flsa6.gov
P.O. Box 17500
Clearwater, FL 33762-0500
(727) 464-6221
Representing the FL Department of Children and Families

Oct. 10, 17, 24, 31, 2025 25-04465N

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/13/25 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

1012 Blickensderfer - Aviles, Dana	Artwork, Furniture, Totes
1318 Mitchell, Toynel	Bags, Clothing
1331 Rogers, Jennell	Sports items, Furniture, Electronics
2018 Padilla, Mathias	Tools, Appliances, Electronics
2027 Padilla, Mathias / Enso Wellness, LLC	Outdoor items, Furniture
2149 Hamill, David	Tools, Bags, Totes
2226 Ferreira, Jennifer	Furniture, Boxes, Totes
2340 Ivey, Marcellina	Electronics, Tools, Lamps
3254 Harper, Leticia	Kitchenware, Artwork, Tools
3274 Epps, Broderick	Appliances, Tools, E-Bike
3429 Lewis, Pamela	Sports Items, Kitchenwear, Appliances

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 24, 31, 2025 25-04632N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/7/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1992 JACO mobile home bearing vehicle identification numbers CH12874A and CH12874B and all personal items located inside the mobile home. Last Tenant: Arax Kaymakcian; Manuel Kaymakcian; All Unknown Beneficiaries, Heirs, Successors, and Assigns of Arax Kaymakcian; All Unknown Beneficiaries, Heirs, Successors, and Assigns of Manuel Kaymakcian; Karin Kaymakcian, as Heir; Raphael Kaymakcian, as possible Heir; Arman Kaymakcian, as possible Heir; Manny Kaymakcian, as possible Heir; Peter M. Kaymakcian, as possible Heir; and Unknown Party Or Parties In Possession. Sale to be held at: Island in the Sun, 100 Hampton Road, Clearwater, Florida 33759, 727-796-0500.

October 24, 31, 2025 25-04711N

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--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009228ES
IN RE: ESTATE OF ADRIAN D. ALLEN A/K/A ADRIAN DUANE ALLEN A/K/A ADRIAN ALLEN
Deceased.

The administration of the estate of ADRIAN D. ALLEN A/K/A ADRIAN DUANE ALLEN A/K/A ADRIAN ALLEN, deceased, whose date of death was June 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.

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 24, 2025.

Personal Representative:
PATRICIA ATENCIO-ALLEN
1332 Pasadena Avenue South Unit 407
South Pasadena, Florida 33707
Attorney for Personal Representative:
Michael D. Cavonis Attorney
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Boulevard
Seminole, FL 33772
Telephone: (727) 397-5571
Fax: (727) 393-5418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail: rbrandt@dhclaw.com
October 24, 31, 2025 25-04670N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009863 ES
IN RE: ESTATE OF PATRICK J. DUGAN
Deceased.

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

All creditors of the decedent and 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 24, 2025.

Personal Representative:
SUSAN L. DUGAN
1325 Snell Isle Blvd NE #903
St. Petersburg, Florida 33704
Attorney for Personal Representative:
RACHEL N. BARLOW
Attorney
Florida Bar Number: 101624
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:
rachel@diamondlawflorida.com
Secondary E-Mail:
monroe@diamondlawflorida.com
October 24, 31, 2025 25-04706N

SECOND INSERTION

NOTICE TO CREDITORS
(Intestate)
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 25-009706-ES-04
IN RE: ESTATE OF MARY JEWEL JENKINS (aka MARY JENKINS),
Decedent.

The administration of the Estate of Mary Jewel Jenkins, Deceased, whose date of death was August 4, 2025; Case Number 25-009706-ES-04, 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 are Christopher Jenkins, 3845 9th Avenue South, St Petersburg, FL 33711, and the name and address of 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 unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The 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 24, 2025.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
October 24, 31, 2025 25-04691N

SECOND INSERTION

NOTICE TO CREDITORS
(Order of Summary Administration)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-009152-ES
Division: 003
IN RE: ESTATE OF WILLIAM H. WARNER,
Deceased.

An Order of Summary Administration for the Estate of William H. Warner, deceased, whose date of death was July 16, 2025; social security number xxx xx 6081, File Number 25-009152-ES-003, has been entered in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The total value of the estate is approximately $15,000.00; one hundred percent of which was assigned by Order of the Court to Amanda Koch, 1509 Nebraska Avenue, Palm Harbor, Florida 34683. 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 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 petitioner 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, pursuant to F.S. §732.216-§732.228, applies or may apply, unless a written demand is made by the creditor as specified under F.S.§732.2211.

The date of first publication of this notice is: October 24, 2025.

ROBERT A. MILLER Petitioner
2809 Fleeman Road
Palm Harbor, Florida 34683
GREGORY A. FOX
Attorney for Personal Representative
Florida Bar No. 382302
FOX & FOX, P.A.
2515 Countryside Blvd. Ste G
Clearwater, Florida 33763
Telephone: 727-796-4556
E-mail: greg@foxlawpa.com
October 24, 31, 2025 25-04686N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
File No. 25-009150-ES
Division Probate
IN RE: ESTATE OF WILLIAM R. HUTSON
Deceased.

The administration of the estate of William R. Hutson, deceased, whose date of death was August 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 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 24, 2025.

Personal Representative:
Megan Lee Silva
63 Sanctuary Drive
Hedgesville, West Virginia 25427
Attorney for Personal Representative:
/s/ Nicole Bell Cleland Attorney
NICOLE BELL CLELAND, ESQ.
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 24, 31, 2025 25-04687N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-002727-ES
Division 003
IN RE: ESTATE OF SHANNON K. KREIGHBAUM,
Deceased.

The administration of the estate of SHANNON K. KREIGHBAUM, deceased, whose date of death was February 17, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue N., Room 402, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

The date of first publication of this notice is: October 24, 2025.

Signed on this 20th day of October, 2025.

MICHEAL J. REXROAT
Personal Representative
9616 Commodore Drive
Seminole, FL 33776
Jeremy P. Gerch, Esq.
Attorney for Personal Representative
Florida Bar No. 124108
Dentons Bingham Greenebaum LLP
3500 PNC Tower
101 S. Fifth Street
Louisville, KY 40202
Telephone: (502) 587-3533
Email: jeremy.gerch@dentons.com
Secondary Email:
gregory.duncan@dentons.com
October 24, 31, 2025 25-04679N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008164-ES
Division Probate
IN RE: ESTATE OF GEORGE MICHALL ZAJACK (A/K/A GEORGE M. ZAJACK A/K/A GEORGE ZAJACK)
Deceased.

The administration of the estate of George Michall Zajack (a/k/a George M. Zajack a/k/a George Zajack), deceased, whose date of death was July 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court 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 October 24, 2025.

Personal Representative:
John Paul Stratton
1805 Elaine Drive
Clearwater, Florida 33760
Attorney for Personal Representative:
Tanya Bell
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
Felicia@BellLawFirmFlorida.com
October 24, 31, 2025 25-04688N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009662-ES
IN RE: ESTATE OF SEAN M. DORAN,
Deceased.

The administration of the Estate of SEAN M. DORAN, Deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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 24, 2025.

Personal Representative:
ELIZABETH PILLUCERE
3155 62nd Way North
St. Petersburg, FL 33710
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 24, 31, 2025 25-04634N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-007462-ES
IN RE: ESTATE OF KATHLEEN BURNS GANT A/K/A KATHLEEN GANT MCMILLAN, A/K/A KATHLEEN M. GANT, A/K/A KATHLEEN B. GANT,
Deceased.

The administration of the estate of KATHLEEN BURNS GANT A/K/A KATHLEEN GANT MCMILLAN, A/K/A KATHLEEN M. GANT, A/K/A KATHLEEN B. GANT, deceased, whose date of death was May 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Probate Court Records, Room 106, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 Oct. 24, 2025.

Personal Representative:
JANE BURN
574 44th St., Apt 4B
Brooklyn, New York 11220
Attorney for Personal Representative:
JENNIFER L. TERRANA, ESQ.
Florida Bar Number: 77648
1262 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33705
Telephone: (727) 270-9004
E-Mail: terranalaw@gmail.com
E-Mail:
Jennifer@TerranaElderLaw.com
October 24, 31, 2025 25-04689N

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.

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--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010004-ES
Division Probate
IN RE: ESTATE OF MELINDA ANN JONES
Deceased.

The administration of the estate of Melinda Ann Jones, deceased, whose date of death was May 21, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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 24, 2025.

Petitioner:
Jennifer Lynn Jameson
2002 Australia Way E #26
Clearwater, Florida 33763
Attorney for Petitioner:
Rachel M. Wagoner
Attorney
Florida Bar Number: 736066
COLEN & WAGONER, P.A.
1756 N. Belcher Road
Clearwater, Florida 33765
Telephone: (727) 545-8114
Fax: (727) 545-8227
E-Mail: rachel@colenwagoner.com
Secondary E-Mail:
probate@colenwagoner.com
October 24, 31, 2025 25-04643N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009705-ES
IN RE: ESTATE OF WILLIAM HOWARD MEEKS, a/k/a WILLIAM H. MEEKS
Deceased.

The administration of the estate of WILLIAM HOWARD MEEKS, a/k/a WILLIAM H. MEEKS, deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the 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 24, 2025.

Personal Representative:
WAYNE H. MEEKS
5300 Ogden Rd
Cheyenne, Wyoming 82009
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 24, 31, 2025 25-04654N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009713-ES
IN RE: ESTATE OF FRANK K. O'SUCH,
Deceased.

The administration of the estate of FRANK K. O'SUCH, deceased, whose date of death was September 8, 2025, and whose Social Security Number is xxx-xx-2156, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Steet, 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 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 Florida Statute ss. 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statute s. 732.2211.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
DIANE J. PERRY
Attorney for Personal Representative:
London L. Bates, ESQ.
LONDON L. BATES, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 193356
BATES | WALLACH
P.O. Box 1213, Dunedin, FL 34697
1022 Main Street, Suite K,
Dunedin, FL 34698
Telephone: (727) 734-8700
Facsimile: (727) 734-8722
Email: London@BatesWallach.com
October 24, 31, 2025 25-04642N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25-009799-ES
IN RE: ESTATE OF DAVID MILTON SISKIN,
Deceased

The administration of the estate of DAVID MILTON SISKIN, deceased, whose date of death was May 27, 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 October 24, 2025.

Joanna Siskin
121 N. Crest Ave.
Clearwater, Fl 33755

/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
October 24, 31, 2025 25-04671N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008181-ES
IN RE: ESTATE OF GILMOUR WILLIAM EYRE (A/K/A GILMOUR WILLIAM SAMUEL EYRE),
Deceased.

The administration of the Estate of GILMOUR WILLIAM EYRE (a/k/a GILMOUR WILLIAM SAMUEL EYRE), deceased, whose date of death was 03/04/2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North, St. Petersburg, FL 33701. The names and addresses of the Ancillary Personal Representative and the Ancillary Personal Representative's attorney are set forth below.

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

All other creditors of 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 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 10/24/2025.

LAURA JOAN EYRE,
Ancillary Personal Representative
Berlin Patten Ebling, PLLC
201 Center Road
Venice, Florida 34285

JOSHUA P. PEREZ, ESQ.
Florida Bar No. 1032209
Berlin Patten Ebling, PLLC
201 Center Road
Venice, Florida 34285
Telephone: (941) 955-9991
Fax: (941) 484-9992
Primary Email: jperez@berlinpatten.com
Secondary Email:
tkelley@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
Attorneys for Laura Joan Eyre,
Ancillary Personal Representative
October 24, 31, 2025 25-04650N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-9915-ES
IN RE: ESTATE OF LORI KAY SANTI,
Deceased.

The administration of the estate of LORI KAY SANTI, deceased, whose date of death was August 24, 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 24, 2025.

DUANE JOSEPH SANTI
Personal Representative
515 Quinnesec Street
Iron Mountain, MI 49801

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
October 24, 31, 2025 25-04692N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-9780-ES
Division 004
IN RE: ESTATE OF NORMAN J. FERENZ
Deceased.

The administration of the estate of NORMAN J. FERENZ, deceased, whose date of death was August 19, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 24, 2025

Personal Representative:
DARLENE D. FERENZ
170 Pine Lake Drive
Oldsmar, Florida 34677
Attorney for Personal Representative:
/s/ Thomas D. Sims
THOMAS D. SIMS
Florida Bar No. 61209
JOHNSON POPE BOKOR RUPPEL & BURNS, LLP
360 Central Avenue,
Suite 500
St. Petersburg, Florida 33701
Telephone: (727) 800-5980
Primary e-mail: tsims@jpfirm.com
Secondary e-mail:
angelam@jpfirm.com
October 24, 31, 2025 25-04667N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008594-ES
IN RE: ESTATE OF ROBERT E. TUTTLE,
Deceased.

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

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 24, 2025.

Personal Representative:
Lee A. Macke
3996 Park Place Drive
Erlanger, KY 41018
Attorney for Personal Representative:
Kevin Hernandez, Esquire
FBN 0132179 SPN 02602269
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N,
Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Primary email:
eservice1@thehernandezlaw.com
Secondary email:
victoria@thehernandezlaw.com
Secondary email:
hms@thehernandezlaw.com
October 24, 31, 2025 25-04704N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006052-ES
IN RE: ESTATE OF FRED BERGER,
Deceased.

The administration of the Estate of Fred Berger, deceased, whose date of death was on or about March 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 10/24/2025.

Marisa Berger
Personal Representative
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202
MATTHEW D. UNZICKER, ESQ.
Florida Bar No. 1015962
Berlin Patten Ebling, PLLC
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202
Telephone: (941) 907-9022
Fax: (941) 907-9024
E-Mail: munzicker@berlinpatten.com
Secondary E-Mail:
probate@berlinpatten.com
October 24, 31, 2025 25-04649N

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10177

SECOND INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY,FLORIDA
PROBATE DIVISION
File No. 25-005637-GD
IN RE: GUARDIANSHIP OF ALIVIA C. WICKER,

TO: Christopher Ryan Wicker
UNKNOWN
UNKNOWN

YOU ARE NOTIFIED that a Petition for Appointment of Guardians of Minor has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before November 14th, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(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.

Signed on this 10th day of October, 2025.

Business Observer
First Publication on: October 17th, 2025.

KEN BURKE,
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
As Clerk of the Court
By: Sema T.
As Deputy Clerk
(SEAL) CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue,
Suite B,
Tampa, FL 33612
Oct. 17, 24, 31; Nov. 7, 2025
25-04588N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
25-009664-ES
In Re: Estate of Terry Jean Storm, Deceased.

The administration of the Estate of Terry Jean Storm, deceased, whose date of death was July 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 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 10/24/2025

Lewis R. Storm, Jr.
Personal Representative
6700 150th Ave N., Lot 946,
Clearwater, FL 33764
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 24, 31, 2025 25-04628N

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE SIXTH CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009696-ES
Division 3
IN RE: ESTATE OF JEFFREY WADE CROOK 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 Jeffrey Wade Crook, deceased, File Number 25-009696-ES, by the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court St. Clearwater, FL 33756; that the decedent's date of death was September 30, 2024; that the total value of the estate is $239,414.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Mary E. Ivison
6835 122nd Ave
Largo, FL 33773

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 24, 2025.

Attorney for Person Giving Notice
/s/Carol A. Lawson
Carol A. Lawson
Attorney
Florida Bar Number: 132675
P.O. Box 2381
Dunedin, FL 34697
Telephone: (727) 410-2705
E-Mail: calh@gate.net
October 24, 31, 2025 25-04626N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-009378-ES
JUDGE
IN RE: ESTATE OF BETHANNE HARFF Deceased

The administration of the Estate of Bethanne Harff, deceased, whose date of death was December 4, 2024, 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 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 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 Oct. 24th, 2025.

Personal Representative:
RACHEL A. HARFF (PR)
4908 Everest Run, Unit 104
Palmetto, Florida 34221
Attorney for Personal Representative:
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
October 24, 31, 2025 25-04677N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008347-ES
IN RE: ESTATE OF DOROTHY CARVIS a/k/a DOROTHY STELLA CARVIS Deceased.

The administration of the estate of DOROTHY CARVIS, deceased, whose date of death was July 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 24, 2025.

GARY CARVIS
Personal Representative
GLEN CARVIS
Personal Representative
TED STARR
Attorney for Personal Representatives
Florida Bar Number: 0779393
8181 US Highway 19 North
Pinellas Park, FL 33781
Telephone: (727) 578-5030
Fax: (727) 578-9811
E-Mail: shelly@starrlawoffices.com
October 24, 31, 2025 25-04644N

SECOND INSERTION

SECOND NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003448-ES
IN RE: ESTATE OF BENJAMIN DEAN MILES a/k/a BENJAMIN D. MILES a/k/a BENJAMIN MILES, Deceased.

TO: DERRICK MILES, FATHER OF BENJAMIN DEAN MILES a/k/a BENJAMIN D. MILES a/k/a BENJAMIN MILES

YOU ARE NOTIFIED that a Petition for Discharge, Statement Regarding Creditors, Final Accounting, Notice of Final Accounting, and Petition to Deposit Funds in Court Registry have been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are:

Ashly Mae Guernaccini, Esq.,
314 S. Missouri Avenue, Suite 201,
Clearwater, Florida 33756

on or before November 21st, 2025, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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

Signed on this 16th day of October, 2025.

First publication on October 24th, 2025.

KEN BURKE,
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
As Clerk of the Court
By: Sema T.
As Deputy Clerk
(SEAL) CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
Oct. 24, 31; Nov. 7, 14, 2025
25-04641N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009138-ES
IN RE: ESTATE OF SANDRA J. HILL Deceased.

The administration of the Estate of Sandra J. Hill, deceased, whose date of death was April 23, 2024 is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 24, 2025.

Personal Representative:
Craig Hill
511 State Street East
Oldsmar, FL 34677
Attorney for Personal Representative:
John M. Sakellarides
Attorney for Personal Representative
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North,
Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@jsaklaw.com
October 24, 31, 2025 25-04638N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009142-ES Division ES
IN RE: ESTATE OF JANET LANGLEY BRYANT, Deceased.

The administration of the estate of Janet Langley Bryant, deceased, whose date of death was August 3, 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 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 24, 2025.

Signed on 09 / 09 / 2025.

Robert W. Bryant
Robert Wesley Bryant
Personal Representative
454 Boxwood Road, Apt. No. 313
Kenneth City, Florida 33709
Katheen M. Good
Attorney for Personal Representative
Florida Bar No. 0635847
HKH Elder Law
5235 16th Street North, Ste. 200
St. Petersburg, FL 33703
Telephone: (727) 343-8959
Email: Kathleen@HKHElderLaw.com
Secondary Email:
staff2@HKHElderLaw.com
October 24, 31, 2025 25-04678N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-9655 ES
UCN: 522025CP009655XXESPR
IN RE: ESTATE OF WILLIAM L. MAPLE Deceased

The administration of the estate of WILLIAM L. MAPLE, deceased, whose date of death was May 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 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 24, 2025.

Personal Representative:
MARK A. MAPLE
155 Wildwood Drive
Hagerstown, Indiana 47346
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 24, 31, 2025 25-04627N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009081-ES
Division 03
IN RE: ESTATE OF MARY E. LaDUE Deceased.

The administration of the estate of MARY E. LaDUE, deceased, whose date of death was March 10, 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 s;'et 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 24, 2025.

James L. Holzhauer
Personal Representative
826 Broadway
Dunedin, Florida 34698

G. Andrew Gracy
Attorney
Florida Bar No. 570451
Peebles & Gracy, P.A.
826 Broadway
Dunedin, Florida 34698
Telephone: (727) 736-1411
Fax: (727) 734-0701
Email: Andrew@ppeblesandgracy.com
October 24, 31, 2025 25-04712N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA,
PROBATE DIVISION
File No. 25-008672-ES
IN RE: ESTATE OF TERRY GENE BOLLEA Deceased.

The administration of the estate of TERRY GENE BOLLEA, deceased, whose date of death was July 24, 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 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 10/24/2025.

Personal Representative:
TERRY L. MCCOY
1245 Court Street
Clearwater, FL 33756

Attorney for Personal Representative:
ALAN S. GASSMAN
E-Mail Address:
alan@gassmanpa.com
E-Mail Address:
nmoon@gassmanpa.com
Florida Bar No.: 371750
Gassman, Denicolo & Ketron, P.A.
1245 Court Street
Clearwater, Florida 33756
Telephone: (727) 442-1200
October 24, 31, 2025 25-04669N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 25-009080-ES
In re: the Estate of CLASINE A. HARMON, Deceased.

The administration of the estate of CLASINE A. HARMON, deceased, whose date of death was July 12, 2025 is pending in the Circuit Court for PINELLAS County, Florida, Probate Division; File Number 25-009080-ES; the address of which is 545 1st Avenue North, St. Petersburg, FL 33701.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: October 24, 2025

Personal Representative:
WILLIAM D. SLICKER

Attorney for Personal Representative:
WILLIAM D. SLICKER, Esq.
5505 38th Avenue North
St. Petersburg, FL 33710
Telephone: (727) 322-2795
Stpetelaw@hotmail.com
Slickerlaw@hotmail.com
FBN:0224871
October 24, 31, 2025 25-04668N

SECOND INSERTION

NOTICE TO CREDITORS
SUMMARY ADMINISTRATION
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-008700-ES
IN RE: ESTATE OF ROBERT EDWIN KERNER, Deceased

Administration of the Estate of Robert Edwin Kerner, deceased, case number 25-008700-ES, has been filed in the Circuit Court, Probate Division, for Pinellas County, Florida, located at 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the person publishing this notice is Becky D. Suich, 415 Indiana Avenue, McDonald, Ohio 44437. The name and address of the personal representative's attorney is: C. Christopher Muth, Esq., 8727 La Palma Lane, Naples, Florida 34108.

All the persons having claims or demands against the estate are notified that an Order of Summary Administration has been entered by the Court. The total cash value of the non-exempt estate is $72,096.57 and the person to whom it was assigned is: Becky Suich and Julie Lobaugh, Co-Trustees of the Robert Kerner Trust, UAD January 12, 2022.

All claims against the estate must be filed within the time periods set forth in §733.202, Florida Statutes, to-wit: within the later of 3 months after the date of the first publication of the notice of administration, or as to any creditor required to be served with a copy of this notice, 30 days after the date of service of such copy of the notice on the creditor or be forever barred.

The date of the first publication of this Notice is October 24, 2025.

/s/C. Christopher Muth
C. CHRISTOPHER MUTH, ESQ.
Florida Bar No. 1001150
8727 La Palma Lane
Naples, FL 34108
Phone: (513) 518-3704
Email: chris@ccmuth.com
Attorney for Petitioner
October 24, 31, 2025 25-04651N

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--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009370-ES
IN RE: ESTATE OF JOHN PHILLIP STANDER a/k/a JOHN P. STANDER, Deceased.

The Administration of the Estate of John Phillip Stander a/k/a John P. Stander, deceased, whose date of death was July 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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 24, 2025.

Personal Representative:
Scott Stander
1521 Lorelei Drive, Apt. 202
Zion, Illinois 60099
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
October 24, 31, 2025 25-04705N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 25-008549-ES
IN RE: ESTATE OF GERALDINE L. SAVINO, Deceased.

The administration of the estate of GERALDINE L. SAVINO, deceased, whose date of death was January 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is:
Clerk of Court
Probate Division
315 Court Street, Rm 106
Clearwater, FL 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 October 24, 2025.

LYNN M. SAVINO
Personal Representative
107 E Mahwah Rd.
Mahwah, NJ 07430
/s/Liz Moneymaker
Elizabeth Moneymaker, Esq.
Liz Moneymaker, P.A.
Florida Bar Number: 885851
3833 Central Avenue
St, Petersburg, FL 33713
Phone: (727) 231-1540
Fax: (941) 751-0127
Email: liz@lizmoneymakerlaw.com
Secondary:
assistant@lizmoneymakerlaw.com
October 24, 31, 2025 25-04690N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-008472-ES
IN RE: THE ESTATE OF SUSAN T. GUTE, Deceased.

The administration of the estate of SUSAN T. GUTE, deceased, whose date of death was July 29, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, FL 33756. The name and address of the Personal Representative 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative:
William E. House
787 Sonja Avenue
Idaho Falls, ID 83402
Attorney for Personal Representative:
Jessica F. Robinson, Esq.
Quinn Legal, P.A.
19321 US Highway 19 N.,
Ste 512
Clearwater, FL 33764
Phone: 727-474-9603
jrobinson@quinnlegal.com and
kmiller@quinnlegal.com
October 24, 31, 2025 25-04672N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-9601-ES
IN RE: ESTATE OF ERIC LAWRENCE NORDQUIST, A/K/A ERIC L. NORDQUIST, S/K/A ERIC E. NORDQUIST Deceased.

The administration of the estate of ERIC LAWRENCE NORDQUIST, a/k/a ERIC L. NORDQUIST, s/k/a ERIC E. NORDQUIST, deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 24, 2025.

Personal Representative:
THADDEUS NORDQUIST
3099 Jodi Lane
Palm Harbor, Florida 34684
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 24, 31, 2025 25-04653N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009203-ES
Division Probate
IN RE: ESTATE OF CARLOS E. GARCIA A/K/A CARLOS ENRIQUE GARCIA A/K/A CARLOS ENRRIQUE GARCIA Deceased.

The administration of the estate of Carlos E. Garcia a/k/a Carlos Enrique Garcia a/k/a Carlos Enrrique Garcia, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Clearwater Courthouse, 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 24, 2025.

Personal Representative:
Benedetto Mitrano
9925 Sago Point Dr.
Seminole, Florida 33777
Attorney for Personal Representative:
Mercedes Buntz, Esq.
Attorney for Personal Representative
Florida Bar Number: 139076
918 Drew Street, Ste. A
Clearwater, Florida 33755
Telephone: (727) 474-0228
Fax: (888) 317-3513
E-Mail: Mercedes@MBuntzLaw.com
Secondary E-Mail:
Service@LawSprt.com
October 24, 31, 2025 25-04666N

SECOND INSERTION

NOTICE OF TRUST
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number:25-009947-ES
IN RE: ESTATE OF JOSEPH FRANCIS ARNOLD, Deceased.

Joseph Francis Arnold, a resident of Pinellas County, Florida, who died on April 23, 2025, was the settlor of a trust entitled: The Joseph Francis Arnold Living Trust, dated June 23, 1982, which is a trust described in Section 733.707(3), Florida Statutes, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2), Florida Statutes.

The names and addresses of the Co-Successor Trustees are set forth below.

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

Signed on this 9th day of October, 2025.

Paul William Arnold
Co-Successor Trustee
1007 Turner Street
Clearwater, Florida 33756
Ruthanne Arnold
Co-Successor Trustee
8333 Seminole Boulevard #449
Seminole, Florida 33772
CLERK OF THE CIRCUIT COURT
October 24, 31, 2025 25-04680N

SECOND INSERTION

NOTICE OF TRUST
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008982-ES
Section: 003
IN RE: ESTATE OF STEPHANIE CABRAL SHEPPA A/K/A STEPHANIE C. SHEPPA, Deceased.

Stephanie Cabral Sheppa a/k/a Stephanie C. Sheppa, a resident of Pinellas County, Florida, who died on June 14, 2025, was the settlor of a trust entitled: Sheppa Revocable Trust Agreement, dated the 12th day of March, 2010, which is a trust described in Section 733.707(3), Florida Statutes, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2), Florida Statutes.

The name and address of the Successor Trustee are set forth below.

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

Signed on this day of 09/15/2025, 2025.

Michael P. Grakowsky
Successor Trustee
189 North Nelson Road
Columbus, Ohio 43219
CLERK OF THE CIRCUIT COURT
October 24, 31, 2025 25-04625N

Q&A

Are there different types of legal notices?

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

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

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

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_V37

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
REF #: 24-005639-CI
UCN: 52-2024-CA-005639-XXCI-CI
SERVBANK, NA,
Plaintiff(s), v.
CAROLYN A SMITH, et al.,
Defendant(s)

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on September 17, 2025, in the above-styled cause, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on November 18, 2025 at 10:00 A.M., at www.pinellas.realforeclose.com, the following described property:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF FLORIDA, COUNTY OF PINELLAS, DESCRIBED AS FOLLOWS: LOT 25, CRESTRIDGE SUBDIVISION FIFTH ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE 36, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 9369 83rd Street, Largo, FL 33777

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

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. Within two (2) working days of your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated: October 22, 2025
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
Matter No.: FL-006411-24
October 24, 31, 2025 25-04713N

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. 24-004112-CI
DATA MORTGAGE INC., DBA ESSEX MORTGAGE,
Plaintiff, vs.
PARKER RILEY WHITE; LISA ELIZABETH SALISBURY; UNKNOWN SPOUSE OF PARKER RILEY WHITE; UNKNOWN SPOUSE OF LISA ELIZABETH SALISBURY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment of Foreclosure filed September 11, 2025 and entered in Case No. 24-004112-CI, of the Circuit Court of the 6th Judicial Circuit in and for PINELLAS County, Florida, wherein DATA MORTGAGE INC., DBA ESSEX MORTGAGE is Plaintiff and PARKER RILEY WHITE; LISA ELIZABETH SALISBURY; UNKNOWN SPOUSE OF PARKER RILEY WHITE; UNKNOWN SPOUSE OF LISA ELIZABETH SALISBURY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC.; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PINELLAS.REALFORECLOSE.COM, at 10:00 A.M., on November 12, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 33, NAYLOR TERRACE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 18, 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.

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste.300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you hearing or voice impaired, call 711."

Dated this 16th day of October 2025.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 24-01065 ESX
V6.20190626
October 24, 31, 2025 25-04639N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-004257-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-BARN SERIES VI TRUST,
Plaintiff, v.
BORA TELHAN; et al,
Defendant(s).

To the following Defendant(s):
IRINI LUBONJA
(Last Known Address: 2353 DORA DRIVE, CLEARWATER, FL 33765-2720)
UNKNOWN SPOUSE OF IRINI LUBONJA
(Last Known Address: 2353 DORA DRIVE, Clearwater, FL 33765)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 8, ROLLING HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 2353 DORA DRIVE, CLEARWATER, FL 33765

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 , 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.

This notice is provided pursuant to Administrative Order No. 2010-08

"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 this 21st day of Oct, 2025.

KEN BURKE
As Clerk of the Court
By /s/ Thomas Smith
As Deputy Clerk

Ghidotti| Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
October 24, 31, 2025 25-04681N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-000566-CI
FIRST FEDERAL BANK,
Plaintiff, vs.
AIMEE QUISHA/K/A AIMEE E. QUISH A/K/A AIMEE ELIZABETH QUISH, CHRISTOPHER D OWENS, et al.,
Defendant(s)

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on September 24, 2025, in the above-styled cause, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on November 13, 2025 at 10:00 A.M., at www.pinellas.realforeclose.com, the following described property:

LOT 46, STONEBRIAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 51 THROUGH 53, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 4767 Stoneview Circle, Oldsmar, FL 34677

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

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. Within two (2) working days of your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated: October 20, 2025
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quintairos, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
Matter No.: FL-004491-23
October 24, 31, 2025 25-04673N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 24-005276-CI
WESTCHESTER SHORES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
CURTIS POPE, CHRISTINE POPE and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as:

Lot 70, Westchester Lake Townhomes, according to the map or plat thereof as recorded in Plat Book 107, Page(s) 3 through 12, inclusive, Public records of Pinellas County, Florida. With the following street address: 2648 Sabal Springs Drive, #5, Clearwater, Florida, 33761.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on December 17, 2025.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 21st day of October, 2025.

KEN BURKE
CLERK OF THE CIRCUIT COURT

s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
October 24, 31, 2025 25-04695N

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-002593-CI
DKC LENDING LLC, a Florida limited liability company,
Plaintiff, v.
ARGOS TPA LLC, a Florida limited liability company; NICHOLAS ARGIRIS; and UNKNOWN TENANT IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Uniform Final Judgment of Foreclosure (Count I) dated October 20, 2025, entered in Case No.: 25-002593-CI of the Circuit Court in and for Pinellas County, Florida, wherein ARGOS TPA LLC, Florida limited liability company, is the Defendant, the Clerk of the Circuit Court will sell to the highest and best bidder for cash, on December 3, 2025 at 10:00 a.m., at the Clerk of the Circuit Court, online at www.pinellas.realforeclose.com, the following described real property as set forth in the Final Judgment of Foreclosure:

Unit 804 of Yacht House of Clearwater Point No. 7, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4219, Page(s) 1252, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements
Property Address: 851 Bayway Blvd., Unit 804, Clearwater, FL 33767.

NOTICE 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. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

Dated this 22nd day of October 2025.
/s/ Torrey C. Taylor
Torrey C. Taylor
Florida Bar No.: 100053
October 24, 31, 2025 25-04707N

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 25-003154-CI
Division 7
PERSAUD & SONS INVESTMENTS, INC., a Florida corporation, and DARE 2B DIFFERENT, INC., a Florida corporation,
Plaintiffs, vs.
PRIVATE SECURITIES INTERNATIONAL, LLC, a Florida limited liability company; ERIN M. MAULUCCI, an individual; JEREMY M. ZIDES; an individual; STATE OF FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATIONS DIVISION OF ALCOHOL BEVERAGES AND TOBACCO; STATE OF FLORIDA DEPARTMENT OF REVENUE,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Agreed Final Summary Judgment of Foreclosure dated October 18, 2025, entered in the above-captioned case that the Clerk of Court of Pinellas County, Florida, Ken Burke, will sell the following property situated in Pinellas County, Florida, described as:

Florida alcoholic beverage license number 62-00215 4 COP (Pinellas County)

at public sale on December 17, 2025 at 10:00 A.M. to the highest and best bidder for cash online at www.pinellas.realforeclose.com for online auctions.

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

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

DATED: October 21, 2025.
RESPECTFULLY SUBMITTED,
/s/ Erik Johanson
Erik Johanson, Esq.
Florida Bar No. 106417
Joseph R. Boyd, Esq.
Florida Bar No. 1039873
ERIK JOHANSON PLLC
3414 W. Bay to Bay Blvd.
Suite 300
Tampa, FL 33629
(813) 210-9442
erik@johanson.law
jr@johanson.law
e-service@johanson.law
Counsel for the Plaintiffs
October 24, 31, 2025 25-04703N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-004835-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
RYAN PATRICK CHAMBERS A/K/A RYAN CHAMBERS A/K/A RYAN P. CHAMBERS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 15, 2025 in Civil Case No. 24-004835-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Ryan Patrick Chambers a/k/a Ryan Chambers a/k/a Ryan P. Chambers, et al., are Defendants, the Clerk of Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of November, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The West 40 feet of Lot 2 and the East 20 feet of Lot 3, Block 25, Unit One of Snell Shores, according to the map or plat thereof, as recorded in Plat Book 20, Page 31, of the Public Records of Pinellas County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10757FL
October 24, 31, 2025 25-04708N

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 ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-004091-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
RICHARD LUKE MONGAYA; ROMEO MARK MONGAYA; UNKNOWN SPOUSE OF RICHARD LUKE MONGAYA; UNKNOWN SPOUSE OF ROMEO MARK MONGAYA;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).
TO: UNKNOWN TENANT(S) IN POSSESSION #1
13956 80TH AVENUE
SEMINOLE, FL 33776

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

LOT 16 AND THE EAST 1/2 OF LOT 17, BLOCK 2, BAY HAVEN SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 18, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
A/K/A: 13956 80TH AVENUE, SEMINOLE, FL 33776.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

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

WITNESS my hand and the seal of this Court this day of 10/15/2025.

KEN BURKE
As Clerk of the Court and/
or Comptroller
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
COLLEEN MCNAIR
25-52288
October 24, 31, 2025 25-04630N

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. 25-004822-CI
UNITED WHOLESALE MORTGAGE, LLC,
Plaintiff, vs.
LUKE M. LUBER, et. al.
Defendant(s),
TO: LUKE M. LUBER, UNKNOWN SPOUSE OF LUKE M. LUBER,
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:

LOTS 3 AND 4, BLOCK 5, REPLAT OF PALLANZA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 1 THROUGH 4, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 16th day of Oct, 2025.

KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: /s/ Thomas Smith
DEPUTY CLERK
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-280455
October 24, 31, 2025 25-04645N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-002278-CI
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
JANELLE L DAVIS A/K/A JANELLE DAVIS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 30, 2025 in Civil Case No. 25-002278-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Janelle L Davis a/k/a Janelle Davis, et al., are Defendants, the Clerk of Court, KEN BURKE, CPA, will sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of November, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

UNIT 301, BUILDING A, OF SEMINOLE SQUARE APARTMENTS NO 1, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3956, PAGE(S) 408 THROUGH 437, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11973FL
October 24, 31, 2025 25-04709N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
N THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 24-001187-CI
Freedom Mortgage Corporation,
Plaintiff, vs.
Christopher J. Beim a/k/a Christopher J. Beim, Jr. a/k/a Christopher Beim, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-001187-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Christopher J. Beim a/k/a Christopher J. Beim, Jr. a/k/a Christopher Beim; Unknown Spouse of Alexander S. Labounsky; The Independent Savings Plan Company d/b/a ISPC; Solar Mosaic LLC; MV Realty PBC, LLC; United States of America on behalf of the Secretary of Housing and Urban Development 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 14th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 248, BEACON GROVES UNIT IV, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGES 33 AND 34, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
TAX ID: 06-28-16-06024-000-2480

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 20th day of October, 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-F01264
October 24, 31, 2025 25-04674N

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 24-009638-CO
COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
BEN LOPER,
and JEFFERY M. LOPER,
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. 24-009638-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Unit 2423 of Coachman Creek, a Condominium according to the Plat thereof recorded in Condominium Plat Book 36, Pages 88 through 105, inclusive, and being further described in that certain Declaration of Condominium, recorded in Official Records Book 4913, Page(s) 1436, and of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.
PARCEL ID NO.: 08-29-16-16809-024-2423 ("Property")
Property Address: 2625 State Road 590, Unit 2423, Clearwater, Florida 33759

at public sale, to the highest and best bidder for cash at 10:00 a.m. on November 13, 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 16th day of October 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
10223-179
October 24, 31, 2025 25-04640N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 522025CA004134XXCICI
HANCOCK WHITNEY BANK,
Plaintiff, vs.
JUAN C. RUIZ A/K/A JUAN C. RUIZ GARCIA, SR.; COUNTRYSIDE COVE HOMEOWNERS' ASSOCIATION, INC. F/K/A SUMMERDALE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).
TO: JUAN C. RUIZ A/K/A JUAN C. RUIZ GARCIA, SR.
Last Known Address
1624 SUMMERDALE DR
CLEARWATER, FL 33764
Current Residence is Unknown

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

LOT THIRTY-TWO (32) AND LOT THIRTY-THREE (33) SUMMERDALE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 69, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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 10/15/2025, 2025.

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
As Clerk of the Court
By: COLLEEN MCNAIR
As Deputy Clerk
Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1496-221043 / ME2
October 24, 31, 2025 25-04629N

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 4th day of December, 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 16th day of October, 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
October 24, 31, 2025 25-04646N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-004087-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, v.
UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HAROLD BRADLEY A/K/A HAROLD PAUL BRADLEY, SR., et al.,
Defendants.

TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HAROLD BRADLEY A/K/A HAROLD PAUL BRADLEY, SR.
Last Known Address: 5435 18th Ave. N., Saint Petersburg, FL 33710

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

Lot 13, Block 21, Glenwood, according to the Plat thereof as recorded in Plat Book 13, Page 3, Public Records of Pinellas County, Florida.
including the buildings, appurtenances, and fixture located thereon.
Property Address: 5435 18th Ave. N., Saint Petersburg, FL 33710 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before , 2025 (no later than 30 days from the date of the first publication of this Notice of Action) 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."

WITNESS my hand and seal of this Court at Pinellas, Florida on this 21st day of October, 2025.

KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
PINELLAS CLERK OF COURT
PINELLAS COUNTY
CLERK OF COURT
By: /s/ Thomas Smith
Deputy Clerk
October 24, 31, 2025 25-04682N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-003345-CI
PLANET HOME LENDING, LLC,
Plaintiff, v.
MELANIE KRAFT A/K/A MELANIE ANN TAYLOR, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated October 7, 2025, issued in and for Pinellas County, Florida, in Case No. 24-003345-CI, wherein PLANET HOME LENDING, LLC is the Plaintiff, and MELANIE KRAFT A/K/A MELANIE ANN TAYLOR, DAVID W. KRAFT, SUNSET POINTE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., SECRETARY OF HOUSING AND URBAN DEVELOPMENT and UNITED STATES OF AMERICA are the Defendants.

The Clerk of the Court, KEN BURKE, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on February 04, 2026, at electronic sale beginning at 10:00 AM, at www.pinellas.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

LOT 6, BLOCK 46, TOWNHOME MANORS OF COUNTRYSIDE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 40 AND 41, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
Property Address: 2570 Sea Wind Way, Clearwater, FL 33763

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

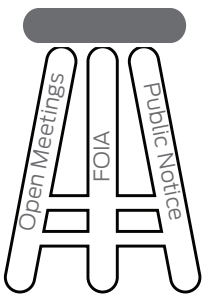
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

Dated: This 15th day of October, 2025.
Respectfully submitted,
HOWARD LAW
4755 Technology Way,
Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
October 24, 31, 2025 25-04631N

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**

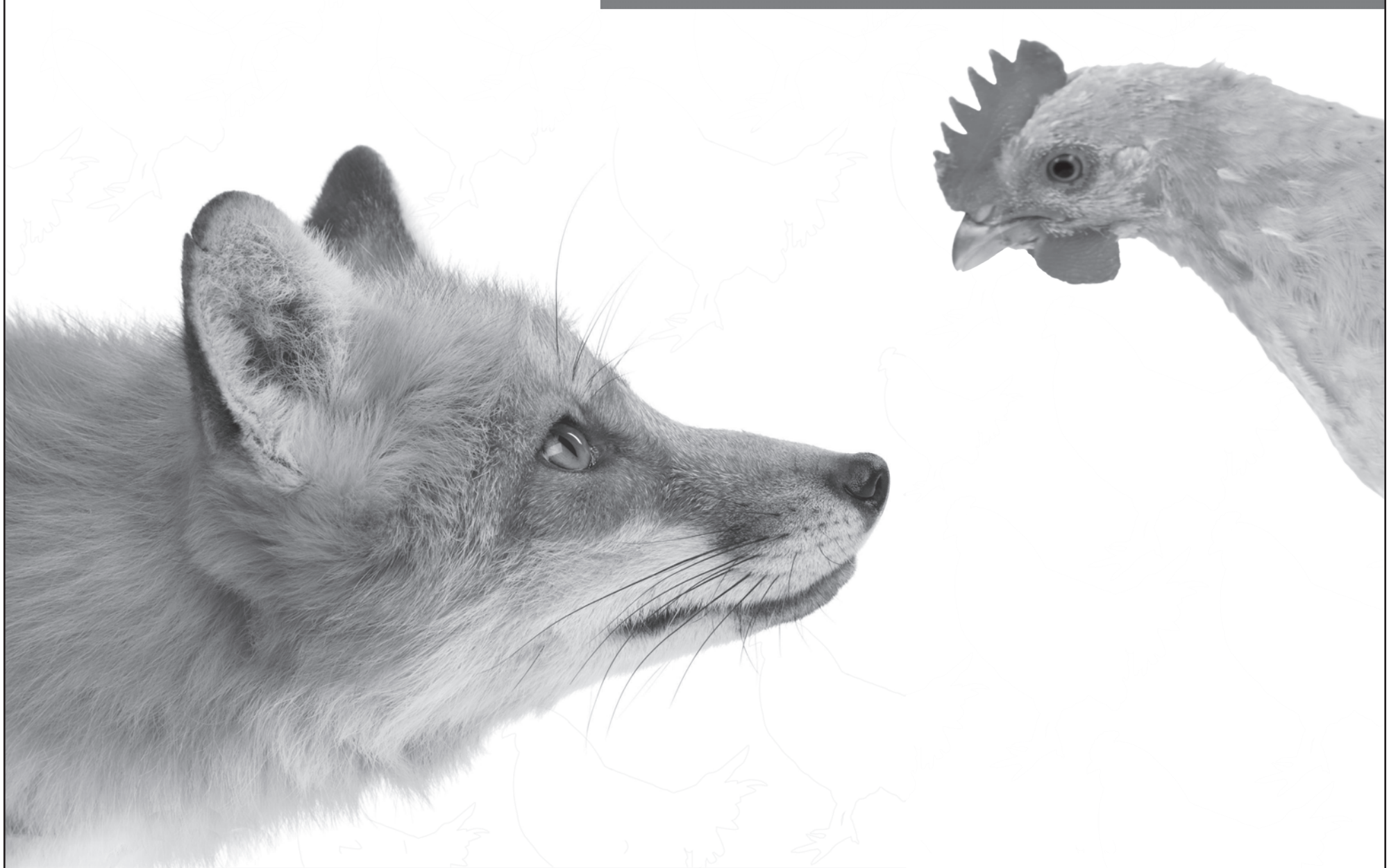
To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

XNLV18187

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



Keep Public Notices in Newspapers

NEWS MEDIA ALLIANCE

www.newsmediaalliance.org

SP13865