

Public Notices

Business
Observer

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PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** DECEMBER 19 - DECEMBER 25, 2025

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 7220 4th St N. St. Petersburg, FL 33702
January 9, 2025 1:00 p.m.

Jacquelyn Nefores- Totes, walkers, bags
Ashlee Anderson- Totes, toy car

The auction will be listed and advertised on www.storagegettreasures.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.
December 19, 26, 2025 25-05501N

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
January 9, 2026 at 10:30am

Ashley Brown - General household Goods
Gabrielle Ansert - Boxes, furniture
Elisha Adams - General Household

The auction will be listed and advertised on www.storagegettreasures.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.
December 19, 26, 2025 25-05502N

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 January 7, 2026 at 12:30 PM

Rashon Harris-Luggage, totes
Carly A Petry- Stools, totes
Brian Scott- Small furniture
Annie Young- Luggage, tools, musical instrument

The auction will be listed and advertised on www.storagegettreasures.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.
December 19, 26, 2025 25-05494N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DANIEL KELLEHER and VERA ELIZABETH GUILBERT will, on January 7, 2026, at 10:30 a.m., at 1654 Clearwater Largo Road, Lot #608, Clearwater, Pinellas County, Florida 33756; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1968 LAMP MOBILE HOME,
VIN: 6676, TITLE NO.: 0007627336
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#31021-2832)

December 19, 26, 2025 25-05458N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of GEORGE H. TROY and ANGIE TROY will, on December 31, 2025, at 10:30 a.m., at 2463 Gulf to Bay Blvd., Lot #215, Clearwater, Pinellas County, Florida 33765; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1979 MANA MOBILE HOME,
VIN: F0691004015,
TITLE NO.: 0015875000
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#31021-1134)

December 19, 26, 2025 25-05460N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of RICHARD FRANK SRAGAL will, on December 31, 2025, at 10:00 a.m., at 2463 Gulf to Bay Blvd., Lot #224, Clearwater, Pinellas County, Florida 33765; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1956 GENR MOBILE HOME,
VIN: 56440584,
TITLE NO.: 0009770320
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#31021-1135)

December 19, 26, 2025 25-05461N

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 January 9, 2026 @ 12:00pm

Debra Ann West Household items
Larry Davis Boxes and Paintings
Benjamin Boraas Home goods

The auction will be listed and advertised on www.storagegettreasures.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.
December 19, 26, 2025 25-05506N

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 January 8, 2026, at 10:30 AM.

Arrol Bethune - Household Goods
Elisa Ginn - Furniture, boxes, clothes
David West - household items/furniture/clothes
Cory Sontag - office, packing supplies

The auction will be listed and advertised on www.storagegettreasures.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.
December 19, 26, 2025 25-05455N

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 January 9th, 2026 at 11AM

Matthew Carr-Furniture, electronics, wall art, tools, sports/outdoor items, rugs and boxes
Ronnie Kasten ll- Household items, cabinets, tools, sink, pool sticks, Tile, saws, totes, and boxes

This auction will be listed and advertised on www.storagegettreasures.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.
December 19, 26, 2025 25-05510N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Multiple Facilities - Multiple Units

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

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 1/7/2026 @ 10:30 AM:
Summer Roscigno - hshld gds, tires

Extra Space Storage 18524 US Hwy 19 N, Clearwater, FL 33764 1/7/2026 @ 11:00 AM:
Paul Labarbera - Hshld gds

Extra Space Storage 14433 62nd St N, Clearwater, FL 33760 on 1/7/2026 @ 12:00 PM:
Taylor Andre - Hshld gds

Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 1/7/2026 @ 1:00 PM:
Casey Jones - Furniture, Boxes

Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 1/8/2026 @ 11:00 AM:
Joshua Torres - Furniture
Spencer Vega - Military gear, holiday decorations

Extra Space Storage 1844 N Belcher Rd, Clearwater, FL 33765 on 1/8/2026 @ 11:30 AM:
Angela Blair - Hshld gds/furn
David Dube - Hshld Items, office equip

Extra Space Storage 13100 66th St, Largo, FL 33773 on 1/8/2026 @ 12:00 PM:
Nathaniel Williams - Hshld gds

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 1/8/2026 @ 12:30 PM:
Stephen Dobrzeniecki - Hshld Items, furniture, totes

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 1/9/2026 @ 11:00 AM:
Victoria Campos - clothes
William Eason - totes
John Benenati - Hshld gds/furn

Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 1/9/2026 @ 11:30 AM:
Deontae Jones - tubs of clothing, bedding, electronics, etc.
Antonio Seabrooks - cosmetic supplies

Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 1/9/2026 @ 12:00 PM:
Michael Query - bicycle, boxes, coolers, helmet

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 1/9/2026 @ 1:00 PM:
DeShawn Moye - mirror, lamp, exercise equip, TV
Robert Tempe Jr - vaccuum, ironing board, table, chairs, boxes

Extra Space Storage 1016 Belcher Rd, Clearwater, FL 33765 on 1/9/2026 @ 1:30 PM:
Tiffany Bennett - Furniture, Boxes

The auction will be listed and advertised on www.storagegettreasures.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.
December 19, 26, 2025 25-05449N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10111 Gandy Blvd N St Petersburg FL 33702 on 1/7/2026 @ 11:30am

Bridget Woods Household Furniture, Personal Items
Raquel Sarres Household, Personal Items
Alexis McFadden Household Personal Items
Cynthia Curry Household, Personal Items

The auction will be listed and advertised on www.storagegettreasures.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.
December 19, 26, 2025 25-05512N

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 1/09/2026 @ 1:30pm. Site 8640

Paul Guinan - Cloths, Pictures, chair desk
Robert Smith - Personal items
Ismaael Abdus-salaam - furniture
Tyler Mattison Hedeon - Personal Items

The auction will be listed and advertised on www.storagegettreasures.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.
December 19, 26, 2025 25-05452N

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 January 7, 2026, at 11:00am.

Earlene Stokes Furniture, Electronics, Clothing, Toys and games
Maybird Interiors LLC Furniture, Household items, Shelving, Holiday decorations
Rachel Sullivan Furniture, Household items, Shelving, Holiday decorations
Brittany Malen Furniture, Electronics, Books, Shoes, Bags

The auction will be listed and advertised on www.storagegettreasures.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.
December 19, 26, 2025 25-05453N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
5890 54th Ave. N, Kenneth City, FL 33709 on January 8, 2026 at 11:30 AM

Tavaughn Graham st - Household items
Roth Rim - Furniture, Household items
Yvonne Thomas - Furniture, Boxes, Household items
Spencer Hillstrom - Bedroom set, Household items

The auction will be listed and advertised on www.storagegettreasures.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.
December 19, 26, 2025 25-05450N

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

January 7th, 2026 at 12:00pm

- Richard Sabb: Clothing, Totes

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that American Pacific Mortgage Corporation, 3000 Lava Ridge Ct., #200, Roseville, CA 95661, desiring to engage in business under the fictitious name of American Pacific Mortgage, with its principal place of business in the State of Florida in the County of Pinellas, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

December 19, 2025

25-05514N

FICTITIOUS NAME NOTICE

Notice is hereby given that CHAD PRICE, PG HOLDINGS FLORIDA LLC, GEORGE GEORGAKOPOULOS, OWNERS, desiring to engage in business under the fictitious name of ELITE ENTERPRISES OF AMERICA located at 818 E EXCHANGE ST, AKRON, OHIO 44306 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

December 19, 2025 25-05500N

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 Life Advisors and Developement located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of December, 2025 LADZ LLC

December 19, 2025 25-05558N

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

Dated this 16th day of December, 2025 MA Group, LLC

December 19, 2025 25-05546N

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

Dated this 11th day of December, 2025 Destiny Legacy LLC

December 19, 2025 25-05481N

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

Dated this 12th day of December, 2025 Solace Wellness Innovations LLC

Gian Soller

December 19, 2025 25-05495N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

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

Dated this 16th day of December, 2025 The President and Fellows

of The Academy

December 19, 2025 25-05542N

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 BLI - Star 1 Commercial Cleaning Services located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of December, 2025 Blake Landry Industries, Inc.

Blake Landry

December 19, 2025 25-05540N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/02/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 BELLE mobile home bearing vehicle identification numbers 1210A and 1210B, and all personal items located inside the mobile home. Last Tenant: Anne Marie Duggan; All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Anne Marie Duggan; Unknown Party or Parties in Possession and Joseph Stephen Duggan. Sale to be held at: Rancho Village MHC, 7100 Ulmerton Road, Largo, Florida 33771, (727) 536-5573.

December 19, 26, 2025 25-05547N

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

Dated this 16th day of December, 2025 Noa Play Cafe LLC

December 19, 2025 25-05545N

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 Lin Teichman Art & Design located at 2627 Desoto Way S in the City of St Petersburg, Pinellas, FL 33712 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of December, 2025 Lin Teichman

December 19, 2025 25-05541N

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 Zero2One Finance located at 7901 4th Street North, STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of December, 2025 MacPherson Group LLC

December 19, 2025 25-05482N

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

Dated this 12th day of December, 2025 RGE Maintenance Co. LLC

December 19, 2025 25-05483N

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

Dated this 10th day of December, 2025 Evolution Enterprises Inc

Amie Marrero

December 19, 2025 25-05457N

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

Dated this 15th day of December, 2025 Ibrahim Kokash

Seven Kilo Enterprises LLC

December 19, 2025 25-05518N

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 Modern Insurance Marketing located at 1445 Ross Avenue, in the County of Pinellas in the City of Dallas, TX 75202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 16th December, 2025

GO-TO GRUBBS LLC

14675 63rd way n

Clearwater, FL 33760

December 19, 2025 25-05526N

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/02/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 BELLE mobile home bearing vehicle identification numbers 1210A and 1210B, and all personal items located inside the mobile home. Last Tenant: Anne Marie Duggan; All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Anne Marie Duggan; Unknown Party or Parties in Possession and Joseph Stephen Duggan. Sale to be held at: Rancho Village MHC, 7100 Ulmerton Road, Largo, Florida 33771, (727) 536-5573.

December 19, 26, 2025 25-05549N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of HOLLY LANDRETH will, on January 7, 2026, at 10:00 a.m., at 1654 Clearwater Largo Road, Lot #244, Clearwater, Pinellas County, Florida 33756; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1981 SUNC MOBILE HOME, VIN: S81057FA,

TITLE NO.: 0013932488, and VIN: S81057FB,

TITLE NO.: 0019777225 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#31021-2831)

December 19, 26, 2025 25-05459N

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

Dated this 14th day of December, 2025 Michael Gillis

December 19, 2025 25-05498N

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 Skygrove Advancement located at 250 13th Ave NE in the City of Saint Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of December, 2025 Michael Gillis

December 19, 2025 25-05497N

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 Skygrove Advancement located at 250 13th Ave NE in the City of Saint Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of December, 2025 Michael Gillis

December 19, 2025 25-05497N

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

Dated this 11th day of December, 2025 Victoria Basinger

BAS Enterprises, LLC

December 19, 2025 25-05479N

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 Shift in Progress Coaching located at 200 Country Club Dr, in the County of Pinellas, in the City of Largo, Florida 33771 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Pinellas, Florida, this 4th day of November, 2025.

Copeland Group USA, LLC

December 19, 2025 25-05478N

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 Woofie's of St. Petersburg & St. Pete Beach - Gulfport located at 6783 23rd St N, in the County of Pinellas, in the City of Saint Petersburg, Florida 33702 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 15th day of December, 2025.

LUXE MOBILE GROOMING LLC

December 19, 2025 25-05513N

--- PUBLIC SALES ---

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 1-16-2026 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.

19UUA8F55AA027126 2010 ACUR WBS33AZ04MCG69868 2021 BMW 2GNALAAE9F13715 2015 CHEV 1GCGSCEN7K1152434 2019 CHEV 2A4GP54L97R217018 2007 CHRY 3FA6P0R4U4ER190717 2014 FORD 1FA6P8T2G5281551 2016 FORD 19XFB2F58F065228 2015 HOND 1HGCM56835A056481 2005 HOND 1HGCM55487A018147 2007 HOND 6NHTC16L5155 2001 HUFFY 5NPET46F89H422047 2009 HYUN 5NPET46C99H57119 2009 HYUN 5NPEB4AC6DH641064 2013 HYUN 1C4RJFAG4NC12986 2022 JEEP A07CE8Z4CNC000005 2022 KANDI 3KPFL4A76HE052014 2017 KIA JM3KE2B9E904424466 2014 MAZD 2MFM75WX1XG56177 2001 MERC 3N1AB7APXGY296103 2016 NISS 1G2ZG55864152631 2006 PONT JSIVY51A132101926 2003 SUZUKI 5YJ3E1B3K4F52916 2019 TESL 2TBU4EE2BC670344 2011 TOYT 5TDYK3DC1BS165493 2011 TOYT 2T3ZFREV9JW517891 2018 TOYT OY166859591500825 2000 BLIX

December 19, 2025 25-05544N

FIRST INSERTION

Notice of Public Sale

Notice is hereby given that on 01/09/2026 at 9:00am, the following personal property will be sold at public auction pursuant to F.S. 715.109: 1974 CNCR 3543183183. Last tenants: Jerold S Perlstein, and all unknown parties, beneficiaries, and heirs. Sale to be held at 1610 West Bay Dr. Largo, FL 33770; (248) 988-8845 ext 108.

December 19, 26, 2025 25-05562N

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 Space Class located at 13589 65th Street in the City of Largo, Pinellas, FL 33771 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of December, 2025 DeBruin Enterprises, LLC December 19, 2025 25-05527N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/02/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1979 STOL mobile home bearing vehicle identification numbers GDOCF-L37784910A and GDOCF-L37784910B, and all personal items located inside the mobile home. Last Tenant: James White Phillips; All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of James White Phillips; Unknown Party or Parties in Possession; Scott Phillips, as Potential Heir; and Sheri Wegner, as Potential Heir. Sale to be held at: Ranchero Village MHC, 7100 Uilmerton Road, Largo, Florida 33771, (727) 536-5573.

December 19, 26, 2025 25-05548N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA, PROBATE DIVISION UCN: 522025CP011127XXESPR REF: 2025-011127-ES-3 IN RE: ESTATE OF DIANE C. SMITH a/k/a DIANE CAROL SMITH, Deceased.

The administration of the estate of DIANE C. SMITH a/k/a DIANE CAROL SMITH, deceased, whose date of death was on November 10, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater, FL 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is 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 SERVICES OF A COPY OF THIS NOTICE ON THEM.

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

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 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 ss. 732.216-732.228, applies, or may apply unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 December 19, 2025.

Personal Representative:

/s/ Sandra A. Arnold
Sandra A. Arnold
144 Millard Street
Fairfield, CT 06824

Attorney for Personal Representative:

/s/ Tate S. Langerman

TATE S. LANGERMAN, ESQ.

Florida Bar No. 1008160

Karp & Langerman, P.C.

185 Plains Road, Suite 209E

Milford, CT 06461

Telephone: (203) 876-0606

Email:

tlangerman@karp-langerman.com

December 19, 26, 2025 25-05463N

PINELLAS COUNTY

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009088-ES
IN RE: ESTATE OF
EILEEN BOYNTON,
Deceased.

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

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

ALL 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 December 19, 2025.

MERVAT ESTEFANOS

Personal Representative
18325 Gulf Blvd., Unit 407
Redington Shores, FL 33708

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

December 19, 26, 2025 25-05537N

FIRST INSERTION

NOTICE 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. 732.221, 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 December 19, 2025.

STACEY MORONEY
Personal Representative

2225 Rogers Street, Apt. 305
Clearwater, FL 33764

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

December 19, 26, 2025 25-05464N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-010445-ES Division 3
IN RE: ESTATE OF
MARCELLINA RAMIREZ,
a/k/a MARCELLINA DELATORRE
VILLANUEVA RAMIREZ, a/k/a
MARCELLINA DELATORRE
RAMIREZ
Deceased.

The administration of the estate of MARCELLINA RAMIREZ, a/k/a MARCELLINA DELATORRE VILLANUEVA RAMIREZ, a/k/a MARCELLINA DELATORRE RAMIREZ, deceased, whose date of death was October 23, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Rm 106, Clearwater, FL 33756. 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 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 December 19, 2025.

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. 732.221, 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 December 19, 2025.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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 December 19, 2025.

Personal Representatives:

John Richard Ramirez III

1642 Pasadena Drive

Dunedin, Florida 34698

Everardo Arnulfo Gomez III, a/k/a

Everardo Arnulfo Gomez

1013 11th Avenue NW

Largo, Florida 33770

Attorney for Personal Representatives:

/s/ Spiro J. Verras

Spiro J. Verras, Esq.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File 25-011487-ES
IN RE: ESTATE OF
LAWRENCE REID WEISBAUM
Deceased.

The administration of the estate of LAWRENCE REID WEISBAUM, deceased, whose date of death was October 22, 2025; File Number 25-011487-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: December 19, 2025.

LINDSAY H. MATACHIERO
Personal Representative
14385 110th Terrace North
Largo, FL 33774

WILLIAM K. LOVELACE,
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Avenue
Clearwater, Florida 33756
(727) 446-1036
SPN 01823633
FBN 0016578
Attorney for Personal Representative
December 19, 26, 2025 25-05543N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011578-ES
Division ES
IN RE: ESTATE OF
DENISE E. BORGE,
Deceased.

The administration of the estate of DENISE E. BORGE, 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, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Paul B. Pavletic
Personal Representative
5267 81st Street North #15
St. Petersburg, FL 33709

Jonathan P. Kinsella
Attorney for Personal Representative
Florida Bar No. 96398
HKh Elder Law
5235 16th Street North, Ste. 200
St. Petersburg, FL 33703
Telephone: (727) 343-8959
Email:
Jonathan@HKHElderLaw.com
Secondary Email:
staff2@HKHElderLaw.com
December 19, 26, 2025 25-05536N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN 522025CP011469XXESXX
Ref No. 25-011469ES4
IN RE: ESTATE OF
RONALD R. THILL,
Deceased.

The administration of the estate of RONALD R. THILL, deceased, whose date of death was November 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Ref No. 25-011469-ES4, the address of which is 315 Court Street, Room 106, 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 has been 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 the first publication of this Notice is December 19, 2025.

Personal Representative:
JONATHAN E. THILL
3055 - 56th Avenue North
St. Petersburg, Florida 33714

Attorney for Personal Representative:
THOMAS G. TRIPP
4930 Park Boulevard, Suite 12
Pinellas Park, Florida 33781
Phone (727) 544-8819
Facsimile (727) 546-0529
Email: tom@tomtripplaw.com
FL Bar No. 037759
December 19, 26, 2025 25-05489N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-009137-ES
IN RE: ESTATE OF:
LARRY R. PITTS
Deceased.

The administration of the Estate of LARRY R. PITTS, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the physical address of which is 545 First Avenue North, St. Petersburg, FL 33701, and the mailing 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 **WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

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

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

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

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

Personal Representative:**Brian S. Pitts**
53 Steeplechase Drive
Doylestown, PA 18901

Attorney for Personal Representative:
Stephen D. Hayman, Esq.
6605 Gunn Highway
Tampa, FL 33625
FBN: 0113514
Ph: (813) 968-9846
Fax: (813) 963-0864
Primary E-Mail:
Stephen@sdhayman.com
Secondary E-Mail:
info@sdhayman.com
December 19, 26, 2025 25-05465N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008104-ES
IN RE: ESTATE OF
**JOSEPH D. LEVIA A/K/A
JOSEPH DONALD LEVIA**
Deceased.

The administration of the estate of Joseph D. Levia a/k/a Joseph Donald Levia, deceased, whose date of death was January 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative 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,

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,

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 December 19, 2025.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-10895-ES
IN RE: ESTATE OF
ANTHONY CHARLES NAJERA
Deceased.

The administration of the estate of ANTHONY CHARLES NAJERA, 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 set forth below.

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.**

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

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL 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 December 19, 2025.

Personal Representative:**Stephanie Najera**
2151 Beverly Lane

Attorney for Personal Representative:
/s/ N. Michael Kouskoutis
Michael Kouskoutis, Esq.
BN: 883591
23 E. Tarpon Avenue, Suite A
Tarpon Springs, FL 34689
Telephone: 727-942-3631
Facsimile: 727-937-5453
Email: nmk@nmklaw.com
Secondary Email:
transcribe123@gmail.com
December 19, 26, 2025 25-05533N

FIRST INSERTION

unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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 December 19, 2025.

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-011971-ES
Division: 003
IN RE: ESTATE OF
MELISSA KAY OTT,
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 Melissa Kay Ott, deceased, File Number 25-011971-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was October 19, 2025; that the total value of the estate is comprised of exempt homestead real property, for a total estate value of \$-0- and that the names and addresses of those to whom it has been assigned by such order are:

Michael K. Fowler
1671 Parkside Drive
Clearwater, FL 33756
Michael Kouskoutis, Esq.
BN: 883591
23 E. Tarpon Avenue, Suite A
Tarpon Springs, FL 34689
Telephone: 727-942-3631
Facsimile: 727-937-5453
Email: nmk@nmklaw.com
Secondary Email:
transcribe123@gmail.com
December 19, 26, 2025 25-05539N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File # 25-011182-ES
IN RE: ESTATE OF
ARMAND COLANGELO
Deceased.

The administration of the estate of ARMAND COLANGELO, deceased, whose date of death was on October 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 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, 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 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 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.**

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 December 19, 2025.

Personal Representative:**DAVID A. PEEK**

10700 JOHNSON BLVD, STE 1
SEMINOLE, FL 3377

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE: 25-011401-ES
IN RE: ESTATE OF
MARGOT CHARLOTTE
GALAMAGA, a/k/a
MARGOT C. GALAMAGA,
Deceased.

The administration of the Estate of MARGOT CHARLOTTE GALAMAGA, a/k/a MARGOT C. GALAMAGA, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Petitioner and his attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims

with this Court WITHIN 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE UPON THEM, BUT IN NO EVENT LATER THAN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

PAUL F. GALAMAGA
65 Westford Avenue
Warwick, Rhode Island 02889

Petitioner

MICHAEL K. MCFADDEN
261 Indian Rocks Road North
Belleair Bluffs, Florida 33770
Telephone (727) 584-8161
Facsimile (727) 754-2544
FBN 193568 SPN 175343
MichaelK.McFadden@gmail.com
Attorney for Petitioner
December 19, 26, 2025 25-05505N

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION
File No.

52-2025-CP-008503-XXES-PR
IN RE: ESTATE OF
LLOYD L. GEORGE
Deceased.

The administration of the estate of LLOYD L. GEORGE, deceased, whose date of death was June 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Personal Representative:

Trina Anderson
TRINA ANDERSON
3102 Brigadoon Drive
Clearwater, Florida 33759
Attorney for Personal Representative:
ANDRE "ANDI" T. SIEMER
Florida Bar Number: 1037800
KAITLIN J. STOLZ
Florida Bar Number: 1015652
AMY B. VAN FOSSEN, P.A.
211 E. New Haven Avenue
Melbourne, Florida 32901
Telephone: (321) 345-5945
Fax: (321) 345-5417
E-Mail: andi@amyvanfossen.com
Secondary E-Mail:
service@amyvanfossen.com
December 19, 26, 2025 25-05509N

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No.: 25-011634-ES

Division: 003

IN RE: ESTATE OF

CATHERINE D. BROSEY,
Deceased.

The administration of the estate of CATHERINE D. BROSEY, deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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: December 19, 2025.

Signed on this 17 day of December, 2025.

Personal Representative:

SARAH D. PARKER
Personal Representative
2916 Parkcreek Drive
Clearwater, FL 33759

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
December 19, 26, 2025 25-05560N

PUBLISH YOUR LEGAL NOTICE

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

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Early Law, P.A. f/k/a Gasick Stanton Early, P.A. has been appointed as Trustee by **WYNDHAM VACATION RESORTS, INC., A DELAWARE CORPORATION** for the purposes of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856. The following owners are hereby notified that you are in default of assessments (as well as property taxes, interest, late fees and/or costs, if applicable) due for the following properties located in Pinellas County, Florida:

Contract Number: 642101097 - EDWARD F KEEBLER and JUDITH A KEEBLER, 215 34TH ST, AVALON, NJ 08202; Assessments Balance: \$19,081.77 as evidenced by the Claim of Lien recorded on October 15, 2025 in Book 23327, Page 724 of the Public Records of Pinellas County, Florida for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 1,100,000/327,902,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1071, S1072, S1073, S1076, S1077, S1078, S1079, S1080, S1081, S1082, S1083, S1171, S1172, S1174, S1176, S1177, S1178, S1179, S1180, S1181, S1182, S1183 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"); a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 1,100,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

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

The owners must pay the TOTAL listed above and a \$ 340.00 fee for trustee foreclosure sale plus costs as they accrue, if any. Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S.721.856. You have the right to submit an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Early Law, P.A. f/k/a Gasick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822

1347.CBRNJCOLNOA1225

December 19, 26, 2025

25-05507N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA

CASE NO.: 25-001029-CI

LAKEVIEW LOAN SERVICING,
LLC,

Plaintiff, v.

JAMES J. CHIRO, et al.,

Defendants.

NOTICE is hereby given that Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on January 28, 2026, at 10:00 a.m. ET, via the online website www.pinellasrealforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pinellas County, Florida, to wit:

Lot 55, Unit 5 of an unrecorded plat of SKYLOE LOCH VILLAS, described as: A part of Lot 7 of the REVISED PLAT OF I. HELLER'S SUBDIVISION, as recorded in Plat Book 9, Page 19 of the Public Records of Pinellas County, Florida, further described as follows: Start at the NE corner of Lot 8 of the REVISED PLAT OF I. HELLER'S SUBDIVISION and go N 88 degrees 52' 03" W, 485.96 feet along the centerline of Beltrees Street to a point on the North line of Lot 7 of the aforementioned plat, thence go S 02' 10" E to a point, thence go S 84 degrees 57' 38" E, 80.03 feet to the POB.

Property Address: 156 Portree Drive, Dunedin, FL 34698

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 claimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 17th day of December, 2025.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
December 19, 26, 2025 25-05559N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA

CIVIL DIVISION
Case No. 25-007868-CO

HARBOR CLUB CONDOMINIUM
ASSOCIATION, INC.,

Plaintiff, vs.

LUCILO ALEJANDRO GONZALEZ,
YELENY REYES-GONZALEZ, and
UNKNOWN TENANT(S)

Defendants.

TO: YELENY REYES-GONZALEZ

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

Unit No. 59 of Harbor Club, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 14638, Page 532, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.

PARCEL
ID NO.: 11-28-15-35853-004-0590 ("Property")

Property Address: 455 ALT 19
S. Unit 59, Palm Harbor, Florida
34683

A Lawsuit has been filed against you in Pinellas County Court, HARBOR CLUB CONDOMINIUM ASSOCIATION, INC. v. LUCILO ALEJANDRO GONZALEZ, YELENY REYES-GONZALEZ, and UNKNOWN TENANT(S), and you are required to serve a copy of

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 18-006402-CI

WILMINGTON SAVINGS
FUND SOCIETY, FSB, D/B/A

CHRISTIANA TRUST, NOT

INDIVIDUALLY BUT AS TRUSTEE

FOR PREMIUM MORTGAGE

ACQUISITION TRUST,

Plaintiff, vs.

EDDIE M. MLOTKOWSKI AND

TRUDY SMITH MLOTKOWSKI,

et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 14, 2022, and entered in 18-006402-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCASE FUNDING MORTGAGE TRUST HB3 is the Plaintiff and BARRY PORTER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellasrealforeclose.com, at 10:00 AM, on January 07, 2026, the following described property as set forth in said Final Judgment, to wit:

EAST 25 FEET OF LOT 40 AND
THE WEST 25 FEET OF LOT
39, GANDY HIGHWAY SUB-
DIVISION, ACCORDING TO
PLAT THEREOF RECORDED
IN PLAT BOOK 9, PAGE 6, PUBL-
IC RECORDS OF PINELLAS
COUNTY, FLORIDA.

Property Address: 755 75TH AVE

FIRST INSERTION

Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellasrealforeclose.com, at 10:00 AM, on January 06, 2026, the following described property as set forth in said Final Judgment, to wit:

SITUATED IN THE COUNTY
OF PINELLAS AND STATE OF
FLORIDA:

LOT 25, BLOCK 1, HARBOR
ISLE UNIT TWO, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 78,
PAGE 91-92, PUBLIC RECORDS
OF PINELLAS COUNTY, FLOR-
IDA

Property Address: 7448 17TH LN
NE, ST PETERSBURG, FL 33702

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

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Plaintiff and Eddie M. Mlotkowski; Trudy Smith Mlotkowski; State of Florida, Department of Revenue are the Defendant(s). Ken

tance. 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 16 day of December, 2025.

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

By: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

21-057786 - RaO

December 19, 26, 2025 25-05552N

FIRST INSERTION

NOTICE OF SALE PURSUANT
TO CHAPTER 45

IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA GENERAL JURISDICTION
DIVISION

CASE NO. 24-011055-CO

EAST LAKE WOODLANDS
CONDOMINIUM UNIT
TWO ASSOCIATION, INC., A
FLORIDA NOT FOR PROFIT
CORPORATION,

PLAINTIFF, V.

MATTHEW G. MCDONNELL,
ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 3, 2025, and entered in Case No. 24-011055-CO of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein EAST LAKE WOODLANDS CONDOMINIUM UNIT TWO ASSOCIATION, INC. is Plaintiff, and MATTHEW G. MCDONNELL are Defendants, Ken Burke, Pinellas County Clerk of Court, will sell to the highest and best bidder for cash: www.pinellasrealforeclose.com, the Clerk's website for online auctions, at 10:00 AM, on the 15th day of January, 2026 the following described property as set forth in said Final Judgment, to wit:

That certain Condominium Unit composed of Unit Number 29, in accordance with an subject to the covenants, restrictions, limitations, conditions, liens, easements, terms and other provisions of the Declaration of

Condominium of EAST LAKE WOODLANDS CONDOMINIUM UNIT TWO, and exhibits attached thereto, all as recorded among the Public Records of Pinellas County, Florida in O. R. Book 4808, Pages 350 through 412, inclusive together with any amendments thereto.

A/K/A: 129 Caryl Way, Oldsmar, FL 34677

A 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 ONE (1) YEAR 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. 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 or voice impaired, call 711."

BECKER & POLIAKOFF, P.A.

Attorneys for Plaintiff

1 East Broward Blvd., Suite 1900

Fort Lauderdale, FL 33301

Phone: (954) 985-4102

Fax: (954) 987-5940

Primary email:
cofosericemail@beckerlawyers.com

By: Carolyn C. Meadows

Florida Bar #92888

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, CIVIL DIVISION
CASE NO.: 25-005672-CI

**FREE DOM MORTGAGE
CORPORATION,**

Plaintiff, vs.
**ESTATE OF STEVEN
BOELSCHÉ; et al**

Defendants.

TO: UNKNOWN SPOUSE OF STEVEN BOELSCHÉ; 5771 92ND TERRACE NORTH PINELLAS PARK, FL 33782.
UNKNOWN HEIRS OF STEVEN BOELSCHÉ; 5771 92ND TERRACE NORTH PINELLAS PARK, FL 33782.
ESTATE OF STEVEN BOELSCHÉ; 5771 92ND TERRACE NORTH PINELLAS PARK, FL 33782.

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

LOT 40, BLOCK 33, SKYVIEW TERRACE SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 2 THROUGH 4, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Also known as 5771 92ND TERRACE NORTH, PINELLAS PARK, FL 33782.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 1800 NW Corporate Blvd Suite 302 Boca Raton FL 33431, on or before 30 Days after 1st publication, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 12/16/2025.

**KEN BURKE
CLERK OF THE CIRCUIT COURT**
By: /s/ Thomas Smith
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd
Suite 302
Boca Raton FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff

December 19, 26, 2025 25-05554N

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA**

CIVIL DIVISION:

CASE NO.: 19-001853-CI

NATIONSTAR MORTGAGE LLC,

Plaintiff, vs.

**HUSO DZIDZOVIC; EDINA
DZIDZOVIC; UNKNOWN
SPOUSE OF HUSO DZIDZOVIC;**

**UNKNOWN SPOUSE OF EDINA
DZIDZOVIC; EAST LAKE
WOODLANDS COMMUNITY**

ASSOCIATION, INC.;

**GREENHAVEN UNIT ONE
ASSOCIATION, INC.; UNKNOWN
TENANT #1; UNKNOWN TENANT**

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 3rd of September 2025, in Case No. 19-001853-CI, of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein, NATIONSTAR MORTGAGE LLC, is the Plaintiff. Final Judgment entered in favor of the Plaintiff, against Defendants, HUSO DZIDZOVIC; EDINA DZIDZOVIC; UNKNOWN SPOUSE OF HUSO DZIDZOVIC; UNKNOWN SPOUSE OF EDINA DZIDZOVIC; EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.; GREENHAVEN UNIT ONE ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2. Ken Burke Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.pinellasrealforeclose.com, the Clerk's website for on-line auctions, at 10:00 AM on the 3rd day of February 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5 OF GREENHAVEN UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 95 THRU 98,

has been filed against you and you are required to serve a copy of your written

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-003911-CI

**PNC BANK, NATIONAL
ASSOCIATION,
Plaintiff, vs.**

**SHARRON A. TISO A/K/A
SHARON A. TISO; et al,**

Defendant(s).

TO: Sharron A. Tiso a/k/a Sharon A. Tiso
Last Known Residence: 915 Rolling Hills Dr Palm Harbor, FL 34683
TO: Unknown Spouse of Sharron A. Tiso a/k/a Sharon A. Tiso
Last Known Residence: 915 Rolling Hills Dr Palm Harbor, FL 34683
TO: Unknown Tenant #1
Last Known Residence: 915 Rolling Hills Dr Palm Harbor, FL 34683
TO: Unknown Tenant #2
Last Known Residence: 915 Rolling Hills Dr Palm Harbor, FL 34683

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

LOT 21-A, A PARTIAL REPLAT
OF LOTS 1, 20 AND 21, BLOCK
6, WESTLAKE VILLAGE, ACCORDING
TO THE MAP OR PLAT THEREOF, AS RECORDED
IN PLAT BOOK 65, PAGE 48, 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 December 16, 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
1457-1121B
Ref# 13699**

December 19, 26, 2025 25-05556N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-005059-CI

**THE SECRETARY OF VETERANS
AFFAIRS, AN OFFICER OF THE
UNITED STATES,
Plaintiff, vs.**

**BRETT BOSTICK; et al.,
Defendant(s).**

TO: Brett Bostick
Last Known Residence: 12603 132nd Ave Largo, FL 33774
TO: Unknown Spouse of Brett Bostick
Last Known Residence: 12603 132nd Ave Largo, FL 33774
TO: Unknown Tenant #1
Last Known Residence: 12603 132nd Ave Largo, FL 33774
TO: Unknown Tenant #2
Last Known Residence: 12603 132nd Ave Largo, FL 33774

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

LOT 13, BLOCK A, WEST COAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 49, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORDS BOOK 10051, PAGE 2223 AND IN OFFICIAL RECORDS BOOK 10063, PAGE 2007, 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 12/16/2025.

**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
1221-17493B
Ref# 13625**

December 19, 26, 2025 25-05555N

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA**

CIVIL DIVISION:

CASE NO.: 19-001853-CI

NATIONSTAR MORTGAGE LLC,

Plaintiff, vs.

**HUSO DZIDZOVIC; EDINA
DZIDZOVIC; UNKNOWN
SPOUSE OF HUSO DZIDZOVIC;**

**UNKNOWN SPOUSE OF EDINA
DZIDZOVIC; EAST LAKE
WOODLANDS COMMUNITY**

ASSOCIATION, INC.;

**GREENHAVEN UNIT ONE
ASSOCIATION, INC.; UNKNOWN
TENANT #1; UNKNOWN TENANT**

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 3rd of September 2025, in Case No. 19-001853-CI, of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein, NATIONSTAR MORTGAGE LLC, is the Plaintiff. Final Judgment entered in favor of the Plaintiff, against Defendants, HUSO DZIDZOVIC; EDINA DZIDZOVIC; UNKNOWN SPOUSE OF HUSO DZIDZOVIC; UNKNOWN SPOUSE OF EDINA DZIDZOVIC; EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.; GREENHAVEN UNIT ONE ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2. Ken Burke Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.pinellasrealforeclose.com, the Clerk's website for on-line auctions, at 10:00 AM on the 3rd day of February 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5 OF GREENHAVEN UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 95 THRU 98,

has been filed against you and you are required to serve a copy of your written

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA

FLORIDA
Case No. 2025-CC-007096

**BELLA VISTA ON LAKE
SEMINOLE CONDOMINIUM
ASSOCIATION, INC. a Florida not
for profit corporation,
Plaintiff, vs.**

**JENNIFER LAWRENCE,
UNKNOWN SPOUSE OF
JENNIFER LAWRENCE,
UNKNOWN TENANT(S), AND
SERVICES/ALEXA AIR LLC,
Defendants.**

TO:

**LAST KNOWN ADDRESS:
JENNIFER LAWRENCE
12261 Sailwinds Dr. #204
Largo, FL 33773**

**UNKNOWN SPOUSE OF JENNIFER
LAWRENCE
12261 Sailwinds Dr. #204
Largo, FL 33773**

**UNKNOWN SPOUSE OF JENNIFER
LAWRENCE**

**12261 Sailwinds Dr. #204
Largo, FL 33773**

**CURRENT ADDRESS:
JENNIFER LAWRENCE**

**12261 Sailwinds Dr. #204
Largo, FL 33773**

**UNKNOWN SPOUSE OF JENNIFER
LAWRENCE**

**12261 Sailwinds Dr. #204
Largo, FL 33773**

YOU ARE NOTIFIED that an action to foreclose a claim of Lien for condominium assessments and an action for damages to recover delinquent condominium assessments, interest, late fees, costs, and attorneys' fees on the following property in PINELLAS County, Florida:

**Bidder Number: 27815
Dated this 3rd day of December,
2025.**

By: Paris A. Roach

Paris A. Roach, Esq.

Bar Number: 1028751

Copies sent to:

DELUCA LAW GROUP, PLLC

2101 NE 26th Street

FORT LAUDERDALE, FL 333095

PHONE: (954) 368-1311 |

FAX: (954) 200-8649

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

R. JUD. ADMIN. 2.516

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR PINELLAS
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25-002180-CI

GROW FINANCIAL FEDERAL
CREDIT UNION,
Plaintiff, vs.

RYAN BLANK A/K/A RYAN
ANDREW BLANK, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 17, 2025 in Civil Case No. 25-002180-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein GROW FINANCIAL FEDERAL CREDIT UNION is Plaintiff and Ryan Blank a/k/a Ryan Andrew Blank, 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 8th day of January, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 1, BLOCK 3, BROAD-
MOOR SUBDIVISION, AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 10, PAGE(S)

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION:

CASE NO.: 25004965CI
CITIBANK, N.A., NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE OF COLT
2022-6 TRUST,
Plaintiff, vs.

GABRIELA IDEHEN; UNKNOWN
TENANT
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at 10:00 AM on the 15 day of January, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 124, NORTH MADEIRA
SHORES, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK
23, PAGE(S) 68, OF THE PUB-
LIC RECORDS OF PINELLAS
COUNTY, FLORIDA
PROPERTY ADDRESS: 197
148TH AVE E, MADEIRA
BEACH, FL 33708
IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAIN-
ING 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

FIRST INSERTION

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

Case No. 25-006430-CO

WOODSIDE VILLAGE
CONDOMINIUM ASSOCIATION,
INC.,
Plaintiff, vs.

EDDY F. VALLECILLA,
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 Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 25-006430-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

CONDOMINIUM PARCEL:
UNIT NO. 1105B, OF WOOD-
SIDE VILLAGE, A CON-
DOMINIUM, ACCORDING
TO THE PLAT THEREOF
RECORDED IN CONDO-
MINIUM PLAT BOOK 34,
PAGE(S) 78-86, AND BEING
FURTHER DESCRIBED IN
THAT CERTAIN DECLARA-
TION OF CONDOMINIUM
RECORDED IN O.R. BOOK
4861, PAGE 1517, ET SEQ., TO-
GETHER WITH SUCH ADDI-
TIONS AND AMENDMENTS
TO SAID DECLARATION AND
CONDOMINIUM PLAT AS
FROM TIME TO TIME MAY
BE MADE AND TOGETHER
WITH AN UNDIVIDED IN-
TEREST OR SHARE IN THE
COMMON ELEMENTS AP-
PURtenant THERETO. ALL
AS RECORDED IN THE PUB-
LIC RECORDS OF PINELLAS
COUNTY, FLORIDA.
PARCEL ID NO.: 31-29-16-
99081-001-1052 ("Property")

Property Address: 4215 East Bay
Drive, Unit # 1105B, Largo, FL
33764
at public sale, to the highest and
best bidder for cash at 10:00 a.m.
on January 29, 2026. 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: 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. Con-
tact should be initiated at least seven
days before the scheduled court ap-
pearance, or immediately upon receiving
this notification if the time before
the scheduled appearance is less than
seven days
Dated this 11th day of December
2025.

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727) 475-5535
Facsimile: (727) 723-1311
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholas T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholas T. Pizanias,
Florida Bar No. 118857
10597-006
December 19, 26, 2025 25-05492N

LOT 7, BLOCK 8 BAYVIEW
TERRACE, ACCORDING TO
PLAT THEREOF RECORDED
IN PLAT BOOK 8, PAGE 11,
PUBLIC RECORDS OF PINEL-
LAS COUNTY, FLORIDA.

LOT 7, BLOCK 8 BAYVIEW
TERRACE, ACCORDING TO
PLAT THEREOF RECORDED
IN PLAT BOOK 8, PAGE 11,
PUBLIC RECORDS OF PINEL-
LAS COUNTY, FLORIDA.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-000925-CI

LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.

ELAINE R. BECKWITH A/K/A
ELAINE R. STENGEL, et al.,
Defendants.

NOTICE IS hereby given that Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on January 21, 2026, at 10:00 a.m. ET, via the online website www.pinellas.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pinellas County, Florida, to wit:

LOT 13, BLOCK B, HARBOR
HEIGHTS MANOR, ACCORD-
ING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK
49, PAGE 15, OF THE PUB-
LIC RECORDS OF PINELLAS
COUNTY, FLORIDA.

Property Address: 2171 Pocahontas Drive, Largo, FL 33774
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 11th day of December, 2025.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

FL Bar #157147

Kathryn I. Kasper, Esq.

FL Bar #621188

Attorneys for Plaintiff

OF COUNSEL:

Tiffany & Bosco, P.A.

1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789

Telephone: (407) 930-5200

Facsimile: (407) 712-9201

December 19, 26, 2025 25-05467N

LOT 7, BLOCK 8 BAYVIEW
TERRACE, ACCORDING TO
PLAT THEREOF RECORDED
IN PLAT BOOK 8, PAGE 11,
PUBLIC RECORDS OF PINEL-
LAS COUNTY, FLORIDA.

LOT 7, BLOCK 8 BAYVIEW
TERRACE, ACCORDING TO
PLAT THEREOF RECORDED
IN PLAT BOOK 8, PAGE 11,
PUBLIC RECORDS OF PINEL-
LAS COUNTY, FLORIDA.

FIRST INSERTION

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR
FINANCIAL SUPPORT)**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT
PINELLAS COUNTY,
FLORIDA
Case No. 25-005990-FD

In re the marriage of:

Chelsea Rae Mayo,
Petitioner, and

Jefferson Lumbera Mayo,
Respondent.

TO: JEFERSON LUMBERA MAYO

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Mark Hanks, Attorney Hanks, P.A., attorney for petitioner, 9600 Koger Blvd North, Suite 104, St. Petersburg, FL 33707, on or before 30 DAYS FROM FIRST PUBLICATION and file the original with the clerk of this Court at 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.

You may review these documents

upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12-915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

"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 or voice impaired, call 711."

DATED: 12/10/2025.
CLERK OF THE CIRCUIT COURT
KEN BURKE
315 Court Street
Clearwater, FL 33756
By: STEVIE AYARS
Deputy Clerk
Dec. 19, 26, 2025; Jan. 2, 2026
25-05474N

FIRST INSERTION

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. 18-002389-CI

Deutsche Bank National Trust
Company, as Trustee for New
Century Home Equity Loan Trust,
Series 2005-C, Asset Backed
Pass-Through Certificates,
Plaintiff, vs.

Carolyn Maratea a/k/a Carolyn
Brown-Maratea a/k/a Carolyn R.
Brown Maratea, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 18-002389-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-C, Asset Backed Pass-Through Certificates is the Plaintiff and Carolyn Maratea a/k/a Carolyn Brown-Maratea a/k/a Carolyn R. Brown Maratea; Bob's Quality Roofing, Inc. a/k/a Bob's Quality Roofing, "LLC" 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 21st day of January, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOTS 10 AND 11, BLOCK "C",
ROSEDALE, ACCORDING
TO THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 4,
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 11th day of December, 2025.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135

Tampa, FL 33634

Phone: (904) 618-6955

Fax: (904) 618-6954

FLCourtDocs@brockandscott.com

By /s/ Justin J. Kelley

Justin J. Kelley, Esq.

Florida Bar No. 32106

File # 17-F03104

December 19, 26, 2025 25-05491N

FIRST INSERTION

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
6th JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA

CASE NO.: 2025 CA 003153

COMMUNITY LOAN SERVICING,
LLC, n/k/a SILVER HILL CAPITAL,
LLC, a Delaware limited liability
company,

Plaintiff, v.

GARY PROG DEV INC, f/k/a GARY
PROGRESS DEVELOPMENT INC.,
a Florida profit corporation; et al.,
Defendants.

Notice is hereby given that pursuant to the Summary Final Judgment of Foreclosure entered in this cause, in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein COMMUNITY LOAN SERVICING, LLC, Plaintiff; GARY PROG DEV INC, f/k/a GARY PROGRESS DEVELOPMENT INC., QUEZYA L. MINER a/k/a QUEZYA MINER, UNKNOWN SPOUSE OF QUEZYA L. MINER a/k/a QUEZYA MINER, JOHN DOE and JANE DOE, as Unknown Tenants; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants are Defendants.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-003896-CO

WEST SHORE VILLAGE MASTER CORPORATION, INC., Plaintiff, vs.

TONI P. DEGREGORY, and UNKNOWN TENANT(S), Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Case No. 25-003896-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

That certain Condominium parcel composed of Unit C-1, Building 3353 of SECOND ADDITION TO WEST SHORE VILLAGE FIVE and an undivided interest or share in the common elements appurtenant thereto, in accordance with, and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Bylaws of Condominium, as recorded in O.R. Book 5066, Page 966, as amended in O.R. Book 5159, Page 1409 and any other amendments thereto, and the plat thereof, as recorded in Condominium Plat Book 44, Pages 23 through 37 inclusive, as amended by Plat of Second Add. as recorded in Condominium Plat Book 48, Pages 71 through 87 inclusive, of the Public Records of Pinellas County, Florida. PARCEL ID NO.: 34-31-16-96722-353-0031 ("Property")

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-008146-CO

HEATHER LAKE APARTMENTS CONDOMINIUMS ASSOCIATION, INC., Plaintiff, vs. REGINALD R. HUGHES, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST REGINALD R. HUGHES, and UNKNOWN TENANT(S), Defendants.

TO: REGINALD R. HUGHES, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST REGINALD R. HUGHES

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

THAT CERTAIN PARCEL CONSISTING OF APARTMENT NO. 206, AS SHOWN ON CONDOMINIUM PLAT OF HEATHER LAKE APARTMENTS NO. VII, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT BOOK 24, PAGE 91, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED APRIL 12, 1977 IN OFFICIAL RECORDS BOOK 4533, PAGES 3 THROUGH 66, 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

RABIN PARKER GURLEY, P.A.

2653 McCormick Drive

Clearwater, Florida 33759

Telephone: (727)475-5535

Counsel for Plaintiff

For Electronic Service:

Pleadings@RPGLaw.com

10015-098

December 19, 26, 2025 25-05524N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-003491-CI

U.S. BANK NATIONAL ASSOCIATION, AS OWNER TRUSTEE, FOR SPRINGDALE MORTGAGE TRUST,

Plaintiff, v.

3 GIRL PROPERTIES LLC, a Florida Limited Liability Company; AMY DAVIDSON, an Individual; WINSTON GATEWAY ASSOCIATION, INC.; UNKNOWN TENANT #1,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 1, 2025 entered in Civil Case No. 25-003491-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS OWNER TRUSTEE, FOR SPRINGDALE MORTGAGE TRUST, Plaintiff and 3 GIRL PROPERTIES LLC, a Florida Limited Liability Company; AMY DAVIDSON, an Individual; WINSTON GATEWAY ASSOCIATION, INC.; UNKNOWN TENANT #1 are defendants, Ken Burke, Clerk of Court, will sell the property at www.pinellas.reaforeclose.com beginning at 10:00 AM on January 15, 2026 the following described property as set forth in said Final Judgment, to-wit:

UNIT NO. 102, BUILDING I, (FORMERLY KNOWN AS UNIT 1-B) OF WINSTON GATEWAY APARTMENTS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2373, PAGE 121, AND ALL EXHIBITS AND AMENDMENTS THEREOF AND AMENDED BY DECLA-

RATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3439, PAGE 658, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE OR INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO

Property Address: 1000 79th Ave N, Apt 102, Saint Petersburg, FL 33702 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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) 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 12th day of December 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/ Nicholao T. Pizanias

Monique E. Parker,

Florida Bar No. 0669210

Bennett L. Rabin,

Florida Bar No. 0394580

Adam C. Gurley,

Florida Bar No. 0112519

Nicholao T. Pizanias,

Florida Bar No. 118857

10046-095

December 19, 26, 2025 25-05522N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.

defenses, if any, to it on:

K. JOY MATTINGLY, ESQ. (RC)
Plaintiff's attorney, whose address is:

BECKER & POLIAKOFF, P.A.

1 East Broward Blvd., Suite 1900

Fort Lauderdale, FL 33301

Phone: (954) 985-4102

Fax: (954) 987-5940

Primary email:

cofoscervicemail@beckerlawyers.com

on or before 30 DAYS FROM FIRST PUBLICATION, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

"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, 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) 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, 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) 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, 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) 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, 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) 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, 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) 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, 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) 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, 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) 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, 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) 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, 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) 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, 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) 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, 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) 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, 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) 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, 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) 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, 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

SECOND INSERTION

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT,
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 52-2025-CP-003063
Division: Section 4
IN RE: THE ESTATE OF
LISA M. ARMATO,
Deceased.

The administration of the estate of Lisa M. Armato, deceased, whose date of death was April 11, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 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 December 12, 2025.

Personal Representative:
Linda Armato
1555 Huntington Lane
Clearwater, FL 33755

THE HINSON LAW FIRM, P.A.

/s/ Kathryn E. Stanfill

Matthew H. Hinson, Esq.

Florida Bar No. 94017

Kathryn E. Stanfill, Esq.

Florida Bar No. 1002636

300 West Adams St.,

Suite 500

Jacksonville, FL 32202

Phone: 904-527-1700

Fax: 904-355-8088

Matt@HinsonLawPA.com

Kathryn@HinsonLawPA.com

Attorney for Personal Representative

December 12, 19, 2025 25-05394N

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-010691-ES
Section 003
IN RE: ESTATE OF
CHARLES TIMOTHY REID, JR.,
Deceased.

The administration of the estate of Charles Timothy Reid, Jr., deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33563. 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.

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 December 12, 2025.

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 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 December 12, 2025.

Personal Representative:
Christin Taylor Reid
189 Rolling Meadow Lane
Clemmons, NC 27012

Attorney for Personal Representative:

Sabrina Casagrande

Sabrina L. Casagrande, Esq.

Attorney for Personal Representative

Florida Bar Number: 107163

Stross Law Firm, P.A.

1801 Pepper Tree Drive

Oldsmar, FL 34677

Telephone: (813) 852-6500

Fax: (813) 852-6450

E-Mail: scasagrande@strosslaw.com

Secondary E-Mail:

vadams@strosslaw.com

Dated this 9th day of December, 2025

December 12, 19, 2025 25-05425N

SECOND INSERTION

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010520 ES
IN RE: ESTATE OF
RICHARD RADCLIFFE
EDMONDS
Deceased.

The administration of the estate of RICHARD RADCLIFFE EDMONDS, deceased, whose date of death was October 5, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:
MARIANNE FIERMARK
EDMONDS

1431 Monticello Blvd. N.

St. Petersburg, Florida 33703

Attorney for Personal Representative:

BENJAMIN F. DIAMOND Attorney

Florida Bar Number: 899291

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: ben@diamondlawflorida.com

Secondary E-Mail:

sharon@diamondlawflorida.com

December 12, 19, 2025 25-05361N

The personal representative has no duty to discover whether any property

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-010498-ES
Division Probate
IN RE: ESTATE OF
PATRICIA L. BRENNAN
Deceased.

The administration of the estate of Patricia L. Brennan, deceased, whose date of death was March 13, 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 date of first publication of this notice is December 12, 2025.

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 December 12, 2025.

Personal Representative:
Rachel M. Waggoner
1756 N BELCHER RD
CLEARWATER, Florida 33765

Attorney for Personal Representative:

Rachel M. Waggoner

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

December 12, 19, 2025 25-05431N

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.

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 December 12, 2025.

Personal Representative:

ROSE Y. HUNT

The administration of the Estate of ROSE Y. HUNT, deceased, whose date of death was August 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division: File No. 25-009949-ES4, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the per-

sonal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, on whom a copy of this notice has been served must file their claims with this court **WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE**.

ALL CLAIMS NOT SO FILED 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.

The date of first publication of this notice is December 12, 2025.

Personal Representative:

ROY E. HUNT

The administration of the Estate of ROY E. HUNT, deceased, whose date of death was August 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division: File No. 25-009949-ES4, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the per-

sonal representative and the personal representative's attorney are set forth below.

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
REF #: 22-000816-CI

UCN: 52-2022-CA-000816-XXCI-CI
ROCKET MORTGAGE, LLC F/K/A

Plaintiff, vs.

UNKNOWN HEIRS,

BENEFICIARIES,

DEVISEES, CREDITORS,

GRANTEEES, ASSIGNEES,

LIENORS, TRUSTEES AND

ALL OTHER PARTIES CLAIMING

AN INTEREST BY, THROUGH,

UNDER OR AGAINST THE

ESTATE OF SALVACION

DAMIAN A/K/A SALVACION

MAGAWAY DAMIAN F/K/A

SALVACION MAGAOAY,

DECEASED, et al.,

Defendants.

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on November 19, 2025, in the above-styled cause, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on January 7, 2026 at 10:00 A.M., at www.pinellas.reaforeclose.com, the following described property:

LOT 15, BLOCK B, PINE ACRES REPLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 60, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 6541 82nd Avenue North, Pinellas Park, FL 33781

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

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 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.

Dated: December 8, 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@qpblaw.com

E-mail: kchurch@qpblaw.com

Attorney for Plaintiff

REF #: 22-000816-CI

Bidder # 10250

December 12, 19, 2025 25-05401N

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 25-001822-CI

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs.

JAMES A. POMILIA AKA JAMES POMILIA, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 28, 2025, and entered in Case No. 25-001822-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and James A. Pomilia aka James Pomilia, Service Finance Company, Village on the Green Homeowners Association, Inc. are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at www.pinellas.reaforeclose.com, Pinellas County, Florida at 10:00 am on the January 6, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

ALL THAT CERTAIN LAND SITUATE IN PINELLAS COUNTY, FLORIDA TO WIT: LOT 38, VILLAGE ON THE GREEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGES 74 THROUGH 78, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

A/K/A 2486 BAY BERRY DR 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.

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.

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 04 day of December, 2025.

ALBERTELLI LAW

P.O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

eService: servealaw@albertellilaw.com

By: /s/ Justin Ritchie

Florida Bar #106621

Justin Ritchie Esq.

IN/25-002503

December 12, 19, 2025 25-05447N

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 24-003156-CI

MUTUAL OF OMAHA MORTGAGE, INC., Plaintiff, vs.

THE UNKNOWN HEIRS,

DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES, OR

OTHER CLAIMANTS CLAIMING

BY, THROUGH, UNDER, OR

AGAINST, ORVILLE A. ZENDER

AKA ORVILLE ZENDER,

DECEASED, et al.,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 6, 2025, and entered in Case No. 24-003156-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Mutual of Omaha Mortgage, Inc., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Liens, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Orville A. Zender aka Orville Zender, deceased, Bobbi Rice, Rebecca Lyn Zender, United States of America Acting through the Federal Housing Commissioner, GoodLeap, LLC, MV Realty PBC, LLC, a Florida Limited Liability Company, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at www.pinellas.reaforeclose.com, Pinellas County, Florida at 10:00 am on the January 7, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

ALL THAT CERTAIN LAND SITUATE IN PINELLAS COUNTY, FLORIDA VIZ:

LOTS 228 AND 228A, TALL

PINES ESTATES PHASE IV, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 96, PAGE 96, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

A/K/A 3326 WHISPERING DRIVE N LARGO FL 33771

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

If you are a person with a disability who needs 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.

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 10 day of December, 2025.

ALBERTELLI LAW

P.O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

eService: servealaw@albertellilaw.com

By: /s/ Charline Calhoun

Florida Bar #16141

IN/24-009901

December 12, 19, 2025 25-05446N

SECOND INSERTION

--- ACTIONS / SALES ---

SECOND INSERTION

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

KEVIN FLANAGAN and ELIZABETH CAMPA-FLANAGAN, Plaintiff, v. BRUCE 2 TRUST, CRYSTAL HOME DESIGN LLC, as Trustee, INVICTUS CAPITAL LLC, and UNKNOWN TENANT(S)/OWNER(S), Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment, dated September 11, 2025 in this cause, in the Circuit Court of Pinellas County, Florida, the office of Ken Burke, Pinellas County Clerk and Comptroller, shall sell the property situated in Pinellas County, Florida, described as:

Lot 4, Block 42, Mandalay Subdivision, according to the Plat thereof, recorded in Plat Book 14, Page(s) 32 through 35, of the Public Records of Pinellas County, Florida. Property Address: 861 Bruce Ave, Clearwater, FL 33767

at public sale, to the highest and best bidder for cash at www.pinellas.realforeclose.com; at 10:00 a.m. on JANUARY 6, 2026, in accordance with Section 45.031 Florida Statutes.

SECOND INSERTION

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

Case No.: 25-004502-CO

WOODSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs.

BART TELFORD, and UNKNOWN TENANT(S), Defendant.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-004502-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:

Unit No. 405, Building 25, of Woodside Village, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 4861, Page 1517, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 34, Page 78, Public Records of Pinellas County, Florida, together with an undivided share in common elements appurtenant thereto. PARCEL ID NO.: 31-29-16-99081-025-4050 ("Property") Property Address: 4215 East Bay Drive, Unit 405, Largo, Florida 33771

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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

CASE NO.: 25-003310-CI

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, AS TRUSTEE, FOR CERTIFICATEHOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2003-FM1 ASSET BACKED PASS-THROUGH CERTIFICATES

Plaintiff, vs.

SHERITA B. MCCOY A/K/A SHERITA B. MCCOY-BUTLER A/K/A SHERITA MCCOY-BUTLER A/K/A SHERITA MCCOY; MELVIN BUTLER, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated December 2, 2025, and entered in Case No. 25-003310-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, AS TRUSTEE, FOR CERTIFICATEHOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2003-FM1 ASSET BACKED PASS-THROUGH CERTIFICATES, is Plaintiff and SHERITA B. MCCOY A/K/A SHERITA B. MCCOY-BUTLER A/K/A SHERITA MCCOY-BUTLER A/K/A SHERITA MCCOY; MELVIN BUTLER, are Defendants, the Office of the Clerk, Pinellas County Clerk of the Court will sell via online auction at www.pinellas.

SECOND INSERTION

realforeclose.com at 10:00 A.M. on the 27th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK B, LAKE VIEW HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 1323 Tioga Avenue, Clearwater, Florida 33756 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: 12/4/2025
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 19-400514
December 12, 19, 2025 25-05374N

SECOND INSERTION

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

Case No. 24-005218-CI

Division 13

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5

Plaintiff, vs.

BEATRICE WILLIAMS, UNKNOWN SPOUSE OF BEATRICE WILLIAMS, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 3, 2025, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as:

LOT 21, NEBRASKA TERRACE SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

and commonly known as: 912 17TH ST S, SAINT PETERSBURG, FL 33712;

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. 24-005613-CI

THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT HOME EQUITY LOAN TRUST 2003-1,

Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY PENNEY, DECEASED, et. al.

Defendant(s),

TO: WILLIAM PENNEY, PAMELA WALKER,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 19, LAKELAND GROVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 59, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

24-222839

December 12, 19, 2025 25-05404N

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION

Case #: 25-0044691-CI

Division: 11

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Plaintiff, vs.-

Ken Gordon; Nichole Gordon

a/k/a Nicole Gordon; Yatoria Jones a/k/a Yatoria Auviacecapri Jones;

Unknown Spouse of Ken Gordon;

Unknown Spouse of Nichole Gordon a/k/a Nicole Gordon; Unknown

Spouse of Yatoria Jones a/k/a Yatoria Auviacecapri Jones;

Probate Cash, LLC; 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 Spouse of Ken Gordon;

8501 I-10 Service Road, Apartment 5J,

New Orleans, LA 70127

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

LOT 32, GEORGE C. PRATHER'S FOURTH ROYAL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 10, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

more commonly known as 2530

Irving Avenue South, Saint Pe-

SECOND INSERTION

including the building, appurtenances,

and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.pinellas.realforeclose.com, on February 13, 2026 at 10:00 A.M.

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

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

Dated : December 9, 2025

By:/s/ Jennifer M. Scott

Jennifer M. Scott

Attorney for Plaintiff

Invoice to:

Kass Shuler, P.A.

1604 N. Marion St.

Tampa, FL 33602

ForeclosureService@kasslaw.com

32025/2426632/wil

December 12, 19, 2025 25-05417N

SECOND INSERTION

Filed: 12/08/2025 10:54:53

Sixth Judicial District,

Bear Lake County

By: Deputy Clerk - Solum, Becky

SUMMONS By Publication

TO: Jeffrey Campbell

You have been sued by Katryna Campbell, the Petitioner, in the District Court in and for Bear Lake County, Idaho, Case No. CV04-25-0307.

The nature of the claim against you is for Dissolution of Marriage

Any time after 21 days following the last publication of this Summons, the court may enter a judgment against you without further notice, unless prior to that time you have filed a written response in the proper form, including the case number, and paid any required filing fee to the Clerk of the Court at [mailing address, physical address (if different from the mailing address) and telephone number of the district court clerk] PO Box 190 Paris, ID 83261 (30- N Main Paris ID 83261) 208-945-2155 ext 1412

and served a copy of your response on the other party, whose mailing address and telephone number are: 492 Lewis Loop Fish Haven ID 83287 801-651-2198

A copy of the Summons and Petition/Motion can be obtained by contacting either the Clerk of the Court or the other party. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter.

Date: 12/5/2025

Bear Lake County District Court

Becky Solum

Typed/printed name

By: Becky Solum

Deputy Clerk

(SEAL) DISTRICT COURT

BEAR LAKE COUNTY

SIXTH JUDICIAL DISTRICT

Dec. 12, 19, 26, 2025; Jan. 2, 2026
25-05418N

SECOND INSERTION

NOTICE OF SALE

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA

CASE NO.: 25-005232-CO

THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, vs.

SECOND INSERTION

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 25-010510-ES
IN RE: ESTATE OF
RICHARD A. MATRE,
Deceased.

The administration of the estate of Richard A. Matre, deceased, whose date of death was June 9, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

munity 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 December 12, 2025.

Personal Representative:
Comerica Bank & Trust
By: Brian Tingley
Title: Vice President

Attorneys for Personal Representative: Comiter Singer Baseman & Braun, LLP
Attorneys for Personal Representative 3825 PGA Boulevard, Suite 701
Palm Beach Gardens, Florida 33410
Telephone: (561) 626-2101
Fax: (561) 626-4742

Lisa Z. Hauser, Esq.
Florida Bar Number: 0060283
E-Mail:
legal-service@comitersinger.com
Secondary E-Mail:
lhauser@comitersinger.com

Antonio P. Romano, Esq.
Florida Bar Number: 113092
E-Mail:
legal-service@comitersinger.com
Secondary E-Mail:
aromano@comitersinger.com

December 12, 19, 2025 25-05385N

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-11204-ES
Division 04
IN RE: ESTATE OF
MARIE D. CHRISTNER,
Deceased.

The administration of the estate of MARIE D. CHRISTNER, 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 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 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 December 12, 2025.

KENNETH M. SCOTT

Personal Representative
1397 54th Avenue North
St. Petersburg, FL 33703

DAVID F. WILSEY
Attorney for Personal Representative
Florida Bar No. 0652016
Fisher and Wilsey, P.A.
1000 16th Street North
St. Petersburg, FL 33705
Telephone: (727) 898-1181
Email: dwilsey@fisher-wilsey-law.com
Secondary Email:
gmccauley@fisher-wilsey-law.com
December 12, 19, 2025 25-05437N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004264-ES
Division 004
IN RE: ESTATE OF
MARK DENNIS BENTON
Deceased.

The administration of the estate of Mark Dennis Benton, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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 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 OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons having claims or demands against decedent's estate 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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The date of death of the decedent is September 16, 2025.

The date of first publication of this notice is December 12, 2025.

Personal Representative:
THOMAS M. CHASTAIN
2001 Bayou Grande Blvd. NE
St. Petersburg, FL 33703

Attorney for Personal Representative: TERRY J. DEEB, ESQ.

DEEB ELDER LAW, P.A.
6699 13th Avenue North,
Suite 4B
St. Petersburg, FL 33710
(727) 381-9800
Servicekat@deebelderlaw.com
Servicedck@deebelderlaw.com
Servicecj@deebelderlaw.com
Fla. Bar # 997791

December 12, 19, 2025 25-05388N

Attorney for Personal Representative: Samantha Chechele

Attorney Florida Bar Number: 0775592
7127 First Avenue South
SAINT PETERSBURG, FL 33707

Telephone: (727) 381-6001
Fax: (727) 381-7900

E-Mail: samantha@chechelelaw.com

December 12, 19, 2025 25-05389N

Primary Email:
swscott@virtuallawoffice.com

Secondary Email:
lwlawprobate2@gmail.com

December 12, 19, 2025 25-05386N

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA
Case No.: 24-CC-010070

PUROCLEAN CERTIFIED RESTORATION SPECIALIST, Plaintiff, vs.

SHARON PRAIRIE, Defendant.

NOTICE is hereby given that a civil action commenced on November 21, 2024, and is now pending as case number 24-CC-010070 in the County Court in the State of Florida, County of Pinellas.

The name of the unserved parties to

the action are:

SHARON PRAIRIE
and the nature of the proceeding is a claim exceeding \$30,000.00.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, George Harder 23110 State Rd 54, #157 Lutz, FL 33549, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or

immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Ac-

commodations Form and submit to Office of Human Rights, 400 S. Ft. Harrison Ave., Suite 500, Clearwater, FL 33756.

Designated Email:
gharder@harderlawgroup.com
Respectfully submitted,
/s/ George Harder

George Harder
Florida Bar No.: 88649
23110 State Road 54, #157
Lutz, FL 33549
Telephone: (813) 455-4551 |
Facsimile: (813) 464-7846

Email: gharder@harderlawgroup.com
pleadings@harderlawgroup.com
Nov. 28; Dec. 5, 12, 19, 2025

25-05182N

SECOND INSERTION

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 December 12, 2025

Personal Representative:
CARMEN A. ESQUILIN
c/o Rooth and Rooth P.A.

7600 Seminole Blvd, Suite 102
Seminole, Florida 33772

Attorney for Personal Representative: MARIE R. ZORRILLA, Attorney Rooth & Rooth P.A.

7600 Seminole Blvd Suite 102

Seminole, FL 33772

Telephone: (727) 397-4768

Florida Bar No. 0118979

E-Mail: marie@roothlaw.com

December 12, 19, 2025 25-05368N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-014047-ES
Division PROBATE
IN RE: ESTATE OF
JOAN ELSIE FIELD
Deceased.

The administration of the estate of JOAN ELSIE FIELD, deceased, whose date of death was November 10, 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.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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 December 12, 2025

Personal Representative:
LAURA M. FIELD

2317 Lake Heather Heights Ct.

Dunedin FL 34698

Attorney for Personal Representative: THOMAS O. MICHAELS, ESQ.
tomlaw@tampabay.rr.com

Florida Bar No. 270830

Thomas O. Michaels, P.A.

1370 Pinehurst Rd.

Dunedin FL 34698

Telephone: 727-733-8030

December 12, 19, 2025 25-05424N

FOURTH INSERTION

the action are:

immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Ac-

commodations Form and submit to Office of Human Rights, 400 S. Ft. Harrison Ave., Suite 500, Clearwater, FL 33756.

--- TAX DEEDS ---

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 10367

Year of Issuance: 2023

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

LAKE MAGGIORE TERRACE
BLK A, LOT 14
PARCEL: 06-32-17-48096-001-0140

Name in which assessed:

BLUETIGER86 INVESTMENTS 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 21st day of January, 2026 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

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05347N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 10090

Year of Issuance: 2023

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

RICHARDSON'S, W. E. SUB E
17.5FT OF N 80FT OF LOT 6 &
W 22.5FT OF N 80FT OF LOT 7
PARCEL: 19-31-17-74664-000-0071

Name in which assessed:

AGANA ST PETE 7777777 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 21st day of January, 2026 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

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05344N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 07627

Year of Issuance: 2023

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

CENTRAL AVENUE HOMES
BLK 5, LOT 6 & W 10FT OF
LOT 5
PARCEL: 21-31-16-14454-005-0060

Name in which assessed:

5340 CENTRAL AVE CORP

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 21st day of January, 2026 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

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05327N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 07144

Year of Issuance: 2023

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

PEEPLES ADD ST PETERS-
BURG BLK B, LOTS 32 THRU
36
PARCEL: 11-31-16-68166-002-0110

Name in which assessed:

OSCAR WILDE 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 21st day of January, 2026 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

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05324N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 06472

Year of Issuance: 2023

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

MEADOW LAWN BLK 6, LOT
11
PARCEL: 36-30-16-56610-006-0100

Name in which assessed:

CECELIA C SINGELTON
PAUL L TATE 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 21st day of January, 2026 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

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05323N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 05285

Year of Issuance: 2023

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

IMPERIAL COURT APT CON-
DO 5 BLDG G, UNIT 10
PARCEL: 19-29-16-41930-000-0100

Name in which assessed:

PAYTON DOUGLAS SUDEN-
GA

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 21st day of January, 2026 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

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05321N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-11310-ES
IN RE: ESTATE OF
DAVID E. FERREIRA
Deceased.

The administration of the estate of David E. Ferreira, deceased, whose date of death was October 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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 Friday, December 12, 2025.

Personal Representative:
Sandra Ferreira
482 Imperial Drive
Largo, FL 33771

Attorney for Personal Representative:
Denyse D. Kruse, Esq.
Florida Bar Number: 127152
Kruse Law, P.A.
600 1st Avenue North
St. Petersburg, FL 33701
Telephone: (727) 256-4860
E-Mail: denyse@kruselawgroup.com
Secondary E-Mail:
denysekruze@gmail.com

December 12, 19, 2025 25-05362N

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File # 25-011064-ES
IN RE: ESTATE OF
JOSE A. ABAD,
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 Dusan Krsmanovic, deceased, File Number 25-006387-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street North, Clearwater, Florida 33756; that the decedent's date of death was February 17, 2025; that the total value of the estate is \$100.00, and that the name and address of those to whom it has been assigned by such order are:

Branišlav Krsmanović
5985 15th Way North
St. Petersburg, FL 33703
Milicia Jovasevic
1147 84th Terrace North
Apt. D
St. Petersburg, FL 33702
Strahinja Krsmanovic
1295 85th Avenue North
Apt. B
St. Petersburg, FL 33702

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 02616

Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

SUN HEIGHTS LOT 19

PARCEL: 03-30-15-86580-000-0190

Name in which assessed:

MARIE ELAINE DENNY 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 21st day of January, 2026 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

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05316N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 07742

Year of Issuance: 2023

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

INTER BAY BLK 4, LOT 12

PARCEL: 22-31-16-43108-004-0120

Name in which assessed:

AZZAM PROPERTIES CORP

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 21st day of January, 2026 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

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05329N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 08561

Year of Issuance: 2023

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

TIOGA SUB BLK B, LOT 6

PARCEL: 27-31-16-91062-002-0060

Name in which assessed:

FOXX HOLE INVESTORS 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 21st day of January, 2026 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

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05335N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 05227

Year of Issuance: 2023

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

TRADEWINDS CONDO BLDG 18, APT 201

PARCEL: 16-29-16-91660-018-2010

Name in which assessed:

TRADEWINDS EAST UNIT 201 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 21st day of January, 2026 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).

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KEN BURKE

Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05327N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 10145

Year of Issuance: 2023

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

GLENWOOD PARK ADD NO. 2 LOT 8 & GLENWOOD PARK, BLK B,

W 11.5FT OF LOT 18

PARCEL: 30-31-17-31320-000-0080

Name in which assessed:

840 18TH AVE SOUTH LAND TRUST

EDMOND JABAAR 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 21st day of January, 2026 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).

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KEN BURKE

Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

25-05346N

Dec. 12, 19, 26, 2025; Jan. 2, 2026

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 03408

Year of Issuance: 2023

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

HARBOR SHORES 2ND ADD LOT 84

PARCEL: 31-30-15-36324-000-0840

Name in which assessed:

CJ REAL ESTATE PARTNERS 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 21st day of January, 2026 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).

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KEN BURKE

Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05317N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 08435

Year of Issuance: 2023

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

CLARK & BUTLER'S SUB NO. 2 LOT 41

PARCEL: 27-31-16-15732-000-0410

Name in which assessed:

ASSET PRESERVATION

TRUST SERVICES INC TRE

MORRIS FAMILY LAND

TRUST # 3484

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 21st day of January, 2026 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).

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KEN BURKE

Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05317N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 08790

Year of Issuance: 2023

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

THREE PALMS POINTE

CONDO BLDG B EAST, UNIT

403 TOGETHER WITH USE

OF CARPORT 52 & STORAGE

UNIT 40

--- TAX DEEDS ---

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 10091

Year of Issuance: 2023

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

RICHARDSON'S, W. E. SUB
LOT 10
PARCEL: 19-31-17-74664-000-
0100

Name in which assessed:

AGANA ST PETE 7777777 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 21st day of January, 2026 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).

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KEN BURKE

Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05345N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 10089

Year of Issuance: 2023

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

RICHARDSON'S, W. E. SUB
LOT 1
PARCEL: 19-31-17-74664-000-
0070

Name in which assessed:

AGANA ST PETE 7777777 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 21st day of January, 2026 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).

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KEN BURKE

Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05343N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 10087

Year of Issuance: 2023

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

RICHARDSON'S, W. E. SUB
LOT 1
PARCEL: 19-31-17-74664-000-
0010

Name in which assessed:

AGANA ST PETE 7777777 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 21st day of January, 2026 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).

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KEN BURKE

Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05342N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 09434

Year of Issuance: 2023

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

BAYPOINTE PRESERVE CON-
DO BLDG 900, UNIT 9203
PARCEL: 07-30-17-04425-009-
9203

Name in which assessed:

DEEBA FATIMA

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 21st day of January, 2026 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

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05340N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 09078

Year of Issuance: 2023

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

REDFORD PARK LOT 7
PARCEL: 36-31-16-73818-000-
0070

Name in which assessed:

AFFORDABLE REAL ESTATE
NETWORK 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 21st day of January, 2026 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).

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KEN BURKE

Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05338N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 08522

Year of Issuance: 2023

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

RIDGEWOOD TERRACE LOT
129
PARCEL: 27-31-16-75402-000-
1290

Name in which assessed:

GLEN BROWN

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 21st day of January, 2026 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

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05334N

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, 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: 05201

Year of Issuance: 2023

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

KAPOK TERRACE SUB BLK B,
LOT 13
PARCEL: 09-29-16-45126-002-
0130

Name in which assessed:

JACK A STUART

MARY J STUART

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 21st day of January, 2026 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

Dec. 12, 19, 26, 2025; Jan. 2, 2026

25-05318N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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 Act Statutes (Section 83.801.83.809).

The auction date is January 8, 2026 at 11:00 am at Super Storage II. Address—6415 54th Ave. N. St. Petersburg, FL 33709.

Jeremy Evans D714
Business Inventory

December 12, 19, 2025 25-05435N

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication</

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 DOUG mobile home bearing vehicle identification number DH50FF121381, and all personal items located inside the mobile home. Last Tenant: Thavisackdy Thephabouth. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05414N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 RENE mobile home bearing vehicle identification number GDWSGA51817927, and all personal items located inside the mobile home. Last Tenant: Silvia Margarita Hernandez. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05410N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 SKYLI mobile home bearing vehicle identification number SF1529D, and all personal items located inside the mobile home. Last Tenant: Diane Elizabeth Carr and Twin City MHP LLC. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05412N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 MERC mobile home bearing vehicle identification number MF2320D, and all personal items located inside the mobile home. Last Tenant: Deicy Johanna Hernandez Yusti. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05440N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 SHEF mobile home bearing vehicle identification number F4618, and all personal items located inside the mobile home. Last Tenant: William Edward Tyack, Andrew Boyd and David Charles Werts, as Title Owner. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05411N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 SHEF mobile home bearing vehicle identification number F4618, and all personal items located inside the mobile home. Last Tenant: William Edward Tyack, Andrew Boyd and David Charles Werts, as Title Owner. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05413N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 LAMP mobile home bearing vehicle identification number 6035, and all personal items located inside the mobile home. Last Tenant: Stephanie Dawn McGahee, Jose Torres and Ida Marie Izquierdo Valdivia. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05442N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1983 TANG mobile home bearing vehicle identification number GDWGA478220718, and all personal items located inside the mobile home. Last Tenant: Lela Mae Calhoun, Lois Wilcox and Willie James Calhoun Jr. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05439N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 MARK mobile home bearing vehicle identification number 12693, and all personal items located inside the mobile home. Last Tenant: Leila Mae Calhoun, Lois Wilcox and Willie James Calhoun Jr. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05438N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 LAMP mobile home bearing vehicle identification number 7062, and all personal items located inside the mobile home. Last Tenant: David Joseph Casey, Eric Ndayishimiye and Connor Casey. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05438N

PUBLISH YOUR LEGAL NOTICE

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

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

V2088-J22

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 MERC mobile home bearing vehicle identification number MF2320D, and all personal items located inside the mobile home. Last Tenant: Deicy Johanna Hernandez Yusti. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05440N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 SHEF mobile home bearing vehicle identification number F4618, and all personal items located inside the mobile home. Last Tenant: William Edward Tyack, Andrew Boyd and David Charles Werts, as Title Owner. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05413N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 LAMP mobile home bearing vehicle identification number 6035, and all personal items located inside the mobile home. Last Tenant: Stephanie Dawn McGahee, Jose Torres and Ida Marie Izquierdo Valdivia. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05442N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1983 TANG mobile home bearing vehicle identification number GDWGA478220718, and all personal items located inside the mobile home. Last Tenant: Lela Mae Calhoun, Lois Wilcox and Willie James Calhoun Jr. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05439N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 MARK mobile home bearing vehicle identification number 12693, and all personal items located inside the mobile home. Last Tenant: Leila Mae Calhoun, Lois Wilcox and Willie James Calhoun Jr. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05438N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 LAMP mobile home bearing vehicle identification number 7062, and all personal items located inside the mobile home. Last Tenant: David Joseph Casey, Eric Ndayishimiye and Connor Casey. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05438N

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of JOHN O'BRIEN will, on December 29, 2025, at 10:00 a.m., at 4850 92nd Street North, Lot #129, St. Petersburg, Pinellas County, Florida 33708; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1971 FEST MOBILE HOME,
VIN: 32L04VS234X,
TITLE NO.: 0004703222, and
VIN: 32L04VS234U,
TITLE NO.: 0004703223

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#31021-2722)

December 12, 19, 2025 25-05444N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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 DECEMBER 29, 2025 at www.storagetreasures.com with bidding to begin online DECEMBER 12, 2025 at 1pm and is scheduled to end DECEMBER 29, 2025 at 1pm.

NAME:	UNIT#:	CONTENTS:
DICKENS, DEBRA L	D087	HOUSEHOLD
BOWES, ADA	E140	HOUSEHOLD
MASSEY, ARLENE	G041	HOUSEHOLD
JORDAN, VERNON	K330	HOUSEHOLD
DOURSOUX, TOM	M626	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.

December 12, 19, 2025

25-05354N

SECOND INSERTION

Notice of Public Sale
Multiple Facilities - Multiple Units

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

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 12/29/2025 @ 10:30 AM:
Janay Hines- hshld gds

Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 12/29/2025 @ 11:00 AM:
Andrea Kittler-ladue- hshld gds/furn

Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL 33755 on 12/29/2025 @ 11:30 AM:
Marcia Corcoran- holiday decor, toolbox, pictures, bins

Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 12/29/2025 @ 12:30 PM:
Lauren Ashley Colt Hudson - hshld gds
Charles Russell Bell - hshld gds

Extra Space Storage 13100 66th St, Largo, FL 33773 on 12/29/2025 @ 12:00 PM:
Rex Foster - hshld gds
Rex Foster - hshld gds
Christopher VanAst - hshld items, boxes

Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 12/29/2025 @ 1:00 PM:
JD Cox - tools, hshld gds/furn

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 12/29/2025 @ 10:30 AM:
Jessica Anderson - Items from camper

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 12/29/2025 @ 11:00 AM:
Jacquel Dorn - clothes, boxes

Extra Space Storage 1844 N Belcher Rd, Clearwater, FL 33765 on 12/29/2025 @ 11:30 AM:
Randall Balcon - hshld gds/furn

Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 12/29/2025 @ 1