

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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
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.storage treasures.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.storage treasures.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
Deontea 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 – vacuum, 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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property.
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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
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 Hedeem - Personal Items

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property.
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:
Extra Space Storage 2925 Tyrone Blvd N, St. Petersburg FL,33710 on January 09, 2026 at 11:30 AM

Jeff Conley - kayaks, bicycle, patio furniture

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
December 19, 26, 2025 25-05515N

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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
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, Luggage Sports Outdoor
- **Carol Reed:** Luggage, Books, Tote, Lamp
- **Willard Kilgore:** Shelf on Wheels, Compressor Tank , Car Lift
- **Carol Reed:** Clothing, Totes, Blankets

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
December 19, 26, 2025 25-05493N

HOW TO PUBLISH YOUR

LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386

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

--- PUBLIC SALES ---

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 GEORAKOPOULOS, 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.		
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 1972 CARI mobile home bearing vehicle identification numbers 732A and 732B, and all personal items located inside the mobile home. Last Tenant: Casilda Marcia Burke. Sale to be held at: Ranchero 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 Café 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 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		25-05496N

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 Neighborhood Lending 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 West Capital Lending, Inc. Eric Hines		
December 19, 2025		25-05484N

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 Florida's Finest Gutters & Aluminum, located at 14675 63rd way n, in the City of Clearwater, County of Pinellas, State of FL, 33760, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 16 of December, 2025. GO-TO GRUBBS LLC 14675 63rd way n Clearwater, FL 33760		
December 19, 2025		25-05526N

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 Devises of Anne Marie Duggan; Unknown Party or Parties in Possession and Joseph Stephen Duggan. Sale to be held at: Ranchero 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: 1976 ANDE MOBILE HOME, VIN: A404A, TITLE NO.: 0013932488, and VIN: A404B, TITLE NO.: 0013932487 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 Skygrove Advancement located at 250 13th Ave NE in the City of Saint Petersburg, Pinellas, FL 33701 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 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 SECTION 865.09, FLORIDA STATUTES		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under 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 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

FIRST INSERTION		
NOTICE OF PUBLIC SALE The following personal property of JAMES NEWMAN will, on January 7, 2026, at 10:00 a.m., at 12100 Seminole Blvd., Lot #96, Largo, Pinellas County, Florida 33778; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1981 SUNC MOBILE HOME, VIN: S81057FA, TITLE NO.: 0019777224, 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#11096-3710)		
December 19, 26, 2025		25-05516N

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 11th day of December, 2025 Wellness Care Management LLC		
December 19, 2025		25-05480N

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 33701 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 Raieluna 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 ACCORDING TO FLORIDA STATUTE NUMBER 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of DDJ Transportation 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 15th day of December, 2025 NEMetafora - WG, Inc. E. Gunn		
December 19, 2025		25-05517N

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 Largo, Florida, this 10th day of December, 2025. Teresa Barrett		
December 19, 2025		25-05456N

FIRST INSERTION		
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1650 7 Ave N St Petersburg FL 33713 on 01/08/2026 @ 11:00am Paul Walker Personal Items, Household Items Mason Coley, Household/Furniture, Personal Items Courtney Murray, Totes, Bags, Personal Items The auction will be listed and advertised on www.storageetreasures.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		
		25-05451N

FIRST INSERTION		
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 4319 Duhme Rd. St Petersburg FL 33708 Auction date is 01/07/2026 @ 10:30 AM		

Paul Whatley – Household items	
Jada Marshall – Household Items	

The auction will be listed and advertised on www.storageetreasures.com . Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.	
December 19, 26, 2025	25-05538N

FIRST INSERTION		
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 4495 49th St N. St. Petersburg FL.,33709 on January 8, 2026 at 10:00 AM		

April Albury – Bags & totes	
DEANDRE WILLIS – household goods	

The auction will be listed and advertised on www.storageetreasures.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	25-05454N

NOTICE OF PUBLIC SALE		
JOE'S TOWING & RECOVERY, INC. *** MAIN OFFICE *** 6670 114TH AVENUE LARGO, FL. 33773 727-541-2695 727-541-1300		
YR	MAKE	ID #
13	VOLK	2C4RVABG0DR724842
16	YAMAHA	JYARM06E4GA006365

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 1-16-2026 AT 11:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78. JOE'S TOWING & RECOVERY, INC. 6670 114TH AVENUE LARGO, FL. 33773 PHONE # 727-541-2695		
December 19, 2025		25-05557N

SECTION 00100 - INVITATION TO BID		
<i>FY 2026 Mill and Overlay on Various Street Locations in Dunedin, Florida</i> <i>Financial Project #: 631801</i> <i>Bid: #25-2545</i>		

CITY OF DUNEDIN FLORIDA		
The work generally consists of the following:		

This project requires milling and overlay, reconstructive patchwork and replacement of gutters on various locations.		
--	--	--

The Engineer's Estimate for the project is \$1,525,863.82		
--	--	--

The time allotted for this project is 110 days for substantial completion.		
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All contractor Requests for Information (RFI) must be submitted ten (10) days before the bid opening. The request should be sent in writing via email to purchasing@dunedin.gov . The City will not respond to RFIs submitted after that date. An addendum posted to https://www.demandstar.com will communicate questions and answers to all respondents. The last addendum will be posted to https://www.demandstar.com five (5) days before the bid due stated below. The City reserves the right to modify this schedule at any time.		
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Sealed proposals will be accepted via DemandStar.com, until		
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2:00 P.M., Local Time Tuesday, January 27, 2026 @ 2:00 pm		
--	--	--

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

It is the bidder's responsibility to check www.demandstar.com for final documents and addendum prior to bid submittal.		
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Submittals shall be clearly marked:		
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<i>FY 2026 Mill and Overlay on Various Street Locations in Dunedin, Florida</i> <i>Financial Project #: 631801</i> <i>Bid: #25-2545</i>		
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In addition, the proposals must be marked with the bidder's name and address. Proposals must be accompanied by a bid bond in an amount not less than five percent (5%) of the total bid as a guarantee that the BIDDER will not withdraw from the competition after the opening of the bids and, if written notice is given of such award, enter into a written Contract with the City of Dunedin, Florida, in accordance with the written Proposal. Should the successful BIDDER fail to enter into a Contract, the bid bond shall be forfeited as liquidated damages.		
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No proposal may be withdrawn after the scheduled closing time for the receipt of bids for a period of sixty (60) days without the consent of the City.		
--	--	--

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

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

The City of Dunedin, Florida, reserves the right to reject any and all bids received, waive any irregularities or informalities, re-advertise, and award the Contract in its best interest. Bids that are incomplete or that are not submitted in accordance with the instructions in the invitation may be disqualified.		
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END OF SECTION 00100		
December 19, 2025		25-05485N

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.

Signed on 12/02/2025.
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. 0377597
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

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 names and addresses of the personal representative and the personal representative's attorney are set forth below.

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. 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

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
Probate Division
File No. 25-9499-ES
IN RE: ESTATE OF
STEPHEN J. HEIN
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 STEPHEN J. HEIN, deceased, File Number 25-9499-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave N, Rm 300, St Petersburg, FL 33701; that the total cash value of the estate is less than \$64,000.00 and that the name and address to whom it has been assigned by such order is:

JANET FOSTER
7409 Ninth St Nw,
Washington, DC 20012
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Person Giving Notice:
JANET FOSTER, Petitioner
7409 Ninth St NW
Washington, DC 20012
Attorney for Personal Representative:
Cynthia E. Orozco,
Attorney for Petitioner
Florida Bar No. 449709
P.O. Box 47277
St. Petersburg, FL 33743-7277
(727)346-9616;
email: catherine1@tampabay.rr.com
December 19, 26, 2025 25-05462N

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

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

FIRST INSERTION

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
Clearwater, Florida 33763
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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-009723-ES
IN RE: ESTATE OF
ELENORA ROSE SABIN
Deceased.

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 33772
Attorney for Personal Representative:
David A. Peek
david@theseminolelegalcenter.com
info@theseminolelegalcenter.com
Florida Bar No. 0044660
The Legal Center
10700 Johnson Blvd., Suite 1
Seminole, FL 33772
Telephone: (727) 393-8822
December 19, 26, 2025 25-05487N

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.

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

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
Mandy L. Fowler-Cracolici
106 Linda Drive
Saint Clairsville, OH 43950
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 dece-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, STATE OF
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 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 unmaturred, 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 persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claim with this court WITHIN THREE 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 Statues.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES 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 DEATH SI BARRED.

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

Personal Representative:
Brenda Farnes
c/o McLane McLane & McLane
275 N Clearwater-Largo Road
Largo, FL 33770
Attorney for Personal Representative:
Sara Evelyn McLane
275 N. Clearwater-Largo Road
Largo, FL 33770-2300
(727) 584-2110
mclane@mclane-law.com
December 19, 26, 2025 25-05531N

DATE OF DEATH IS BARRED.
The date of first publication of this notice is December 19, 2025.

Personal Representative:
Vanessa Zipter
280 Woodlake Wynde
Oldsmar, Florida 34677
Attorney for Personal Representative:
/s/ William Rambaum
William Rambaum Attorney
Florida Bar Number: 0297682
PLG Law
3684 Tampa Road, Suite 2
Oldsmar, FL 34677
Telephone: (727) 781-5357
Fax: (704) 285-8136
E-Mail: brambaum@plglawyer.com
Secondary E-Mail:
sandra@plglawyer.com
December 19, 26, 2025 25-05508N

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

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

Person Giving Notice:
Michael K. Fowler
1671 Parkside Drive
Clearwater, FL 33756
Attorney for Person Giving Notice:
Jeffrey P. Coleman, Esquire
Florida Bar Number: 503614
581 South Duncan Avenue
Clearwater, FL 33756
Telephone: (727) 461-7474
Fax: (727) 461-7476
E-Mail: jeff@colemanlaw.com
Secondary E-Mail:
emily@colemanlaw.com;
joanne@colemanlaw.com
December 19, 26, 2025 25-05539N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011177-ES
IN RE: ESTATE OF
CHRISTINE KNAPTON,
Deceased.

The administration of the estate of Christine Knapton, deceased, whose date of death was July 26, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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:
Samantha Kate Knapton
14 Klyoe Close
Newcastle Upon Tyne
United Kingdom NE3 25U
Attorney for Personal Representative:
David A. Peek
david@theseminolelegalcenter.com
info@theseminolelegalcenter.com
Florida Bar No. 0044660
The Legal Center
10700 Johnson Blvd., Suite 1
Seminole, FL 33772
Telephone: (727) 393-8822
December 19, 26, 2025 25-05488N

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--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by WYNNDHAM 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, S1074, S1076, S1077, S1078, S1079, S1080, S1081, S1082, S1083, S1171, S1172, S1174, S1176, S1177, S1178, S1179, S1180, S1181, S1182, S1183 of CLEARWATER BEACH RESORT VO CONDOMINIUM (“CONDOMINIUM”); a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 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 Gasdick 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.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 55, Unit 5 of an unrecorded plat of SKYE 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 L. HELLER'S SUBDIVISION and go N 88 degrees 52’ 03” W, 485.96 feet along the center-line of Beltrees Street to a point on the North line of Lot 7 of the aforementioned plat, thence go S 0 degrees 17’ 06” W, 507.97 feet, thence along a curve to the right, radius 1897.86 feet, arc 207.17 feet, chord 207.07 feet, chord bearing S 3 degrees 24’49” W to the POB, thence continuing along said curve to the right, radius 1897.86 feet, arc 27.17 feet, chord 27.17 feet; chord bearing S 6 degrees 57’ 00” W, to a point, thence go N 84 degrees 57’ 38” W, 80.07 feet; thence along a curve to the left, radius 1817.86 feet, arc 27.17 feet, chord 27.17, chord bearing N 7 degrees 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 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 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 foreclosure 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	
your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff’s Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. This notice shall be published once each week for two consecutive weeks in The Business Observer. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. WITNESS my hand and the seal of this Court on this 15th day of December, 2025. Ken Burke, Clerk of Court BY: /s/ Thomas Smith DEPUTY CLERK RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10120-087 December 19, 26, 2025 25-05523N	

FIRST INSERTION	
<p>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 foreclosure a lien on the following property in Pinellas County, Florida:</p> <p>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")</p> <p>Property Address: 455 ALT 19 S. Unit 59, Palm Harbor, Florida 34683</p> <p>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</p>	<p>your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>This notice shall be published once each week for two consecutive weeks in The Business Observer.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>WITNESS my hand and the seal of this Court on this 15th day of December, 2025.</p> <p>Ken Burke, Clerk of Court BY: /s/ Thomas Smith DEPUTY CLERK RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10120-087 December 19, 26, 2025 25-05523N</p>
FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 19-007467-CI BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. BARRY H. PORTER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 8, 2024, and entered in 19-007467-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS 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.pinellas.realforeclose.com, at 10:00 AM, on January 07, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>EAST 25 FEET OF LOT 40 AND THE WEST 25 FEET OF LOT 39, GANDY HIGHWAY SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 6, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>Property Address: 755 75TH AVE</p>	<p>N, SAINT PETERSBURG, FL 33702</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 16 day of December, 2025.</p> <p>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 19-363249 - NaP December 19, 26, 2025 25-05551N</p>

ACTIONS / SALES

FIRST INSERTION		FIRST INSERTION		FIRST INSERTION					
<p>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY, CIVIL DIVISION</p> <p>CASE NO.: 25-005672-CI</p> <p>FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ESTATE OF STEVEN BOELSCH; et al Defendants.</p> <p>TO: UNKNOWN SPOUSE OF STE- VEN BOELSCH; 5771 92ND TER- RACE NORTH PINELLAS PARK, FL 33782.</p> <p>UNKNOWN HEIRS OF STEVEN BOELSCH; 5771 92ND TERRACE NORTH PINELLAS PARK, FL 33782.</p> <p>ESTATE OF STEVEN BOELSCH; 5771 92ND TERRACE NORTH PI- NELLAS PARK, FL 33782.</p> <p>YOU ARE NOTIFIED that an action to foreclose to the following property in Pinellas County, Florida:</p>		<p>has been filed against you and you are required to serve a copy of your writ- ten 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 publica- tion, 2026, and file the original with the clerk of this court either before service on the plaintiff's attorney or immedi- ately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwa- ter, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>DATED on 12/16, 2025.</p> <p>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</p>		<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CASE NO.: 25-003911-CI</p> <p>PNC BANK, NATIONAL ASSOCIATION, Plaintiff, VS. SHARRON A. TISO A/K/A SHARON A. TISO; et al., Defendant(s).</p> <p>TO: Sharron A. Tiso a/k/a Sharon A. Tiso</p> <p>Last Known Residence: 915 Rolling Hills Dr Palm Harbor, FL 34683</p> <p>TO: Unknown Spouse of Sharron A. Tiso a/k/a Sharon A. Tiso</p> <p>Last Known Residence: 915 Rolling Hills Dr Palm Harbor, FL 34683</p> <p>TO: Unknown Tenant #1</p> <p>Last Known Residence: 915 Rolling Hills Dr Palm Harbor, FL 34683</p> <p>TO: Unknown Tenant #2</p> <p>Last Known Residence: 915 Rolling Hills Dr Palm Harbor, FL 34683</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow- ing property in PINELLAS County, Florida:</p>		<p>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 origi- nal 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.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwa- ter, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated on December 16, 2025.</p> <p>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 25-05562N</p>		<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CASE NO.: 25-005059-CI</p> <p>THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES, Plaintiff, VS. BRETT BOSTICK; et al., Defendant(s).</p> <p>TO: Brett Bostick</p> <p>Last Known Residence: 12603 132nd Ave Largo, FL 33774</p> <p>TO: Unknown Spouse of Brett Bostick</p> <p>Last Known Residence: 12603 132nd Ave Largo, FL 33774</p> <p>TO: Unknown Tenant #1</p> <p>Last Known Residence: 12603 132nd Ave Largo, FL 33774</p> <p>TO: Unknown Tenant #2</p> <p>Last Known Residence: 12603 132nd Ave Largo, FL 33774</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the follow- ing property in PINELLAS County, Florida:</p> <p>LOT 13, BLOCK A, WEST COAST SUBDIVISION, AC- CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 49, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORI- DA, 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 PINEL- LAS COUNTY, FLORIDA.</p> <p>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 imme- diately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwa- ter, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated on 12/16, 2025.</p> <p>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</p>	

Q

What makes public notices in newspapers superior to other forms of notices?

A

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

Q

How much do legal notices cost?

A

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

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

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

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

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--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION CASE NO. 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, BROADMOOR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S)	64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10230FL December 19, 26, 2025 25-05520N

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 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA PROPERTY ADDRESS: 197 148TH AVE E, MADEIRA BEACH, FL 33708 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE	ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 09 day of December 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-02871 December 19, 26, 2025 25-05490N

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 WOODSIDE VILLAGE, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 34, PAGE(S) 78-86, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4861, PAGE 1517, ET SEQ., TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. 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. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days Dated this 11th 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/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10597-006 December 19, 26, 2025 25-05492N

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, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 15, OF THE PUBLIC 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: (205) 930-5200 Facsimile: (407) 712-9201 December 19, 26, 2025 25-05467N

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 RECORDED IN PLAT BOOK 4,	PAGE 67. PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TAX ID: 01-31-16-76716-003-0100 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 11th day of December, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 17-F03104 December 19, 26, 2025 25-05491N

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, n/k/a SILVER HILL CAPITAL, 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. The Clerk of Court will sell to the highest bidder for cash at 10:00 a.m. (Eastern/Standard Time) on the 29th day of January, 2026, online at www.pinellas.realforeclose.com on the following described property as set forth in the Summary Final Judgment, to wit: LOT 7, BLOCK 8 BAYVIEW TERRACE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 11, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.	Parcel ID NO.: 34-31-16-05526-008-0070 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days." DATED: December 9, 2025 KOPELOWITZ OSTROW FERGUSON WEISELBERG GILBERT Counsel for Plaintiff One West Las Olas Boulevard, Suite 500 Fort Lauderdale, Florida 33301 Telephone: (954) 525-4100 Facsimile: (954) 525-4300 By: /s/ Jason Todd Corsover JASON TODD CORSOVER, ESQ. Fla. Bar No.: 189472 corsover@kolawyers.com 4932-8865-3440, v. 1 December 19, 26, 2025 25-05469N

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 33702, 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. 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: 12/10/2025. CLERK OF THE CIRCUIT COURT KEN BURKE 315 Court Street Clearwater, FL 33756 By: STEVIE AYARS Deputy Clerk Dec. 19, 26, 2025; Jan. 2, 9, 2026 25-05474N

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-000240-CI LAKE MICHIGAN CREDIT UNION, a Michigan state-chartered credit union, Plaintiff, v. KRC HOMES, LLC, a Florida limited liability company; JOSEPH V. CAVALERI, JR., individually; CURTIS K. KADAU, individually; MARK R. RALEY, individually; and CRH CONSTRUCTION GROUP, LLC, a Florida limited liability company, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure ("Final Judgment") dated November 13, 2025 entered in Case No. 25-000240-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for PINELLAS COUNTY, Florida, wherein LAKE MICHIGAN CREDIT UNION, a Michigan state-chartered credit union, is Plaintiff and KRC HOMES, LLC, a Florida limited liability company, JOSEPH V. CAVALERI, JR., individually, CURTIS K. KADAU, individually, MARK R. RALEY, individually, and CRH CONSTRUCTION GROUP, LLC, a Florida limited liability company are Defendants. Ken Burke, CPA, the Pinellas County Clerk of the Circuit Court & Comptroller, will sell to the highest and best bidder for cash at a public sale, on January 7, 2026 beginning at 10:00 A.M. conducted electronically via https://www.pinellas.realforeclose.com, after given notice as	required by section 45.031 of Florida Statutes, the described property as set forth in said Final Judgment, to wit: Lots 7 and 8, Block 8, Euclid Manor, according to the plat thereof as recorded in Plat Book 9, page 123, Public Records of Pinellas County, Florida. (commonly known as 852 46th Avenue and 862 46th Avenue, St. Petersburg, FL 33703) If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, Phone: (727) 464-4062 (V/TDD) Please call at least 7 days before your scheduled court appearance, or immediately upon receiving a 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 15, 2025. Respectfully submitted: /s/ Lauren Raines Lauren G. Raines, Esq. FBN: 11896 Primary Email: lraines@bradley.com Secondary Email: jbrandt@bradley.com BRADLEY ARANT BOULT CUMMINGS LLP 1001 Water Street, Suite 1000 Tampa, Florida 33602-5468 T: 813.559.5500 F: 813.229.5946 Counsel for Plaintiff, Lake Michigan Credit Union December 19, 26, 2025 25-05521N

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. 25-001939-CI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE3, Plaintiff, vs. MA CONCEPCION B. YRUMA-RAYMUNDO, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 03, 2025 in Civil Case No. 25-001939-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE3 is Plaintiff and Ma Concepcion B. Yruma-Raymundo, 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 7th day of January, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: That certain Condominium Parcel described as Unit 3-E, building 3, LAURELWOOD CONDOMINIUM I, an undivided interest or share in the common	elements appurtenant thereto, in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium of LAURELWOOD CONDOMINIUM I, as recorded in Official Records Book 4145, page 1040-1085, and amendments thereto, and the Plat thereof recorded in Condominium Plat Book 17, Page 44-46, Public Records of Pinellas County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10952FL December 19, 26, 2025 25-05519N

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”)

Property Address: 3353 38th Way South, Unit C-1, St. Petersburg, Florida 33711

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. 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/ 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

10046-095

December 19, 26, 2025

25-05522N

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, GRANTEES, 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, GRANTEES, 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

THERETO AND MADE A PART THEREOF: AND TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

PARCEL ID NO.: 26-28-15-38022-000-2060 (“Property”)

Property Address: 960 Virginia Street, Unit 206, Dunedin, Florida 34698

A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff’s Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and the seal of this Court on this 15th day of December, 2025.

Ken Burke, Clerk of Court

BY: /s/ Thomas Smith

DEPUTY CLERK

RABIN PARKER GURLEY, P.A.

2653 McCormick Drive Clearwater, Florida 33759

Telephone: (727)475-5535

Counsel for Plaintiff

For Electronic Service: Pleadings@RPGLaw.com

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.realforeclose.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 DECLARATION 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) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.”

Kelley Kronenberg

10360 W State Rd 84

Fort Lauderdale, FL 33324

Phone: (954) 370-9970

Fax: (954) 252-4571

/s/ Jordan Wainstein

Jordan Wainstein

FBN: 1039538

Service E-mail: flrealprop@kelleykronenberg.com

File No: 3087.000267

December 19, 26, 2025

25-05473N

FIRST INSERTION

NOTICE OF ACTION

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

CASE NO. 25-001203-CI

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-RS, Plaintiff, vs.

UNKNOWN HEIRS OF SEBASTIANO J. RICCIARDI A/K/A SEBASTIANO RICCIARDI, ET AL.

Defendants

To the following Defendant(s): JENNIFER ROSE THOMPSON A/K/A JENNIFER RICCIARDI (CURRENT RESIDENCE UNKNOWN)

Last Known Address: 3109 S OAK AVE BROKEN ARROW, OK 74012

Additional Address: 1401 S. EUCALYPTUS LANE BROKEN ARROW, OK 74012

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THAT CERTAIN CONDOMINIUM PARCEL DESCRIBED AS UNIT 208, SHOREVIEW EAST BUILDING, TERRACE PARK OF FIVE TOWNS NO. 11-A, A CONDOMINIUM, 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 DECLARATION OF CONDOMINIUM OF TERRACE PARK OF FIVE TOWNS NO. 11-A, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 4736, PAGES 1617, AND AMENDMENTS THERETO, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 29, PAGES 103-105, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. A/K/A 5980 TERR PK DR N #208, SAINT PETERSBURG FL 33709

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 30 days from first 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. This notice is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court this 10th day of December, 2025

Ken Burke

PINELLAS COUNTY CLERK OF COURT

By Stevie Ayars

As Deputy Clerk

KEN BURKE,

CLERK CIRCUIT COURT

315 Court Street Clearwater, Pinellas County, FL 33756-5165

J. Anthony Van Ness, Esq.

VAN NESS LAW FIRM, PLC,

Attorney for the Plaintiff,

1239 E. NEWPORT CENTER DRIVE, SUITE #110,

DEERFIELD BEACH, FL 33442

PHH20663-25/cam

December 19, 26, 2025

25-05476N

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.

522025CA003508XXCICI

MISSION HILLS CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION,

PLAINTIFF, v.

MICHAEL BERES; UNKNOWN SPOUSE OF MICHAEL BERES; UNKNOWN TENANT 1; and UNKNOWN TENANT 2

DEFENDANTS.

TO: Michael Beres

1444 Mission Dr W, Unit D-25 Clearwater, FL 33759

Unknown Spouse of Michael Beres

1444 Mission Dr W, Unit D-25 Clearwater, FL 33759

Unknown Tenant 1

1444 Mission Dr W, Unit D-25 Clearwater, FL 33759

Unknown Tenant 2

1444 Mission Dr W, Unit D-25 Clearwater, FL 33759

YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for condominium assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

Unit D-25 of MISSION HILLS CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 3665, Pages 870 through 931, and as further described in Condominium Plat Book 9, Pages 45 through 47, of the Public Records of PINELLAS County, Florida, and all amendments thereto, together with its undivided share in the common elements.

has been filed against you and you are required to serve a copy of your written 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: cofoservicemail@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) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.”

WITNESS my hand and the seal of said Court 12/10/2025.

KEN BURKE,

as Clerk of said Court

By: STEVIE AYARS

As Deputy Clerk

KEN BURKE,

CLERK CIRCUIT COURT

315 Court Street Clearwater, Pinellas County, FL 33756-5165

K. JOY MATTINGLY, ESQ. (RC)

BECKER & POLIAKOFF, P.A.

1 East Broward Blvd., Suite 1900

Fort Lauderdale, FL 33301

Phone: (954) 985-4102

Fax: (954) 987-5940

Primary email: cofoservicemail@beckerlawyers.com

424691/30209818

December 19, 26, 2025

25-05475N

FIRST 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.: 25-002827-CI

DIVISION: 15

B-MUSED, LLC,

Plaintiff, vs.

THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ESTATE OF JOSEPH B. DAVIS, JR., et al.,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 14, 2025 and entered in Case No. 25-002827-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which B-MUSED, LLC, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ESTATE OF JOSEPH B. DAVIS, JR.; UNKNOWN SPOUSE OF JOSEPH B. DAVIS, JR.; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CITY OF ST. PETERSBURG, FLORIDA; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT PINELLAS COUNTY, FLORIDA; STATE OF FLORIDA DEPARTMENT OF REVENUE; LESLEY D. BUCHANAN; THE ESTATE OF JOHN J. MCEWAN, III are defendants, Ken Burke, Clerk of the Court, will sell to the highest and best bidder for cash in/on Sale to be conducted online at www.pinellas.realforeclose.com (public computer terminals will be available for use during sales in the Clerk’s Offices located in the back of the Official Records Department of the Clearwater Courthouse at 315 Court St, Room 163, and the Judicial Building in St. Petersburg at 545 1st Ave. North) in accordance with chapter 45 Florida Statutes, Pinellas County, Florida on January 7, 2026, at 10:00 am the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3, BLOCK 5, OHIO PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PROPERTY ADDRESS: 2040 22ND AVENUE SOUTH, ST. PETERSBURG, FL 33712

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

See Americans with Disabilities Act

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

/s/ Damian G. Waldman

[x] Damian G. Waldman, Esq.

Florida Bar No. 0090502

Law Offices of

Damian G. Waldman, P.A.

PO Box 5162

Largo, FL 33779

Telephone: (727) 538-4160

Facsimile: (727) 240-4972

Email 1: damian@dwaldmanlaw.com

E-Service: service@dwaldmanlaw.com

Attorneys for Plaintiff

December 19, 26, 2025

25-05499N

SAVE TIME

EMAIL YOUR LEGAL NOTICES

Sarasota County • Manatee County • Hillsborough County • Charlotte County

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Wednesday 2pm Deadline for Friday Publication | Wednesday 10am for Thursday Publication in Orange County

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ACTIONS / SALES

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 24-000926-CI MIDFIRST BANK Plaintiff, v. DWIGHT K. MOODY A/K/A DWIGHT MOODY; UNKNOWN SPOUSE OF DWIGHT K. MOODY A/K/A DWIGHT MOODY; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 18, 2024, in this cause, in the Circuit Court of Pinellas County, Florida, the office of Ken Burke, Clerk of the Circuit Court, shall sell the property situated in Pinellas County, Florida, described as:</p> <p>LOT 74, DRUID HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 52, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. a/k/a 617 S GLENWOOD AVE, CLEARWATER, FL 33756-6109</p> <p>at public sale, to the highest and best bidder, for cash, online at www.pinellas.</p>
<p>realforeclose.com, on January 06, 2026 beginning at 10:00 AM. 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. Dated at St. Petersburg, Florida this 8 day of December, 2025. eXL Legal, PLLC Designated Email Address: efilling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000009946 December 19, 26, 2025 25-05468N</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-000214-CI NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JENNIFER TOWNLEY, et al., Defendants. NOTICE is hereby given that Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on January 20, 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:</p> <p>Lot 16, JOHN M. PARK SUBDIVISION, according to plat thereof as recorded in Plat Book 7, Page 8, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, said land situate and being in Pinellas County, Florida.</p> <p>Property Address: 1700 30th Street South, Saint Petersburg, FL 33712</p> <p>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</p>
<p>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: (205) 930-5200 Facsimile: (407) 712-9201 December 19, 26, 2025 25-05466N</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE 6TH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 25-005831-CI REGIONS BANK, Plaintiff, vs. JEFFREY JAMES MCGAUGHEY A/K/A JEFFREY JAMES MCMCGAUGHEY; UNKNOWN SPOUSE OF JEFFREY JAMES MCGAUGHEY A/K/A JEFFREY JAMES MCGAUGHEY; GROVEWOOD HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN TENANT Defendant. TO: JEFFREY JAMES MCGAUGHEY A/K/A JEFFREY JAMES MCMCGAUGHEY and UNKNOWN SPOUSE OF JEFFREY JAMES MCGAUGHEY A/K/A JEFFREY JAMES MCMCGAUGHEY last known address, 2291 Grovewood Road, Clearwater, Florida 33764 Notice is hereby given to JEFFREY JAMES MCGAUGHEY A/K/A JEFFREY JAMES MCMCGAUGHEY and UNKNOWN SPOUSE OF JEFFREY JAMES MCGAUGHEY A/K/A JEFFREY JAMES MCMCGAUGHEY that an action of foreclosure on the following property in Pinellas County, Florida: LOT 37, GROVEWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 44, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are</p>
<p>required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." DATED ON Dec 12th, 2025. KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 County Clerk of Circuit Court By: /s/ Thomas Smith Deputy Clerk Leslie S. White, Esquire, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 6052960.vl December 19, 26, 2025 25-05504N</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE 6TH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 25-005519-CI REGIONS BANK, SUCCESSOR BY MERGER WITH AMSOUTH BANK, Plaintiff, vs. ERIKA N. FREDERICK; UNKNOWN SPOUSE OF ERIKA N. FREDERICK; and UNKNOWN TENANT Defendant. TO: ERIKA N. FREDERICK and UNKNOWN SPOUSE OF ERIKA N. FREDERICK last known address, 1575 14th Street South, Saint Petersburg, Florida 33705 Notice is hereby given to ERIKA N. FREDERICK and UNKNOWN SPOUSE OF ERIKA N. FREDERICK, that an action of foreclosure on the following property in Pinellas County, Florida: LOT 16, LENEVE'S SUBDIVISION OF LOT NO. 7 OF F. A. WOOD'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART. has been filed against you and you are</p>
<p>required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 30 days from the first date of publication and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." DATED ON Dec. 10th, 2025. KEN BURKE, CPA County Clerk of Circuit Court By: /s/ Thomas Smith Deputy Clerk Leslie S. White, Esquire, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 6042271.vl December 19, 26, 2025 25-05471N</p>

FIRST INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-005645-CI PLANET HOME LENDING, LLC, Plaintiff, vs. JOSHUA LAMB, et. al. Defendant(s), TO: JOSHUA LAMB, UNKNOWN SPOUSE OF JOSHUA LAMB, 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:</p> <p>LOT 119, BLOCK 9, HOMELAND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the</p>
<p>clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 10th day of December, 2025. KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: STEVIE AYARS DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-331221 December 19, 26, 2025 25-05470N</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION CASE NO: 25-010647-ES-04 IN RE: ESTATE OF DELORES H. PEARSON, Decedent. An Order of Summary Administration of the Estate of Delores H. Pearson, Deceased, whose date of death was October 9, 2025; Case Number 25-010647-ES-04, has been entered in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The total value of the Estate, other than homestead and exempt property, is \$72,079.55. The names and addresses of those to whom the Petitioner has requested for the assets of the Estate to be assigned are The Delores H. Pearson Revocable Trust, c/o Kathleen M. Gilbert, 223 Sun Vista Ct N, Treasure Island, FL 33706, and the name and address of the Petitioner's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p>
<p>All other creditors of the Decedent and persons having claims or demands against the Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The petitioner has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The date of the first publication of this Notice is December 19, 2025. Lee R. Carr, II, Esquire 200 Central Avenue, Suite 400 St. Petersburg, FL 33701 Voice: 727-894-7000; Fax: 727-821-4042 Primary email address: lcarr@carllawgroup.com Secondary email address: pcardinal@carllawgroup.com December 19, 26, 2025 25-05477N</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-004114-CI U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR4, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SANDRA HAGGERTY A/K/A SANDRA L. HAGGERTY, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 22, 2025, and entered in 24-004114-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2025-NR1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SANDRA HAGGERTY A/K/A SANDRA L. HAGGERTY, DECEASED; JUSTIN ALLEN HAGGERTY; GEORGE SIMONE; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF PINELLAS COUNTY, FLORIDA are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on January 07, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 25, BLOCK C, PINE BAY PARK NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 14, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETHER WITH THAT CERTAIN 1971 LIBERTY SINGLE-WIDE MOBILE HOME VIN NO. G4624 AND APPURTENANT STRUCTURES ATTACHED THERETO. Property Address: 5331 80TH ST N, ST PETERSBURG, FL 33709 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 16 day of December, 2025. By: \S\ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 24-185280 - MiM December 19, 26, 2025 25-05553N</p>
<p>cluded, together with that certain apartment located on said land, known and designed as apartment NO. 149-S, and so designed in "apartment unit plan", including the right of ingress and egress to and from said apartment, and an undivided 1/16 interest in and to the walls and other structural supports necessary for said building. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 11th day of December, 2025. KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: /s/ Thomas Smith DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-289391 December 19, 26, 2025 25-05503N</p>

HOW TO PUBLISH YOUR

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Business Observer

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF SALE</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case No.: 2024-CI-2252</p> <p>Section 20</p> <p>CAGG HOLDINGS, LLC, a Florida limited liability company, Plaintiff, vs. KINGDOM GROUP REALTY & INVESTMENTS LLC, a Florida limited liability company, RITA A. MYERS, TRUSTEE OF THE RITA A. MYERS TRUST and the UNKNOWN TENANTS IN POSSESSION, Defendants.</p> <p>NOTICE IS HEREBY GIVEN that pursuant to the “Uniform Final Judgment of Foreclosure,” entered in Case No. 2024-CI-2252 on December 1, 2025, in the Sixth Judicial Circuit Court, in and for Pinellas County, Florida, wherein CAGG Holdings, LLC, Plaintiff, and Kingdom Group Realty & Investments LLC, Defendant, will sell to the high-</p>	<p>est and best bidder for cash, the real property situated in Pinellas County, Florida, described below to the highest bidder, for cash, https://www.pinellas.realforeclose.com at 10:00 A.M. on the 14th day of January 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 3, BLOCK 32, MEADOW LAWN - SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 43 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>Property Address: 1523 68th Avenue, Saint Petersburg, Florida 33702</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.</p> <p>“If you are a person with a disability who needs any accommodation in order</p>	<p>to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.”</p> <p>/s/ Catherine Paige Andringa FRANK A. LAFALCE, ESQUIRE Florida Bar Number: 0980609 flafalce@anthonyandpartners.com C. PAIGE ANDRINGA Florida Bar No.: 1028374 cpandringa@anthonyandpartners.com Anthony & Partners, LLC 100 S. Ashley Drive, Ste 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Telecopier: 813/221-4113 Attorney for the Plaintiff</p> <p>December 12, 19, 2025 25-05364N</p>

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF ACTION</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>Case No: 25-004379-CI</p> <p>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. EFRAIN MORALES, JR., et al, Defendants.</p> <p>TO:</p> <p>ANA MARIA VARGAS DE MORALES 119 50th Terr N St Petersburg, FL 33703 ANA MARIA VARGAS DE MORALES 2021 11st St S Saint Petersburg, FL 33705 ANA MARIA VARGAS DE MORALES 541 38th Ave N St Petersburg, FL 33704 UNKNOWN TENANT #1 119 50th Ter N, St Petersburg, FL 33703 UNKNOWN TENANT #2 119 50th Ter N, St Petersburg, FL 33703 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:</p> <p>LOT 17 AND THE EAST 1/2 OF LOT 18, IN BLOCK G, HARCOURT, ACCORDING TO THE MAP OR PLAT THEREOF RE-</p>	<p>CORDED IN PLAT BOOK 13, PAGE 60, AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>“If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.”</p> <p>WITNESS my hand and seal of the said Court on the 4th day of December, 2025.</p> <p>CLERK OF THE CIRCUIT COURT By: STEVIE AYARS Deputy Clerk (COURT SEAL) KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 LLS14984 December 12, 19, 2025 25-05365N</p>	<p>NOTICE OF ACTION</p> <p>IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case No. 25-006499-CO</p> <p>BOCA SHORES CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. KELLY J. BULLEN, MICHAEL R. SZOLLEMA, AND UNKNOWN TENANTS Defendants.</p> <p>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. 25-006499-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:</p> <p>Condominium Unit No. 129 of BOCA SHORES, a Condominium, according to the Plat thereof as recorded in Condominium Plat Book 39, Pages 100 through 107, inclusive, and being further described in that certain Declaration of Condominium recorded in O.R. Book 4979, Pages 1380 through 1476, inclusive, all in the Public records of Pinellas County, Florida, together with an undivided share in the common elements appurtenant thereto.</p> <p>PARCEL ID NO.: 25-31-15-09975-025-1290 (“Property”)</p> <p>Property Address: 8901 Blind Pass Rd, Unit 129, St Pete Beach, FL 33706</p> <p>at public sale, to the highest and best bidder for cash at 10:00 a.m.</p>

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF SALE</p> <p>IN THE COUNTY COURT IN AND FOR THE SIXTH JUDICIAL CIRCUIT, PINELLAS COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>UNC522 25ec002321XXCOCO</p> <p>Case Number 25-002321-CO-041</p> <p>BRIAN D. RIGGS, also known as BRIAN D. RIGGS, SR., Plaintiff, v. LEILA FARJALLAH, and unknown spouse of LEILA FARJALLAH, if any, FIGURE LENDING, LLC, DOUGLAS V. ZELMAN REVOCABLE TRUST u/t/d August 12, 2009, and unknown tenants or other parties in possession, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure entered on November 10, 2025 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.pinellasrealforeclose.com, at 10:00 AM on the 8th day of January, 2026, the following described property as set forth in and Final Judgment, to wit:</p> <p>Unit 206 of COVE CAY CONDOMINIUM TWENTY-SIX SEVENTEEN, VILLAGE 1, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3930, Page 752, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.</p> <p>A/K/A 2617 Cove Cay Drive, Unit 206, Clearwater, Florida 33760</p>	<p>If you are a person claiming a right to funds remaining after the sale, you must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus.</p> <p>SEE AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 3rd day of December, 2025.</p> <p>D. SCOTT McLANE, ESQUIRE McLANE, McLANE & McLANE ATTORNEYS 275 Clearwater-Largo Road N. Largo, Florida 33770 Phone: (727) 584-2110 Fax: (727) 585-1687 mclane@mclane-law.com FBN: 0607551 Bidder No. 60083 December 12, 19, 2025 25-05359N</p>	<p>NOTICE OF ACTION</p> <p>IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case No. 25-009429-CO</p> <p>COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. JOSHUA CARVAJAL and UNKNOWN TENANT(S) Defendant.</p> <p>TO: JOSHUA CARVAJAL</p> <p>YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Pinellas County, Florida:</p> <p>UNIT 614, COACHMAN CREEK, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, AS SHOWN ON PLAT RECORDED IN CONDOMINIUM PLAT BOOK 36, PAGES 88 THROUGH 105, INCLUSIVE, ALL IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 4913, PAGE 1436, AND ALL AMENDMENTS THERETO, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>PARCEL ID NO.: 08-29-16-16809-006-6140 (“Property”)</p> <p>Property Address: 2625 State Road 590, Unit 614, Clearwater, FL 33759</p> <p>A Lawsuit has been filed against you in Pinellas County Court, COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC. v. JOSHUA CARVAJAL, and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff’s Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>This notice shall be published once each week for two consecutive weeks in The Business Observer.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days</p> <p>WITNESS my hand and the seal of this Court on this 5th day of December, 2025.</p> <p>Ken Burke, Clerk of Court BY: /s/ Thomas Smith DEPUTY CLERK RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10223-254 December 12, 19, 2025 25-05398N</p>

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--- ESTATE ---

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

SECOND INSERTION

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.

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 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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010502 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. 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:
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

SECOND INSERTION

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 personal representative has no duty to discover whether any property

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

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

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

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

Personal Representative:
Rachel M. Wagoner
1756 N BELCHER RD
CLEARWATER, Florida 33765
Attorney for Personal Representative:
Rachel M. Wagoner
Attorney
Florida Bar Number: 736066
COLEN & WAGONER, P.A.
1756 N. Belcher Road
Clearwater, Florida 33765
Telephone: (727) 545-8114
Fax: (727) 545-8227
E-Mail: rachel@colenwagoner.com
Secondary E-Mail:
probate@colenwagoner.com
December 12, 19, 2025 25-05431N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File #:25-009949--ES4
In Re: Estate of 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.

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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

SECOND INSERTION

JUDITH S. ELLIS, Personal Representative.
c/o 3637 4th Street North, Suite 220
St. Petersburg, Florida 33704-1397
Telephone: (727) 894-5153

WILLIAM GRIFFIN,
Attorney for Personal Representative
FBN: 01213309 / SPN: 00041581
3637 4th Street North, Suite 220
St. Petersburg, Florida 33704-1397
Telephone: (727) 894-5153
December 12, 19, 2025 25-05360N

notice is: December 12, 2025.

THIRD INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2025-CA-012100
In Re: GREG KELNER, LLC, Assignor, to RICHARD J. MCINTYRE, Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES, please take notice that:

1. On November 26, 2025 a Petition was filed commencing an assignment for the benefit of creditors, pursuant to Chapter 727 of the Florida Statutes, made by Greg Kelner, LLC, ("Assignor"), with its principal place of business at 701 N. Westshore Blvd., Ste. 220, Tampa, FL 33609, to Richard J.

McIntyre, Esq., ("Assignee"), whose address is 1228 7th Ave., Ste. 100, Tampa, Florida 33605.

2. Pursuant to § 727.105 of the Florida Statutes, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. Pursuant to § 727.107(3) and § 727.108(2) of the Florida Statutes, the Assignee will examine an authorized corporate representative of the Assignor, under oath, concerning the acts, conduct, assets, liabilities, and financial condition of the Assignor or any matter related to Assignee's administration of the estate. The examination will take

THIRD INSERTION

place virtually, utilizing Zoom. **The Zoom examination will be held on Tuesday, December 9, 2025 at 11:00 a.m. Eastern Standard Time.**

Join Zoom Meeting
<https://us06web.zoom.us/j/86313543354?pwd=bHS34b4V6QLwWE09VjMcSkBqAUQWJv1&from=addon>
Meeting ID: 863 1354 3354
Passcode: 835099

One tap mobile
+13052241968,,86313543354#,,,,*835099# US
+13092053325,,86313543354#,,,,*835099# US

Join instructions
<https://us06web.zoom.us/j/86313543354?pwd=bHS34b4V6QLwWE09VjMcSkBqAUQWJv1&from=addon>
4. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must

file a Proof of Claim (form attached hereto) by delivering the proof of claim to the Assignee, Richard J. McIntyre, Esq., 1228 7th Ave. Ste. 100, Tampa, FL 33605, and copy to undersigned counsel on or before March 26, 2026 (120 days from the date of the Petition).

DATED: November 26, 2025.
RESPECTFULLY SUBMITTED,
/s/ Erik Johanson
Erik Johanson, Esq.
Florida Bar No. 106417
Joseph R. Boyd, Esq.
Florida Bar No. 1039873
ERIK JOHANSON PLLC
3414 W. Bay to Bay Boulevard
Suite 300
Tampa, FL 33629
erik@johanson.law
jr@johanson.law
e-service@johanson.law
Counsel for Assignee
December 5, 12, 19, 26, 2025
25-05299N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SIXTH CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
File No. 25-005434-ES
Division 3
IN RE: ESTATE OF FLORENCE LILLIAN HOUSE Deceased.

The administration of the estate of FLORENCE LILLIAN HOUSE, deceased, whose date of death was May 10, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:
Adam Barnard
36 Bonner Drive
Lockport, New York 14094

Dianne K. Daniels
59 Woodbury Drive
Lockport, New York 14094

Attorney for Personal Representative:
/s/ Carol A. Lawson
Carol A. Lawson
Attorney for Petitioner
Florida Bar Number: 132675
P.O. Box 2381
Dunedin, FL 34697
Telephone: (727) 410-2705
E-Mail: calh@gate.net
December 12, 19, 2025 25-05436N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011192-ES
IN RE: ESTATE OF MARTIN D. COLLINS, a/k/a MARTIN COLLINS, JR., a/k/a MARTIN D. COLLINS, JR., a/k/a MARTIN DAVID COLLINS, JR. Deceased.

The administration of the estate of MARTIN D. COLLINS, a/k/a MARTIN COLLINS, JR., a/k/a MARTIN D. COLLINS, JR., a/k/a MARTIN DAVID COLLINS, JR., a/k/a MARTIN DAVID COLLINS, JR., 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, 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.

THIS NOTICE.

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

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

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

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

Personal Representative:
DENNIS R. DELOACH, III
8640 Seminole Blvd.
Seminole, Florida 33772

Attorney for Personal Representative:
DENNIS R. DELOACH, III
Florida Bar Number: 180025
DeLoach, Hofstra & Cavanis, P.A.
8640 Seminole Blvd.
Seminole, FL 33772
Tele: (727) 397-5571
Fax: (727) 393-5418
E-Mail: rdeloach@dhclaw.com
Secondary E-Mail: bking@dhclaw.com
December 12, 19, 2025 25-05419N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-009911-ES
IN RE: THE ESTATE OF VERNON ALFRED RANDLETT, Deceased.

The administration of the Estate of Vernon Alfred Randlett, deceased, whose date of death was February 20, 2025, File Number 25-009911-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Pinellas County, Probate Division, 315 Court Street, Clearwater, FL 33756. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

THIS NOTICE.

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

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

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

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

Personal Representative
KAREN RANDLETT, Personal Representative
444 N. Paula Drive, Apt 332
Dunedin, FL 34698

Attorney for Personal Representative
Frank J. Tylman, Esq.
Attorney for Personal Representative
Florida Bar Number: 99665
The Baby Boomers' Barrister
360 Central Avenue,
Suite 800
St. Petersburg, FL 33701
Telephone: (727) 565-4250
Email:
skip@babyboomersbarrister.com
December 12, 19, 2025 25-05381N

Save Time by Faxing Your Legal Notices to the Business Observer!
Fax 727-447-3944 for Pinellas. Fax 941-954-8530 for Sarasota.

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 QUICKEN LOANS, LLC, Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, 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.realforeclose.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@qpwblaw.com
E-mail: kchurch@qpwblaw.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.realforeclose.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, GRANTEES, 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, Lienors, 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.realforeclose.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, TAIL

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

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA
Case No: 25-004992-CI
KENNEDY INVESTMENT PROPERTIES LLC Plaintiff, v.
ENSO ENTERPRISES, LLC, ZULFIA TURSONOVA, BAY POINT PLAZA CONDOMINIUM ASSOCIATION, INC. and UNKNOWN TENANT(S)/OWNER(S) Defendant.
TO: ZULFIA TURSONOVA a/k/a ZULFIA TURSUNOVA
2329 GROVE STREET
SARASOTA, FL 34239
YOU ARE HEREBY NOTIFIED of the institution of this action by Plaintiffs against you as to the following property in Pinellas County, Florida:
Unit 23, Building G, Bay Point Plaza Apartments, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3153, Page 534, and as amended and recorded in Condominium Plat Book 4, Pages 56 through 60 and all amendments thereto, of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto.
Which has the address 6100 12th Street South, #124, St. Petersburg, FL 33705
and you are required to file written defenses with the Clerk of the court and

to serve a copy within thirty (30) days after the first date of publication on or before of this notice on Plaintiff's attorney, Shawn M. Yesner, Esq., whose address is 2753 S.R. 580, Suite 106, Clearwater, FL 33761, otherwise a default will be entered against you for the relief demanded in the complaint or petition.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
WITNESS my hand and the seal of this Court on this 5th day of December, 2025.

Ken Burke, CPA
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
BY: /s/ Thomas Smith
Deputy Clerk

YESNER LAW, PL
Shawn M. Yesner, Esq.
2753 S.R. 580, Suite 106
Clearwater, FL 33761
Telephone: (813) 774-5737
Facsimile: (813) 344-0905
Email: Shawn@YesnerLaw.com
Email: Lauryn@YesnerLaw.com
Email: Eservice@YesnerLaw.com
December 12, 19, 2025 25-05402N

THIRD INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
CASE NO. 23-00176-DP-2
IN THE INTEREST OF: S.T. DOB: 3/27/2017, MINOR CHILD
TO: Richard Tamba
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: S.T. born on 3/27/2017. You are hereby commanded to appear on January 27, 2026, at 10:00 AM before the Honorable Kimberly Campbell at the Pinellas County Justice Center, 14250 49th Street North, Annex Courtroom C, Clearwater, FL 33762, for an ADVISORY HEARING AND ADJUDICATION/DISPOSITION HEARING.
FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THIS NOTICE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of Human Rights, 400 S. Ft. Harrison Avenue, Suite 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand as Clerk of said Court and the Seal thereof, this day of NOV 26 2025.

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

BRUCE BARTLETT,
State Attorney
Sixth Judicial Circuit of Florida
P.O. Box 17500
Clearwater, FL 33762-0500
(727) 464-6221
December 5, 12, 19, 26, 2025
25-05313N

FOURTH INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
CASE NO. 24-00142DP2
IN THE INTEREST OF: A.S. DOB: 9/22/2024, MINOR CHILD
TO: Justin Spicer, address unknown
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.S. born on 9/22/2024. You are hereby commanded to appear on January 13, 2026, at 9:00 AM before the Honorable Kimberly Campbell at the Pinellas Courthouse, 14250 49th Street North Annex Courtroom C Clearwater, FL 33762, for an ADVISORY HEARING.
FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THIS NOTICE.
If you are a person with a disability who needs any accommodation in order

to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Human Rights Office 400 S. Ft. Harrison Ave., Clearwater, FL 33756 (727) 464-4062 at least 7 days at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Witness my hand and seal of this Court at Pinellas County, Florida, this 20th day of November 2025.

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

BRUCE BARTLETT, State Attorney
Sixth Judicial Circuit of Florida
By: /s/ Donna Chisholm
Assistant State Attorney
Bar No. 0085044
DPeservice@flsa6.gov
P.O. Box 17500
Clearwater, FL 33762-0500
(727) 464-6221
Representing the FL Department Of Children and Families
Nov. 28; Dec. 5, 12, 19, 2025
25-05200N

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-9392-CO
CLUB CHALET COOPERATIVE ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
ELISABETH S. MERLIN and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.
TO: ELISABETH S. MERLIN
YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, CLUB CHALET COOPERATIVE ASSOCIATION, INC., herein in the following described property:
Lot 9, CLUB CHALET MOBILE HOME PARK, 7880 54th Avenue North, St. Petersburg, Florida, for as long as he/she is the owner of a share of corporate stock of the Corporation, unless sooner terminated as provided in the Master Form of Right of Exclusive Possession Agreement which is hereby totally adopted in this Agreement by reference and made a part thereof. The Master Form of Right of Exclusive Possession Agreement is recorded in O.R. Book 10935, Page 1022-1031, of the Public Records of Pinellas County, Florida. With the following street address: 7880 54th Avenue N., Lot 9, St.

Petersburg, Florida, 33709
has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
WITNESS my hand and the seal of this Court on December 5th, 2025.
Business Observer

KEN BURKE
CLERK AND COMPTROLLER
By: /s/ Thomas Smith
Deputy Clerk

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
December 12, 19, 2025 25-05379N

THIRD INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 2025CA006186
MICHAEL C. SEIBEL and STEPHEN G. SEIBEL, Plaintiffs, v.
The unknown heirs and devisees and unknown successor trustee of the Joseph Terzo and Carmela Terzo Trust Agreement dated February 17, 1975, Defendant.
TO: The unknown heirs and devisees and unknown successor trustee of the Joseph Terzo and Carmela Terzo Trust Agreement dated February 17, 1975
YOU ARE NOTIFIED that an action to quiet title, for adverse possession and to reform a quit claim deed for real property located at 11485 Oakhurst Rd # 1100-107, Largo, Pinellas County, Florida 33774 and legally described as follows:
Unit 107, Building 1100, of Water's Edge 2, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 4095, Page(s) 777, and all subsequent amendments thereto, together with its undivided share in the common elements, in 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 David L. Levy, the plaintiff's attorney, whose address is 10225 Ulmerton Road, Suite 6-A, Largo, Florida 33771 on or before 30 days after 1st publication 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 November 26th, 2025

Clerk of the Court
By: Stevie Ayars Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater, Pinellas County, FL 33756-5165
December 5, 12, 19, 26, 2025
25-05265N

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-001903-CI
JOHN BORMAN INC d/b/a ADVANTACLEAN OF CLERMONT Plaintiff, vs.
NASSER ZOHOURY REVOCABLE TRUST U/T/D March 2, 2009, Defendant.
NOTICE is hereby given that a civil action commenced on April 15, 2025, and is now pending as case number 25-001903-CI in the County Court in the State of Florida, County of Pinellas.
The name of the unserved parties to the action are:
NASSER ZOHOURY REVOCABLE TRUST
U/T/D March 2, 2009
and the nature of the proceeding is a claim exceeding \$59,000.00.
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 be-

fore 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 Accommodations 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
25-05181N

Q

A

Who benefits from legal notices?

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

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

11/8/27 VLS

ACTIONS / SALES

SECOND INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>Case No.: 25-002030-CI KEVIN FLANAGAN and ELIZABETH CAMPA-FLANAGAN, Plaintiff, v. BRUCE 2 TRUST, CRYSTAL HOME DESIGN LLC, as Trustee, INVICTUS CAPITAL LLC, and UNKNOWN TENANT(S)/ OWNER(S), Defendants. NOTICE IF HEREBY GIVEN that, pursuant to a Final Judgment, dated September 11, 2025 in this cause, in the Circuit Court of Pinellas County, Florida, the office of Ken Burke, Pinellas County Clerk and Comptroller, shall sell the property situated in Pinellas County, Florida, described as:</p> <p>Lot 4, Block 42, Mandalay Sub-division, according to the Plat thereof, recorded in Plat Book 14, Page(s) 32 through 35, of the Public Records of Pinellas County, Florida Property Address: 861 Bruce Ave, Clearwater, FL 33767</p>	<p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. 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.</p> <p>YESNER LAW, P.L. Shawn M. Yesner, Esq. FBN: 0155225 Lauryn V. Fabrizio, Esq. FBN: 1015838 Countryside Colonial Center 2753 S.R. 580, Suite 106 Clearwater, FL 33761-3351 Telephone: (813) 774-5737 Facsimile: (813) 344-0950 Email: Shawn@YesnerLaw.com Email: Lauryn@YesnerLaw.com Email: Julia@YesnerLaw.com December 12, 19, 2025 25-05373N</p>

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	
<p>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:</p> <p>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</p>	<p>on January 22, 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.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>Dated this 3rd 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/ 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 10597-009 December 12, 19, 2025 25-05367N</p>

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

SECOND INSERTION	
<p>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; 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; MELVIN BUTLER, are Defendants, the Office of the Clerk, Pinellas County Clerk of the Court will sell via online auction at www.pinellas.realforeclose.com at 10:00 A.M. on the 27th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>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.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the human rights office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: 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 2222 Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 19-400514 December 12, 19, 2025 25-05374N</p>	

SECOND INSERTION	
<p>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:</p> <p>LOT 21, NEBRASKA TERRACE SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p>	<p>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..</p> <p>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.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated : 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 320250/2426633/wll December 12, 19, 2025 25-05417N</p>

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

SECOND INSERTION	
<p>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 CITI 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 fore-closed herein.</p> <p>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.</p> <p>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,</p>	<p>Florida 33487 on or before /-(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 8th day of December, 2025.</p> <p>KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: STEVIE AYARS DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com December 12, 19, 2025 25-05404N</p>

SECOND INSERTION	
<p>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case #: 25-004691-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 Auviancecapri 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 Auviancecapri 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</p> <p>YOU ARE HEREBY NOTIFIED that an action has been commenced to fore-close a mortgage on the following real property, lying and being and 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-</p>	<p>tersburg, FL 33712.</p> <p>This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:</p> <p>Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>WITNESS my hand and seal of this Court on the 4th day of December, 2025.</p> <p>KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 Ken Burke Circuit and County Courts By: STEVIE AYARS Deputy Clerk LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 25-333683 FC01 RFT December 12, 19, 2025 25-05356N</p>

SECOND INSERTION	
	<p>Filed: 12/08/2025 10:54:53 Sixth Judicial District, Bear Lake County Amy Bishop, Clerk of the Court By: Deputy Clerk - Solum, Becky</p>
SUMMONS By Publication	
	<p>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</p>

SECOND INSERTION	
NOTICE OF SALE UNDER E.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No. 25-003969-CI Honorable Judge: Hamilton, Rebecca Louise PLANET HOME LENDING, LLC Plaintiff, vs. EMMY LOU HELTZEL; UNKNOWN SPOUSE OF EMMY LOU HELTZEL; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants, NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated December 3, 2025, in the above-styled cause, Ken Burke, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.pinellas.realforeclose.com at 10:00 AM on January 7, 2026 the following described property:	

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

SECOND INSERTION	
<p>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. JENNIFER L. PARENTI and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, I will sell all the property situated in Pinellas County, Florida described as: Lot 2, Block 8, THE VILLAGE AT BENTLEY PARK, PHASE 1, according to the plat thereof, recorded in Plat Book 89, pages 81 through 84, inclusive, of the Public Records of Pinellas County, Florida. With the following street address: 2570 Bentley Drive, Palm Harbor, FL 34684.</p> <p>at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on January 22, 2026.</p> <p>Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated this 9th day of December, 2025.</p> <p>KEN BURKE CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 December 12, 19, 2025 25-05405N</p>	

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

Americans With Disabilities Act
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756; Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
Dated this December 8, 2025.
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson,
Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
December 12, 19, 2025 25-05400N

SECOND INSERTION	
NOTICE OF FORFEITURE PROCEEDINGS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No: 25-006276-CI IN RE: FORFEITURE OF \$6,514.00 U.S. CURRENCY BOB GUALTIERI, as Sheriff of Pinellas County, Florida, Petitioner, vs. Christopher D. Elliott, Claimant. TO: Christopher D. Elliott, and all others who may claim an interest in the above-described \$6,514.00 U.S. Currency (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about October 28, 2025, at or near the area of 119 49th Street South, St. Petersburg, FL, Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-704, Florida Statutes (2018). Nicole E. Durkin, Senior Associate Counsel, FBN: 78069 Pinellas County Sheriff's Office, 10750 Ulmerton Road, Largo, FL 33778; Phone: (727) 582-6274 ndurkin@pcsonet.com; rreuss@pcsonet.com Attorney for Petitioner December 12, 19, 2025 25-05448N	

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. JENNIFER L. PARENTI and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, I will sell all the property situated in Pinellas County, Florida described as: Lot 2, Block 8, THE VILLAGE AT BENTLEY PARK, PHASE 1, according to the plat thereof, recorded in Plat Book 89, pages 81 through 84, inclusive, of the Public Records of Pinellas County, Florida. With the following street address: 2570 Bentley Drive, Palm Harbor, FL 34684.	

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on January 22, 2026.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 9th day of December, 2025.

KEN BURKE
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
December 12, 19, 2025 25-05405N

SECOND INSERTION	
<p>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. JENNIFER L. PARENTI and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, I will sell all the property situated in Pinellas County, Florida described as: Lot 2, Block 8, THE VILLAGE AT BENTLEY PARK, PHASE 1, according to the plat thereof, recorded in Plat Book 89, pages 81 through 84, inclusive, of the Public Records of Pinellas County, Florida. With the following street address: 2570 Bentley Drive, Palm Harbor, FL 34684.</p> <p>at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on January 22, 2026.</p> <p>Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated this 9th day of December, 2025.</p> <p>KEN BURKE CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 December 12, 19, 2025 25-05405N</p>	

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SECOND INSERTION
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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-</p>
<p>munty 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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>Personal Representative: Comerica Bank & Trust By: Brian Tingley Title: Vice President</p> <p>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</p>
SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN 522025CP010935XXESXX Ref No. 25-010935-ES4 IN RE: ESTATE OF JEFFREY M. SLOCUM, Deceased.</p> <p>The administration of the estate of JEFFREY M. SLOCUM, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, Ref No. 25-010935-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.</p> <p>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 YOU RECEIVE A COPY OF THIS NOTICE.</p> <p>All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.</p> <p>The date of death of the decedent is September 16, 2025.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>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 Serviceckat@deebelderlaw.com Servicecdk@deebelderlaw.com Servicejcg@deebelderlaw.com Fla. Bar # 997791 December 12, 19, 2025 25-05388N</p>
SECOND INSERTION
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com December 12, 19, 2025 25-05386N</p>
SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-9711-ES IN RE: ESTATE OF JARYD BUCKOWSKI, Deceased.</p> <p>The administration of the estate of JARYD BUCKOWSKI, deceased, whose date of death was July 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the curator and the curator's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF THREE 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.</p> <p>All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>SIDNEY S. LUSHER Personal Representative Sean W. Scott, Esq. Scott Law Offices, WLAW, P.A. Attorney for Petitioner 3233 East Bay Dr., Ste. 104 Largo, FL 33771-1900 Telephone: (727) 539-0181 Florida Bar No. 870900 Primary Email: swscott@virtuallawoffice.com Secondary Email: wlawprobate2@gmail.com December 12, 19, 2025 25-05369N</p>
SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011407-ES Division PROBATE IN RE: ESTATE OF JOAN ELSIE FIELD Deceased.</p> <p>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. Rm 106, Clearwater FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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 THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>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</p>

SECOND INSERTION
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The date of first publication of this notice is: December 12, 2025.</p> <p>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</p>
SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-9711-ES IN RE: ESTATE OF JARYD BUCKOWSKI, Deceased.</p> <p>The administration of the estate of JARYD BUCKOWSKI, deceased, whose date of death was July 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the curator and the curator's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF THREE 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.</p> <p>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.</p> <p>A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: December 12, 2025.</p> <p>Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com December 12, 19, 2025 25-05386N</p>
SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011257-ES IN RE: ESTATE OF RICARDO ESQUILIN, Deceased.</p> <p>The administration of the estate of RICARDO ESQUILIN, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>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 E-Mail: ryan@roothlaw.com December 12, 19, 2025 25-05368N</p>
SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011407-ES Division PROBATE IN RE: ESTATE OF JOAN ELSIE FIELD Deceased.</p> <p>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. Rm 106, Clearwater FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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 THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>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</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN:522025CP011257XXESPR REF #: 25-011257-ES IN RE: ESTATE OF RICARDO ESQUILIN, Deceased.</p> <p>The administration of the estate of RICARDO ESQUILIN, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>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 E-Mail: ryan@roothlaw.com December 12, 19, 2025 25-05368N</p>
SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011407-ES Division PROBATE IN RE: ESTATE OF JOAN ELSIE FIELD Deceased.</p> <p>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. Rm 106, Clearwater FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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 THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>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</p>
SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011257-ES IN RE: ESTATE OF RICARDO ESQUILIN, Deceased.</p> <p>The administration of the estate of RICARDO ESQUILIN, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>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 E-Mail: ryan@roothlaw.com December 12, 19, 2025 25-05368N</p>
SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011407-ES Division PROBATE IN RE: ESTATE OF JOAN ELSIE FIELD Deceased.</p> <p>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. Rm 106, Clearwater FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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 THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 12, 2025.</p> <p>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</p>

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Business Observer

11/02/30

FOURTH INSERTION
<p>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.</p> <p>The name of the unserved parties to the action are:</p> <p>SHARON PRAIRIE and the nature of the proceeding is a claim exceeding \$30,000.00.</p> <p>This notice shall be published once each week for four consecutive weeks in the Business Observer publication.</p> <p>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 Accommodations Form and submit to Office of Human Rights, 400 S. Ft. Harrison Ave., Suite 500, Clearwater, FL 33756.</p> <p>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</p>

--- TAX DEEDS ---

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	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 as- sessed are as follows: Certificate Number: 10367 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: LAKE MAGGIORE TERRACE BLK A, LOT 14 PARCEL: 06-32-17-48096-001-0140 Name in which assessed: BLUETIGER86 INVEST- MENTS 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	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 as- sessed are as follows: Certificate Number: 10090 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, 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 777777 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	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 as- sessed are as follows: Certificate Number: 07627 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, 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	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 as- sessed are as follows: Certificate Number: 07114 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: PEEPLS ADD ST PETERS- BURG BLK B, LOTS 32 THRU 36 PARCEL: 11-31-16-68166-002-0320 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	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 as- sessed are as follows: Certificate Number: 06472 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: MEADOW LAWN BLK 6, LOT 11 PARCEL: 36-30-16-56610-006-0110 Name in which assessed: CECELA 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	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 as- sessed are as follows: Certificate Number: 05285 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, 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 ---

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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 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: 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: denysekruse@gmail.com December 12, 19, 2025 25-05362N	NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION REF # 25-006387-ES In re: Estate of DUSAN KRSMANOVIC, 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: Pinellas County Courthouse, 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: Branislav Krsmanovic 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 AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is Friday, December 12, 2025. Person Giving Notice: Jelena Krsmanovic, Petitioner 106 W. 76th Street New York, NY 10023 Attorney for Person Giving Notice: 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 Servicecdck@deebelderlaw.com Servicejcj@deebelderlaw.com Fla. Bar # 997791 December 12, 19, 2025 25-05426N	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011064-ES IN RE: ESTATE OF JOSE A. ABAD, Deceased. The administration of the estate of JOSE A. ABAD, deceased, whose date of death was August 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, Florida 33701. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 12, 2025. Personal Representative: JUSTIN BENEDICTO ABAD 450 Redstone Blvd. Carbondale, CO 81623 JOCELYN A. PEDALINO 2288 Heron Circle Clearwater, Florida 33762 Attorney for Personal Representative: JAMES R. (RUSTY) SPOOR Florida Bar Number: 27058 SPOOR LAW, P.A. 877 Executive Center Dr. W., Suite 100 St. Petersburg, FL 33702 Telephone: (727) 822-4355 December 12, 19, 2025 25-05389N	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-010229-ES IN RE: ESTATE OF CAROLE LEE PIEMONTE, Deceased. The administration of the estate of CAROLE LEE PIEMONTE, deceased, whose date of death was April 11, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, Florida 33703. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 12, 2025. Personal Representative: Joseph P. Piemonte 4130 Water Dance Drive Helena, Montana 59602 THERESA PIEMONTE 6321 113th St., Apt. #1306 Seminole, Florida 33772 Attorney for Personal Representative: JAMES R. (RUSTY) SPOOR Florida Bar Number: 27058 SPOOR LAW, P.A. 877 Executive Center Dr. W., Suite 100 St. Petersburg, FL 33702 Telephone: (727) 822-4355 December 12, 19, 2025 25-05363N	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011095-ES IN RE: ESTATE OF FRANK CONTEY Deceased. The administration of the estate of Frank Contey, deceased, whose date of death was October 22, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 12, 2025. Personal Representative: Mark Contey 10642 Jacob Drive Mokena, Illinois 60448 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughtnturner.com Secondary E-Mail: aahall@straughtnturner.com December 12, 19, 2025 25-05432N	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-010460-ES IN RE: ESTATE OF LINDA KAY NELSON, a/k/a LINDA K. NELSON Deceased. The administration of the estate of Linda Kay Nelson, a/k/a Linda K. Nelson, deceased, whose date of death was September 14, 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 decedents 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 decedents estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED. The date of first publication of this notice is December 12, 2025. Personal Representative: Kristen Nelson-McKenzie 5030 Bradford Rd. Jacksonville, Florida 32217-4810 Attorney for Personal Representative: Donald R. Hall, Esq. Attorney Florida Bar Number: 099553 Goza and Hall, P.A. 314 N. Belcher Rd. Clearwater, FL 33765 Telephone: (727) 799-2625 E-Mail: dhall@gozahall.com Secondary E-Mail: bbbrown@gozahall.com December 12, 19, 2025 25-05387N

TAX DEEDS

<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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) . 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 25-05320N</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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) . 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 25-05317N</div>
<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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: 08312 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: MINNESOTA COURT REV LOT 22 PARCEL: 26-31-16-58140-000-0220 Name in which assessed: 1905 24TH ST S TRUST REDSTONE CAPITAL LLC 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) . 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 25-05332N</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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: 08222 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: TIFFANY'S ADD N 40FT OF LOT 12 PARCEL: 25-31-16-90936-000-0121 Name in which assessed: FRANCINA MIDDLETON EST C/O ROBBIE J SHEPPARD-GREEN 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 25-05331N</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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: 07591 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PASADENA ESTATES BLK 8, LOT 23 PARCEL: 20-31-16-66978-008-0230 Name in which assessed: 6283 3RD AVE SOUTH LAND TRUST NICE TO RENT LLC 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) . 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 25-05326N</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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) . 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 25-05333N</div>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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: 09542 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: SUN PLAZA ISLES SEC 3 BLK D, LOT 23 & RIP RTS PARCEL: 19-30-17-87228-004-0230 Name in which assessed: VINCENT COSENZA THOMAS COSENZA JOHN DOOLEY ROBIN BAILEY 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 25-05341N</div>

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FLORIDA'S NEWSPAPER FOR THE C-SOUTH

Business Observer

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Q&A

What is a public notice?

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

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

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

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--- 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 as- sessed are as follows: Certificate Number: 10091 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, 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) . 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 25-05345N

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 as- sessed are as follows: Certificate Number: 10089 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: RICHARDSON'S, W. E. SUB E 35FT OF N 80FT OF LOT 7 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) . 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 25-05343N

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 as- sessed are as follows: Certificate Number: 10087 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, 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) . 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 25-05342N

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 as- sessed are as follows: Certificate Number: 09434 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, 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 as- sessed are as follows: Certificate Number: 09078 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, 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) . 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 25-05338N

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 as- sessed are as follows: Certificate Number: 08522 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, 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 as- sessed are as follows: Certificate Number: 07957 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: BONNIVISTA SUB LOT 13 PARCEL: 25-31-16-10206-000-0130 Name in which assessed: MICHAEL WRIGHT EST KAZURI CAPITAL 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) . 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 25-05330N

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 as- sessed are as follows: Certificate Number: 07643 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: CENTRAL PARK REV BLK 12, LOT 7 PARCEL: 21-31-16-14562-012-0070 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 25-05328N

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 as- sessed are as follows: Certificate Number: 07343 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: HARSHAW LAKE SUB BLK D, LOT 2 PARCEL: 15-31-16-37296-004-0020 Name in which assessed: HERBERT P DE GROAT 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 25-05325N

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 as- sessed are as follows: Certificate Number: 06358 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: MC KEE MANOR ADD NO. 1 BLK 2, LOTS 16 AND 17 PARCEL: 34-30-16-53766-002-0160 Name in which assessed: CANASH HOLDINGS LLC Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 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 25-05322N

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 as- sessed are as follows: Certificate Number: 05201 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: KAPOK TERRACE SUB BLK B, LOT 13 PARCEL: 09-29-16-45126-002-0130 Name in which assessed: DARON W WHITLEY 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 25-05319N

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 as- sessed are as follows: Certificate Number: 04964 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pi- nellas, State of Florida: BAY TOWNE WEST LOT 96 PARCEL: 34-28-16-05272-000-0960 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 un- dersigned intends to sell the personal property described below to enforce a lien imposed on said property under the Florida Self Storage Act Statues (Section 83.801.83.809). The auction date is January 8, 2026 at 11:00 am at Super Storage II. Ad- dress--6415 54th Ave. N. St. Peters- burg, FL 33709. Jeremy Evans D714 Business Inventory Amanda Rozell C491 Boxes & Furniture Tanya Palmieri D669 Household Items Oriana Butler C316 Household Items Melanie Culbreath C522 Household Items Michael Sylvia C472 Drums and piano David Kirkland D619 Household Items Casey Carter D613 Car and Household Items December 12, 19, 2025 25-05435N

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

10000041200

--- PUBLIC SALES ---

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 1961 GRAT mobile home bearing vehicle identification number 446X3667A, 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 1970 MERC mobile home bearing vehicle identification number MF2320D, and all personal items located inside the mobile home. Last Tenant: Jovann Alberto Rodriguez a/k/a Jovann Rodriquez 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 25-05411N

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: Emanuell Santiago. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05441N

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: 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 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

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 1960 SPAR mobile home bearing vehicle identification number 1050261S041, and all personal items located inside the mobile home. Last Tenant: Benigno Hernandez Jaramillo and Ruben Dario Prol Melo. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05415N

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

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 1972 GRAY mobile home bearing vehicle identification number 13403, and all personal items located inside the mobile home. Last Tenant: Sanith Sinsyharath. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

December 12, 19, 2025 25-05443N

SECOND INSERTION

NOTICE OF PUBLIC SALE

TROPICANA STORAGE – CLEARWATER, located at 29712 US HWY 19 N, Clearwater, FL 33761, gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien. **#0851, #0848, #1011 – Jeff Currence, #0853 – Robert Bache, #2109 – Robert Kaintz II, #0940 – John Espada.** The bidding will **CONCLUDE**, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Monday, December 29th, 2025 @ 11 AM** Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Storage - CLW may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

December 12, 19, 2025 25-05408N

SECOND INSERTION

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

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below belonging to the individuals listed below which are located at Barney's Mini Storage, 10891 Oak Street N.E., St. Petersburg, FL 33716 to enforce a lien imposed on said property under The Florida Self Storage Act Statutes (Section 83.801-83.809). The undersigned will sell at a public sale to be held on 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 @ 12:00 PM
Samantha Carter - Clothes and home goods

Extra Space Storage 1850 N Hercules Ave, Clearwater, FL 33765 on 12/29/2025 @ 12:30 PM
Manual Gissendanner- hshld gds
Valerie Collins - hshld items

Extra Space Storage 1016 Belcher Rd, Clearwater, FL 33765 on 12/29/2025 @ 1:30 PM
Britan Glenn - boxes and bins
Julie Gatlin - washer, boxes, couch

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

December 12, 19, 2025 25-05352N

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

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