

# Public Notices

Business  
Observer

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\*\*Additional Public Notices may be accessed on [BusinessObserverFL.com](http://BusinessObserverFL.com) and the statewide legal notice website, [FloridaPublicNotices.com](http://FloridaPublicNotices.com)\*\*

JANUARY 2 - JANUARY 8, 2026

## PINELLAS COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Clearwater, phone (727) 605-5905, located at 1000 South Myrtle Avenue, Clearwater, FL, 33756 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at [www.StorageTreasures.com](http://www.StorageTreasures.com). Auction will close on Wednesday January 21, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

2325 - Shamsiddin W Abdul-Ghani  
1204 - Freddy Freeman  
3208 - Britney S McFadden

January 2, 9, 2026

26-00016N

#### 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 23, 2026 at 11:30 AM

Timothy Claxton - household goods and furniture, dvd/video games, electronics  
Bryan Powell - household goods and furniture, electronics, wall art, games/models/ collectibles

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

January 2, 9, 2026

26-00049N

#### 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 21, 2026, at 11:00am.

Michelle Clark  
Myrna Benitez  
Marcia Little

Wall art, Clothing and shoes, Bookcase, Purses  
Electronics, Furniture, Bicycle, Cooler  
Furniture, Home decor, Grill, Boxes

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

January 2, 9, 2026

26-00009N

#### 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 23rd, 2026 at 11AM

Dennis Alleman- mattresses, boxes and entertainment center  
James Loving-Toys, clothing, books, boxes, totes, photo albums, and christmas decorations  
Ryan Ford-Furniture, lamps, toys, wall art, boxes, mattress, suitcases, tri-pod, dolly, bicycle and bags

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

January 2, 9, 2026

26-00010N

#### 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 1/21/2026 @ 11:30am

Leslie Hazelwood Household goods/Furniture  
Quenton Walker Household goods/furniture,Kids toys,  
John Andrew Williams Household goods/furniture, electroinics  
Cynthia Snow Household goods/furniture  
Perry Seamans Household goods/furniture, electronics  
John Hughes Household goods/furniture,clothing  
Annie Young Appliances, totes, golf clubs

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

January 2, 9, 2026

26-00002N

#### 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 1/23/2026 @ 12:30pm. Site 8640

Bryan Hefty - apartment items  
Steven Romero - end tables both chairs tv bedroom dresser  
Caroline Kenning - Electronics, clothes, boxes, Household items  
Renee Forkum - Personal Items// home goods  
Tania Joyner - household items, clothing, shoes  
Michelle Edwin - clothes, household

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

January 2, 9, 2026

26-00004N

#### 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 1/21/2026 @ 10:30 AM:

Kathleen McClure - household  
Elizabeth Wilson - hshld gds/furn

Extra Space Storage 18524 US Hwy 19 N, Clearwater, FL 33764 on 1/21/2026 @ 11:00 AM:

Anthony Esperza - Hshld items/Furn  
Berkeley Michio - Furniture

Extra Space Storage 14433 62nd St N, Clearwater, FL 33760 on 1/21/2026 @ 12:00 PM:

Fabio Zuleta - Home goods, boxes, furniture  
Rebecca Lipert - Boat VIN 47gbc2119bb000022 & utility trailer

Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 1/21/2026 @ 12:30 PM:

Robert Sardella - Art Supplies

Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 1/21/2026 @ 1:00 PM:

Alex Adams - home goods

Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 1/22/2026 @ 11:00 AM:

Caroline Kenney - Furniture, boxes  
Richard Emmett - tools, hshld items  
Christopher Hernandez - TV stand, dresser  
Christie Swigert - hshld gds/furn

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 1/22/2026 @ 12:30 PM:

Joe Isbister - Power tools, Lawn Mower, TV, Clothes, Totes  
Joe Isbister - Household Items, Tools, Lawn tools, old stuff, Totes, Boxes

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 1/23/2026 @ 10:30 AM:

Alla Bogdanova - Gymnastics Equipment  
Thomas Shields - boxes, hshld gds, tools, camping gear

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 1/23/2026 @ 11:00 AM:

Pearce Parker - Clothing  
Tamara Kay Farr - Hshld furn

Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 1/23/2026 @ 11:30 AM:

Janae Pride - hshld gds/furn  
Nancy Johnston - bed,furn,boxes,totes,walker  
Roxanne Brister - hshld gds/furn, TV/Stereo Equip, Tools/Appnecs  
Alan Junnila - Tools/Appnecs, Lndscpng/Cnstrctn Equip, Sporting gds  
Steven Also Iacuone - furniture, tools, material  
Stephanie Miehl - memories, hshld items

Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 1/23/2026 @ 12:00 PM:

Vernisha Jackson - 2 bedrm condo, living rm, boxes, bedrm, kitchen  
Daniel Shelor - paper materials, clothes, boxes, electronics

Extra Space Storage 1945 Sunset Point Rd, Clearwater, FL 33765 on 1/23/2026 @ 11:00AM:

Unit 4006 -Billy Clark Used Tires

Unit 5001 - Billy Clark Used Tires

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 1/23/2026 @ 1:00 PM:

Cindy Ford - Stool, Mattress, Table, TV, Hand Tools, Power Tools  
Jeffrey Leist - Bags, Tools, Exercise Equipment, Hand Truck  
Nicole Jusovic - Tires, Bikes, Shelving, Dresser, Luggage, Car Rims  
Debra Palermo - Baby Car Seat, Baby Chair, Bags  
Victor Droubie - Air Conditioner, TV's, Monitor, Fan, Electric Scooter  
Ashley Ryan - Totes, Boxes, Toys

Extra Space Storage 1016 Belcher Rd, Clearwater, FL 33765 on 1/23/2026 @ 1:30 PM:

Deborah Wiley - Household Goods  
Athena Carroll - Table and HH goods  
Michalla Jones - Furniture, decorations, console, computer

Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL 33755 on 1/23/2026 @ 2:00 PM:

Rachel Alexander - various small furnishings and hshld items, clothing and bedding in storage tubs  
CJ Delgo - Hshld Items

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

January 2, 9, 2026

26-00001N

#### FIRST 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.storagegettreasures.com](http://www.storagegettreasures.com) to satisfy the owner's lien.

#0802 - Joseph Pietronudo Sr.

The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Monday January 19th, 2026 @ 11:00am**. Purchases must be made with cash only and paid at the storage 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.

January 2, 9, 2026

26-00043N

#### 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 01/22/2026 @ 11:00am

Randy Pina- Household Items, Personal Items

Jillian Goles- Household items, personal items

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

January 2, 9, 2026

26-00007N

#### 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 22, 2026, at 10:30 AM.

Angela Scott - bedroom apt furniture, boxes

Kim Emmons - house hold items

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

January 2, 9, 2026

26-00011N

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

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

930 Pasadena Ave S. South Pasadena FL 33707 on January 22, 2026 @ 11:15 AM

Claire Feagans- Household items

The auction will be listed and advertised on [www.storagegettreasures.com](http://www.storagegettreasures.com).

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

## 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 22, 2026 at 10:00 AM

Shaniyah Watson - household goods  
Dawn Lakes - Household goods

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 2, 9, 2026

26-00008N

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage, 2950 Gandy Blvd, St. Petersburg, FL 33702, January 22, 2026 @ 12:00 PM.

Vera Rainwater - furniture, household items  
Mariah Hanson - furniture, household items

This auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 2, 9, 2026

26-00012N

## 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 BraidedByCia 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 30th day of December, 2025  
Cia's Craft LLC

January 2, 2026

26-00061N

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

NOTICE IS HEREBY GIVEN that Linda I Teichman will engage in business under the fictitious name LIN TEICHMAN ART & DESIGN, with a physical address 2627 Desoto Way S St Petersburg, FL 33712, with a mailing address 2627 Desoto Way S St Petersburg, FL 33712, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 2, 2026

26-00058N

## 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 23, 2025 1:00 p.m.

Jordan Longworth- 2 stools, golf clubs  
Natalie Haggerty- Totes, computer chairs, art supplies

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 2, 9, 2026

26-00003N

## 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 CB91 located at 18167 US HIGHWAY 19 N, STE 600 in the City of CLEARWATER, Pinellas, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of December, 2025  
GTMC, LLC

January 2, 2026

26-00051N

## 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 Protein Fueled Food 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 26th day of December, 2025  
UNDRESSING SALADS, LLC

January 2, 2026

26-00023N

## 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 TAMPA BAY DIGITAL GROWTH located at 540 Carillon Pkwy Apt 1040 in the City of St. Petersburg, Pinellas, FL 33716 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of December, 2025  
Johnathan Holman

January 2, 2026

26-00024N

## 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 AMINO PRIMO located at 2630 W Grand Reserve Circle, Apt 837 in the City of Clearwater, Pinellas, FL 33759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of December, 2025  
Primo Nutrition LLC

Attila Horvath

January 2, 2026

26-00022N

## NOTICE OF PUBLIC SALE

TRI J CO. TOWING & RECOVERY INC.  
125 19TH ST SOUTH  
ST PETERSBURG, FL 33712  
PHONE: 727-822-4649  
FAX: 727-822-3043

TRI J CO TOWING & RECOVERY INC GIVES NOTICE THAT ON 1-30-2026 AT 10:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 125 19TH ST SOUTH ST PETERSBURG, FL 33712 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

JH4KA96522C000224 2002 ACUR ZASPAKBN1L7C98092 2020 ALFA 0Y1668595915008285 2009 BLIX 2G1WH52K049250325 2004 CHEV 3C4PDCEG/FT747035 2015 DODG 2C3CDXL95KH754437 2019 DODG 1FT7W2A60CEB72385 2012 FORD 1FMZU77K64UA43683 2004 FORD JN1CV6AP4DM723008 2013 INFI 1C4HJXFN9MW49598 2021 JEEP JKBKXFC8PA026255 2023 KAWK 5XXGR4A69DG208610 2013 KIA 5XXGRL4A69DG208610 2013 KIA JML1BLV50C1671922 2012 MAZD 1N4AL2AP1CC160142 2012 NISS 1N4AL3AP8HC244715 2017 NISS 5N1BA08D88N617041 2008 NISS 1C6RRGNT9GS345245 2016 RAM W08AT271385068810 2008 SATURN JS1GN7DA17212401 2007 SUZI 4T1BF2KXBU711778 2011 TOYT JTKDE17760078098 2006 TOYT 5TBJS321X3S422316 2003 TOYT 4T1BF1K6DU717857 2013 TOYT IVWAS7A34FC082500 2015 VOLK

January 2, 2026

26-00060N

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage, 2950 Gandy Blvd, St. Petersburg, FL 33702, January 22, 2026 @ 12:00 PM.

Vera Rainwater - furniture, household items  
Mariah Hanson - furniture, household items

This auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 2, 9, 2026

26-00012N

## 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 Thrive Cycle 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 29th day of December, 2025

Thrive Cycle LLC

Lori Jackson

January 2, 2026

26-00044N

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: JANUARY 26 2026: AFFORDABLE AUTO & TRUCK REPAIR OF CLEARWATER LLC 4655 118 AVE STE B CLEARWATER FL 33762 (727)565-2254 MV99284 2014 ISU 54DC4W1B9ES804275 \$4,041.33

January 2, 2026

26-00050N

## 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 23, 2026 at 10:30am

Delmont Lamont - Household Goods  
Savannah St Clair - 3 bedroom  
Laroshanae Hamilton - clothes, cage, blow up bed, 1 box

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 2, 9, 2026

26-00063N

## 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 21, 2026 at 12:30 PM

January 2, 2026

26-00013N

## NOTICE OF PUBLIC SALE:

Notice is hereby given that on 01/26/2026 at 08:30 AM the following vehicles(s) may be sold at public sale at 4949 72ND AVE N, PINELLAS PARK, FL, 33781 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. 1G6DC5RK3P0139482 2023 CADI 20166.32

The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:

Lienor Name: MID FLORIDA CUSTOMS LLC

Lienor Address: 4949 72ND AVE N, PINELLAS PARK, FL 33781

Lienor Telephone #: 727-600-6139

MV License #: MV-113200

Location of Vehicles: 4949 72ND AVE N, PINELLAS PARK, FL, 33781

The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the PINELLAS County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

January 2, 2026

26-00015N

## 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 #

14	CHEVY	1G1JG6SB8E4180919
17	CHRYSLER	2C3CCAAG9HH647501
13	DODGE	3C4PDCBG6DT677058
00	DODGE	1B4HS28Z4YFI22541
09	FORD	2FMDK52C49BA00543
22	HARLEY	1H1LC316NB401824
09	HONDA	1HGP26389A0924439
04	JEEP	1J4GL48K84W299107
13	NISSAN	1N4AA5AP8DC802784
05	TOYOTA	4T1BE32K65U943452
98	TOYOTA	JT3GN87RXW0067401

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 1-30-2026 AT 11:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
Probate Division  
File No. 25-010251-ES  
IN RE: ESTATE OF  
ROSALIA ZACH  
Deceased

The administration of the Estate of ROSALIA ZACH, deceased, File Number 25-010251-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave N, Rm 300, St Petersburg, FL 33701. The decedent's date of death is 9/29/2025. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

PERIODS SET FORTH ABOVE, ANY

dated 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, THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is January 2, 2026.

**Person Giving Notice:**  
GEORGE A. ZACH  
Personal Representative

9 Nina Place

Randolph, NJ 07869

**MARYANN R. POROBIA**  
Co-Personal Representative

24 Paddock Drive

Northport, NY 11768

Attorney for Personal Representative:  
Cynthia E. Orozco  
Florida Bar No. 449709  
P.O. Box 47277  
St. Petersburg, FL 33743-7277  
(727) 346-9616  
email: cattorney1@tampabay.rr.com

January 2, 2026 26-00045N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT, IN AND  
FOR PINELLAS COUNTY,  
FLORIDA  
Probate Division

File Number: 25-005866-ES  
IN RE: THE ESTATE OF  
SHARON ANN KEARNEY,  
Deceased.

The administration of the estate of Sharon Ann Kearney, deceased, whose date of death was April 27, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North St. Petersburg, FL 33701. 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED.

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.

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 administration of the estate of Sharon Ann Kearney, deceased, whose date of death was April 27, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North St. Petersburg, FL 33701. 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 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 creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The date of first publication of this notice is January 2, 2026.

**Personal Representative:**

Brian C. Hastic  
111 Dogwood Circle  
Seminole, FL 33777

Attorney for Personal Representative:

Jovita Ahava, Esq.

Florida Bar Number: 0075429

AHAVA LEGACY LAW, P.A.

P.O. Box 83

St. Petersburg, FL 33731

Telephone: (727) 362-1234

Fax: (888) 228-2009

E-Mail: service@ahavalegacylaw.com

Secondary E-Mail:

iovita@ahavalegacylaw.com

January 2, 2026 26-00028N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 25-008710-ES-03  
IN RE: ESTATE OF  
THOMAS J. MUESSIG,  
Deceased.

The Formal Administration of the estate of THOMAS J. MUESSIG, deceased, File No. 25-008710-ES-03 is pending in the Circuit Court for Pinellas County, Probate Division, 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 ARE NOTIFIED THAT:

All creditors of the Decedent having claims or demands against Decedent's estate on whom a copy of this Notice is served within three months after the date of the first publication of this Notice MUST FILE THEIR CLAIMS

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

The date of the first publication of this Notice is Friday, January 2, 2026.

**Personal Representative:**

Linda Androvich  
2429 12th Ave. SW  
Largo, FL 33770

Attorney for Personal Representative:

Margot Pequignot, Esquire

Margot Pequignot, P.A.

164 8th Ave. SW

Largo, FL 33770

(727) 518-7330

marpeq@aol.com

FBN 319155

January 2, 2026 26-00032N

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.

NOTWITHSTANDING THE TIME

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MORE AFTER THE DECEDENT'S  
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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



## --- 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. 25-000001-CI**

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

KERRY S MURRAY A/K/A KERRY MURRAY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 07, 2025 in Civil Case No. 25-000001-CI of the Circuit Court of the SIXTH JUDICIAL CIRCUIT in and for Pinellas County, Clearwater, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Kerry S Murray a/k/a Kerry Murray, 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.reaforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of January, 2026 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 54, Franklin Square Phase III, according to the Plat thereof, recorded in Plat Book 97, Page(s) 26-00055N

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
**CASE NO.: 25-003231-CI**

EF MORTGAGE LLC, Plaintiff, v. MAIN STREET HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY; MARIO BAQUE, AN INDIVIDUAL; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 16, 2025 entered in Civil Case No. 25-003231-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein EF MORTGAGE LLC, Plaintiff and MAIN STREET HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY; MARIO BAQUE, AN INDIVIDUAL; are defendants, Ken Burke, Clerk of Court, will sell the property www.pinellas.reaforeclose.com beginning at 10:00 AM on January 22, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 5, BLOCK 18, OVERLOOK SECTION OF SHORE ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 56, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 3934 HUN-

## FIRST INSERTION

**CORRECTIVE NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**CASE NO. 24-003054-CI**

440 WEST, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V.

PETER J. HARKOVITCH, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 18, 2025, and entered in Case No. 24-003054-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein 440 WEST, INC. is Plaintiff, and PETER J. HARKOVITCH, JULIE ZEIHER, NEWTEK SMALL BUSINESS FINANCE, LLC. and THE STATE OF ALASKA are Defendants, Ken Burke, Pinellas County Clerk of Court, will sell to the highest and best bidder for cash: [X] www.pinellas.reaforeclose.com, the Clerk's website for online auctions, at 10:00 AM, on the 22nd day of January, 2026 the following described property as set forth in said Final Judgment, to wit:

UNIT 407 BUILDING SOUTH OF 440 WEST CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4344, PAGES 974 THROUGH 1029, INCLUSIVE AND AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDO-

78 through 80, 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.

/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: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
24-11032FL  
January 2, 9, 2026 26-00055N

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 25-001523-CI**

**DIVISION: 11**

**INFIRST FEDERAL CREDIT UNION,**

Plaintiff, vs.  
UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF LARRY JONES A/K/A LARRY JONES, SR., DECEASED; SHERINA AQEEL-JONES A/K/A SHERINA AQEEL; DISCOVER BANK; TERRACE PARK OF FIVE TOWNS, NO. 15, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN

**PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS**

**Defendant(s).**  
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on December 16, 2025 in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Ken Burke, CPA, the Clerk of Court will on JANUARY 21, 2026 at 10:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.pinellas.reaforeclose.com (Public computer terminals may 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 at the Judicial Building in St. Petersburg at 545 1st Ave. North) the following described property situated in Pinellas County, Florida:

UNIT NO. 408, JEFFERSON BUILDING, TERRACE PARK OF FIVE TOWNS NO. 15, A CONDOMINIUM, AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4931, PAGE 1742, TOGETHER WITH ANY AMENDMENTS THERETO, AND ALSO RECORDED IN CONDOMINIUM PLAT BOOK 37, PAGES 70 THROUGH 72, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 7975 58th Ave N, Unit 408, 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 before the clerk reports the surplus as unclaimed.

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

Dated: December 18, 2025  
/s/ Annalise Hayes DeLuca  
Annalise Hayes DeLuca, Esq.  
Florida Bar No. 116897  
MCMICHAEL TAYLOR GRAY, LLC  
3550 Engineering Drive, Suite 260  
Peachtree Corners, GA 30092  
Phone: (954) 640-0294 x 3163  
Facsimile: (404) 745-8121  
Email: adeluca@mtglaw.com  
E-Service: service@mtglaw.com  
January 2, 9, 2026 26-00040N



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH  
PASCO • PINELLAS • POLK  
LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 25-006491-CI  
FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs.  
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GEORGE PUSATERI, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

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

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

TRACT B-2, BEING A PORTION OF LOTS 2, 3, 20 AND 21, BLOCK 9 OF FAIRVIEW AS SHOWN ON PLAT RECORDED IN PLAT BOOK 9, PAGE 18 OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 9 OF SAID FAIRVIEW, THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 137.50 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF ANCLOTE RIVER DRIVE AS NOW ESTABLISHED TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES

11 SECONDS EAST, 145.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 42.26 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 30 SECONDS EAST, 145.60 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 44.83 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ANCLOTE RIVER DRIVE TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /30 days

from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 24th 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, AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

PRIMAR EMAIL: flmail@raslg.com

25-342951

January 2, 9, 2026 26-00033N

## 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.: 09021058CI

FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs.

DONALD A. JOHNSON; JENNIFER J. JOHNSON; UNKNOWN TENANT(S); 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 21 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK B, MOUNT VERNON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 97, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PROPERTY ADDRESS: 4737 12TH AVENUE NORTH, SAINT PETERSBURG, FL 33713

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

FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 23 day of 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

Faximile: (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

09-68696 -

Provide Bidder Number: 11951

January 2, 9, 2026 26-00037N

## 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. 25-002727-CI

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2022-NQM3,

Plaintiff, vs.

MARCHEL A. ZELAN; EXOTIC CAR LEASING LLC; LIBERTY ONE ALLIANCE; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed December 16, 2025 and entered in Case No. 25-002727-CI, of the Circuit Court of the 6th Judicial Circuit in and for PINELLAS County, Florida, wherein U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee of BRAVO Residential Funding Trust 2022-NQM3 is Plaintiff and MARCHEL A. ZELAN; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; EXOTIC CAR LEASING LLC; LIBERTY ONE ALLIANCE; are defendants. KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.PINELLAS.REALFORECLOSE.COM, at 10:00 A.M., on the 22nd day of January, 2026, the following described property as set forth in said Final

Judgment, to wit:

LOT 6, BLOCK 96, ST. PETERSBURG BEACH NORTH UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 42, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order 2010-045 PA/PI-CIR "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you hearing or voice impaired, call 711."

Dated this 23rd day of December 2025.

Marc Granger, Esq.

Bar No.: 146870

Kahane & Associates, P.A.

1619 NW 136th Avenue,

Suite D-220

Sunrise, Florida 33323

Telephone: (954) 382-3486

Telefacsimile: (954) 382-5380

Designated service email:

notice@kahaneandassociates.com

File No.: 25-00625 SM, LLC

V6.20190626

January 2, 9, 2026 26-00038N

## FIRST INSERTION

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

CASE NO. 19-000711-CI

DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC,

Plaintiff, vs.

JOHN STEVEN WHITE; DEBORAH H. WHITE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 08, 2022, and entered in 19-000711-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC is the Plaintiff and DEBORAH H. WHITE; JOHN STEVEN WHITE; UNKNOWN TENANT #1; STATE OF FLORIDA, DEPARTMENT OF REVENUE are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on January 22, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 6, OF BLOSSOM LAKE VILLAGE, SECTION III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 58 AND 59, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 10483 KUMQUAT LN, SEMINOLE, FL 33772 Any person claiming an interest in the surplus from the sale, if any, other than the

## FIRST INSERTION

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

Case No. 2025-002106-CI

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CSMC 2018-RPL12 TRUST

Plaintiff vs.

ESTHER M. FERNANDEZ; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF ESTHER M. FERNANDEZ; ALFONSO FERNANDEZ JR.; UNKNOWN SPOUSE OF ALFONSO FERNANDEZ JR., LINDA FERNANDEZ; UNKNOWN SPOUSE OF LINDA FERNANDEZ; MEB Loan Trust VI, U.S. Bank

Trust National Association, not in its individual capacity but solely as Trustee; LAKE ST. GEORGE SOUTH HOMEOWNERS

ASSOCIATION, INC. D/B/A THE COURTS OF LAKE ST. GEORGE; PINELLAS COUNTY CLERK OF COURT; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property

Defendant(s)

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Pinellas County, Florida will sell the following property situated in Pinellas County, Florida described as:

LOT 59, BLOCK F, LAKE ST

GEORGE — UNIT VIII -A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 10-11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

at public sale, to the highest and best bidder for cash, in an online sale at: www.pinellas.realforeclose.com beginning at 10:00 a.m. on January 22, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 5:00 P.M. on the date of the sale by cash or cashier's check.

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."

LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff

By WILLIAM NUSSBAUM III, ESQUIRE Florida Bar No. 066479 January 2, 9, 2026 26-00039N

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION

Case #: 24-001263-CO</p



## FOURTH INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 02616

Year of Issuance: 2023

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

SUN HEIGHTS LOT 19

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

0190

Name in which assessed:

MARIE ELAINE DENNY EST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at [www.pinellas.realtaxdeed.com](http://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

## FOURTH INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 07742

Year of Issuance: 2023

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

INTER BAY BLK 4, LOT 12

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

0120

Name in which assessed:

AZZAM PROPERTIES CORP

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at [www.pinellas.realtaxdeed.com](http://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

## FOURTH INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 08561

Year of Issuance: 2023

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

TIOGA SUB BLK B, LOT 6

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

0060

Name in which assessed:

FOXX HOLE INVESTORS LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at [www.pinellas.realtaxdeed.com](http://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

## FOURTH INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 05227

Year of Issuance: 2023

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

TRADEWINDS CONDO BLDG

18, APT 201

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

2010

Name in which assessed:

TRADEWINDS EAST UNIT

201 LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at [www.pinellas.realtaxdeed.com](http://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

## FOURTH INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 10145

Year of Issuance: 2023

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

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

W 11.5FT OF LOT 18

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

Name in which assessed:

840 18TH AVE SOUTH LAND TRUST

EDMOND JABAAR TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at [www.pinellas.realtaxdeed.com](http://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

25-05346N

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

## FOURTH INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 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](http://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

## FOURTH INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 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](http://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

## FOURTH INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 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

## --- PROBATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION  
REF: 25-11784 ES  
UCN: 522025CP011784XXESPR  
IN RE: ESTATE OF LENORE ELAINE FRANTZ  
a/k/a LENORE E. FRANTZ  
Deceased

The administration of the estate of LENORE ELAINE FRANTZ a/k/a LENORE E. FRANTZ, deceased, whose date of death was November 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 **WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

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

**ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET**

FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

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

**Personal Representative:**  
LORI ELAINE CHRISTMAN  
2225 Lamberton Road  
Cleveland Heights, Ohio 44118

Attorney for Personal Representative:  
MICHAEL W. PORTER, Esquire  
Law Firm of Michael W. Porter  
Attorney for Personal Representative  
Florida Bar Number: 607770  
535 49th Street North,  
St. Petersburg, FL 33710  
Telephone (727) 327-7600  
Primary Email:  
Mike@mwplawfirm.com  
Dec. 26, 2025; Jan. 2, 2026

25-05627N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

The following personal property of Sean Scott Rennels will on the 12th day of January 2026 at 10:00 a.m., on property at 5860 150th Avenue N., Lot #508, Clearwater, Pinellas County, Florida 33760, in Sun Terrace Mobile Home Park be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109.

Year/Make: 1973 MANA Mobile Home  
VIN No.: 0639988467D  
Title No.: 5493425

And All Other Personal Property Therein

PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
Dec. 26, 2025; Jan. 2, 2026

25-05603N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Corrected Per Sale Date 15 day public sale Notice.... Notice is hereby given that on 01-13-2026 at 11:00 a.m. the following vehicle may be sold by public sale to satisfy the lien per TL-28 Section 83.805-83.806 Florida Statutes for the amount owed on vehicle for any recovery charges, storage, and administrative fees. Tenant / Registered Owner Dawn Dunning / DENNIS EDWARD WEISS 2003 Chevrolet VIN: 1GCEC14V93E284812 Title: 0088363879 Sale to be held at WATERDOGGBOATS & STORAGE 2169 Drew St Clearwater FL 33765 vehicle may be released prior to the Sale. WATERDOGGBOATS & STORAGE reserves the right to accept /reject any or all bids

Dec. 26, 2025; Jan. 2, 2026

25-05623N

## --- ACTIONS / SALES ---

## 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 DIVISION

CASE NO. 19-002273-CL  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF11 MASTER PARTICIPATION TRUST, Plaintiff, vs.

DAVID D. REPKA; TANYA B. REPKA; A.C.E.'S ROOFING, LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, including, if a named Defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, creditors, and all other parties claiming, by, through, or against that Defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendants, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated December 8, 2025, and entered in Case No. 19-002273-CL of the Circuit Court in and for Pinellas County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF11 MASTER PARTICIPATION TRUST is Plaintiff and DAVID D. REPKA; TANYA B. REPKA; A.C.E.'S ROOFING, LLC; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, including, if a named Defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, creditors, and all other parties claiming, by, through, or against that Defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendants, are Defendants, KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pinellas.realforeclose.

com, at 10:00 a.m., on April 7, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 18, BATH CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 21. 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.

THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED December 17, 2025.

By: /s/ Lisa A. Woodburn  
Lisa A. Woodburn  
Florida Bar No.: 11003  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave.,  
Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1491-193058 / TM1  
Dec. 26, 2025; Jan. 2, 2026

25-05611N

com, at 10:00 a.m., on April 7, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 18, BATH CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 21. OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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DATED December 17, 2025.

By: /s/ Lisa A. Woodburn  
Lisa A. Woodburn  
Florida Bar No.: 11003  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave.,  
Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1491-193058 / TM1  
Dec. 26, 2025; Jan. 2, 2026

25-05611N

com, at 10:00 a.m., on April 7, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 18, BATH CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 21. OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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DATED December 17, 2025.

By: /s/ Lisa A. Woodburn  
Lisa A. Woodburn  
Florida Bar No.: 11003  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave.,  
Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1491-193058 / TM1  
Dec. 26, 2025; Jan. 2, 2026

25-05611N

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LOT 18, BATH CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 21. 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.

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

DATED December 17, 2025.

By: /s/ Lisa A. Woodburn  
Lisa A. Woodburn  
Florida Bar No.: 11003  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave.,  
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Dec. 26, 2025; Jan. 2, 2026

25-05611N

com, at 10:00 a.m., on April 7, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 18, BATH CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 21. 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.

THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED December 17, 2025.

By: /s/ Lisa A. Woodburn  
Lisa A. Woodburn  
Florida Bar No.: 11003  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave.,  
Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1491-193058 / TM1  
Dec. 26, 2025; Jan. 2, 2026

25-05611N

com, at 10:00 a.m., on April 7, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 18, BATH CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 21. 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.

THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-40

## --- PROBATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
UCN:522025CP011379XXESXX  
File # 25-011379-ES  
IN RE: ESTATE OF  
LISA MARIE BROWN,  
Deceased.

The administration of the estate of LISA MARIE BROWN, deceased, whose date of death was September 6,

2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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.

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 26, 2025.  
Signed on this 26th day of November, 2025.

**WILLIAM DOUGLAS BROWN**  
Personal Representative  
34297 Lily Drive  
Pinellas Park, FL 33781

Danielle McManus Noble  
Attorney for Personal Representative

Florida Bar No. #119451  
McMANUS & McMANUS, P.A.  
79 Overbrook Blvd.  
Largo, Florida 33770-2899  
Telephone: (727) 584-2128  
Fax: (727) 586-2324  
Email: danielle@  
memanusestateplanning.com  
Secondary Email: lawoffice@  
memanusestateplanning.com  
Dec. 26, 2025; Jan. 2, 2026  
25-05574N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-011541-ES Division: 004  
IN RE: ESTATE OF  
RICHARD HOLMES WHITT,  
Deceased.

The administration of the estate of RICHARD HOLMES WHITT, deceased, whose date of death was July 18, 2025; File Number 25-011541-ES, 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 representatives and the personal representatives' attorney are set forth below.

2025 WILL BE FOREVER BARRED

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

The Personal Representative or Cura-

tor 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.

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

**SUSAN MAHONY**

## Personal Representative

6080 Bahia del Mar Circle #209

St. Petersburg, FL 33715

**ZACHARY ALAN MCDANIEL**

## Personal Representative

108 Joyce Avenue

Chattanooga, TN 37415

PEGGY CLARIE, ESQ.

Attorney for Personal Representatives

Florida Bar No. 0727946

CLARIE LAW OFFICES P.A.

5922 9th Avenue N.

St. Petersburg, FL 33710

Telephone: (727) 345 0041

Email: email@clarielaw.com

Secondary Email:

enotify@clarielaw.com

Dec. 26, 2025; Jan. 2, 2026

25-05584N

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-010888-ES  
Division 003

IN RE: ESTATE OF  
ANNETTE LOIS REESE,  
Deceased.

The administration of the estate of Annette Lois Reese, deceased, whose date of death was September 3, 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.

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 26, 2025.

**Personal Representative:**

Steven M. Reese

1009 Connecticut Road

Tarpon Springs, Florida 34689

Attorney for Personal Representative:

Jeffrey A. Herzog, Attorney

Florida Bar Number: 16089

LAW OFFICES OF

JEFFREY A. HERZOG, P.A.

3106 Alternate US 19

Palm Harbor, Florida 34683

Telephone: (727) 789-4000

Fax: (727) 789-4002

E-Mail: service@jherzoglaw.com

Secondary E-Mail:

probate@jherzoglaw.com

Dec. 26, 2025; Jan. 2, 2026

25-05633N

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

CASE NO. 25-009269-ES

IN RE: THE ESTATE OF

FRANK WARREN

COPELAND, JR.,

Deceased.

The administration of the estate of MARILYN R. RIDLEN, deceased, whose date of death was February 14, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS 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.

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

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

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 26, 2025.

**Personal Representative:**

Robin Strickland

Personal Representative

2812 Pescara Drive

Jacksonville, FL 32246

SYDНИE P. CORAGGIO, Esquire

Florida Bar Number: 748188

WILLIAMS & ACKLEY PLC

10820 State Road 54, Suite 202

TRINITY, FL 34655

Telephone: (727) 842-9758

Fax: (727) 848-2494

E-Mail: cyndi@wrplawyers.com

Secondary E-Mail:

srw@wrplawyers.com

Dec. 26, 2025; Jan. 2, 2026

25-05688N

## SECOND INSERTION

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

**Personal Representative:**

Gregory J. Mason

345 Arleigh Road

Douglas, New York 11363

Attorney for Personal Representative:

Edwin Channing Coolidge, Jr.

Attorney

Florida Bar Number: 991058

Landis Graham French, P.A.

145 E. Rich Avenue, Suite C

DeLand, Florida 32724

Telephone: (386) 734-3451

Fax: (386) 736-1350

E-Mail: ccoolidge@landispa.com

Secondary E-Mail:

sdowling@landispa.com

Dec. 26, 2025; Jan. 2, 2026

25-05606N

## SECOND INSERTION

## SECOND INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-011545-ES

## --- PROBATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
(Formal Administration)  
IN THE 6th JUDICIAL CIRCUIT  
COURT IN AND FOR  
PINELLAS COUNTY,  
FLORIDA.  
PROBATE DIVISION  
CASE NO.: 25-004801-ES  
IN RE: The Estate of  
MARJORIE BREESE,  
Decceased.

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

The administration of the estate of MARJORIE BREESE, deceased, whose date of death was February 5, 2025, and whose social security number is XXX-XX-0772, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

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

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

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

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

/s/ **Tiffany-Lynn M. Breese**  
**TIFFANY-LYNN M. BREESE,**  
As Personal Representative

Attorney and Personal Representative Giving Notice:

/s/ Steven E. Gurian  
STEVEN E. GURIAN, ESQ.,  
Attorney for Personal Representative  
EASY ESTATE PROBATE, PLLC  
2601 South Bayshore Drive,  
18th Floor  
Coconut Grove, Florida 33133  
Tel: 1-833-973-3279  
Fax: 1-833-927-3279  
E-mail: SG@EasyEstateProbate.com  
Florida Bar No. 101511  
Dec. 26, 2025; Jan. 2, 2026  
25-05624N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 25-006055-ES  
IN RE: ESTATE OF  
STEPHEN SAMNICK,  
Decceased.

The administration of the Estate of STEPHEN SAMNICK deceased, who died on February 13 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue N, St. Petersburg, FL 33701. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREVER BARRED.

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

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SIXTH  
JUDICIAL CIRCUIT, FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
REF: 25-011778 ES  
UCN: 522025CPO11778XXESXPR  
IN RE: ESTATE OF  
WILLIAM LEE MCDADE  
Decceased.

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 26, 2025.

**Personal Representative:**

Signed by:  
Lan Ying Samnick  
Lan Ying Samnick  
53 Fairfield Rd.  
Fairfield, NJ 07004

Attorney for Personal Representative:  
/s/ Raleigh W. Greene, IV  
RALEIGH W. GREENE, IV, ESQ.  
FBN 93584  
MEGAN M. GREENE, ESQ.  
FBN 102739  
401 Fourth Street North  
St. Petersburg, FL 33701  
Telephone: (727) 821-2900  
bgreen@greenlegalfirm.com;  
mgreen@greenlegalfirm.com  
eservice@greenlegalfirm.com  
Dec. 26, 2025; Jan. 2, 2026  
25-05608N

## SECOND INSERTION

FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

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

**Personal Representative:**

KATHRYN ELIZABETH MCDADE  
65 Royal Palm Circle  
Largo, Florida 33778

Attorney for Personal Representative:  
MICHAEL W. PORTER, Esquire  
Law Firm of Michael W. Porter  
Attorney for Personal Representative  
Florida Bar Number: 607770  
535 49th Street North,  
St. Petersburg, FL 33710  
Telephone (727) 327-7600  
Primary Email:  
Mike@mwpawfirm.com  
Dec. 26, 2025; Jan. 2, 2026  
25-05641N

## SECOND INSERTION

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 26, 2025.

**ALL INTERESTED PERSONS ARE NOTIFIED THAT:**

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

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

**ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS HEREIN SET FORTH WILL BE FOREVER BARRED.**

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

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

**Trustee:**

RUTH MARTINDALE,  
Successor Trustee

4415 GENESSEE STREET

KANSAS CITY, MISSOURI 64111

Attorney for Trustee:  
Francis M. Lee, Attorney  
Florida Bar Number: 0642215  
SPN 00591179  
4551 Mainlands Boulevard, W,  
Suite F  
Pinellas Park, FL 33782  
Telephone: (727) 576-1203  
Fax: (727) 576-2161  
E-Mail: Frank@FrankLeeLaw.com  
Secondary E-Mail:  
Patricia@FrankLeeLaw.com  
Dec. 26, 2025; Jan. 2, 2026  
25-05576N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
(Testate)

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

**CASE NO: 25-011739-ES-04**  
IN RE: ESTATE OF  
DENISE K. HART,  
Decedent.

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 administration of the Estate of Denise K. Hart, Deceased, whose date of death was October 19, 2025; Case Number 25-011739-ES-04, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The date of the Will is February 13, 2025. The name and address of the Personal Representative are Gary L. Densing, 12198 Windance Drive, Gulfport, MS 39503, and the name and address of the Personal Representative's attorney are set forth below.

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

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

CARR LAW GROUP, P.A.  
Lee R. Carr, II, Esquire  
200 Central Avenue, Suite 400  
St. Petersburg, FL 33701  
Voice: 727-894-7000;  
Fax: 727-821-4042

Primary email address:  
lcarr@carrlawgroup.com

Secondary email address:  
pcardinal@carrlawgroup.com

Dec. 26, 2025; Jan. 2, 2026  
25-05630N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
REF NO. 25-010413-ES

In re: Estate of  
BETTE J. DEMUTH,  
Decceased.

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

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

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

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

**ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.**

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

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

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

**Personal Representative:**

THOMAS M. CHASTAIN

2001 Bayou Grande Blvd. NE

St. Petersburg, FL 33703

Attorney for Personal Representative:  
TERRY J. DEEB, ESQ.  
DEEB ELDER LAW, P.A.  
6699 13th Avenue North,  
Suite 4B  
St. Petersburg, FL 33710  
(727) 381-9800  
Service@deebelderlaw.com  
Service@deebelderlaw.com  
Service@deebelderlaw.com  
FBN: 971014  
E-Mail: info@barbarahuntinglaw.com  
Dec. 26, 2025; Jan. 2, 2026  
25-05607N

## SECOND INSERTION

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 26, 2025.

**ALL INTERESTED PERSONS ARE NOTIFIED THAT:**

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

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

**ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS HEREIN SET FORTH WILL BE FOREVER BARRED.**

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

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

**Trustee:**

RUTH MARTINDALE,  
Successor Trustee

4415 GENESSEE STREET

KANSAS CITY, MISSOURI 64111

Attorney for Trustee:  
Francis M. Lee, Attorney  
Florida Bar Number: 0642215  
SPN 00591179  
4551 Mainlands Boulevard, W,  
Suite F  
Pinellas Park, FL 33782  
Telephone: (727) 576-1203  
Fax: (727) 576-2161  
E-Mail: Frank@FrankLeeLaw.com  
Secondary E-Mail:  
Patricia@FrankLeeLaw.com  
Dec. 26, 2025; Jan. 2, 2026  
25-05576N

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-008295-ES

IN RE: ESTATE OF  
Janine Goosie  
Decceased.

## --- ACTIONS / SALES ---

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CASE NO.: 25-005825-CI  
SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs.

JORGE E. BORGES CASTRO; et al., Defendant(s).

TO: Jorge E. Borges Castro  
Last Known Residence: 13640 Park Lake Dr Tampa, FL 33618

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

Florida:

LOT 37, SUNSHINE HEIGHTS MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE(S) 39, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 Days after 1st Publication, and file the original with the clerk of this court either

before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

voice impaired, call 711." Dated on December 17th, 2025.

KEN BURKE  
Clerk of the Circuit Court and Comptroller  
315 Court Street Clearwater, Pinellas County, FL 33756-5165

As Clerk of the Court

By: /s/ Thomas Smith

As Deputy Clerk

ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
401 W. Linton Blvd. Suite 202-B  
Delray Beach, FL 33444  
Ref# 13834  
Dec. 26, 2025; Jan. 2, 2026

25-05578N

## SECOND INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION

Case No. 25-005284-CI

PennyMac Loan Services, LLC Plaintiff, vs.

Bruce Cox; et al Defendants.

TO: Bruce Cox, Alta Cox, Debranne Cox a/k/a Debranne E. Cox and Unknown Spouse of Debranne Cox a/k/a Debranne E. Cox  
Last Known Address: 2046 Winding Oaks Drive, Palm Harbor, FL 34683

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

LOT 31, BLOCK "A", SPANISH OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE(S) 62 THROUGH 64, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

DATED on December 17, 2025.  
Ken Burke  
As Clerk of the Court  
By /s/ Thomas Smith  
As Deputy Clerk

Julie York, Esquire  
Brock & Scott, PLLC,  
4919 Memorial Hwy,  
Suite 135,  
Tampa, FL 33634  
File # 25-F02253  
Dec. 26, 2025; Jan. 2, 2026

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-000532-CI

SEACOAST NATIONAL BANK, s/b/m to Freedom Bank of America, Plaintiff, vs.

JOYCE T. VELITSCHKOWSKI; J.T.V. INCORPORATED; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise, Defendants.

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of PINELLAS County, Florida will sell the following property situated in PINELLAS County, Florida described as:

PARCEL I:

The East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plat thereof recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street; Less the North 1/2 of Farm 22; Less the South 30 feet as conveyed by the City of Pinellas Park.

And Less and Except the following described parcel:

The East 215 feet of the North 175 feet of the South 1/2 of the East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plat thereof as recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street.

PARCEL II:

The East 215 feet of the North 175 feet of the South 1/2 of the East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plat thereof as recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street.

Property Address: 6400 53rd Street N, Pinellas Park, FL 33781

Together with that certain collateral described as:

All Inventory, Chattel Paper, Accounts, Equipment, and General Intangibles of J.T. V. Incorporated, including, without limitation:

A. UCC Record No.: 201402519093 All inventory equipment, accounts (including but not limited to all health-care insurance receivables), chattel paper, instruments (including but not limited to all promissory notes), letters-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles (including but not limited to all software and all payment intangibles); all oil, gas and other minerals before extraction all oil, gas, other minerals and accounts constituting as-extracted collateral; all fixtures, all timber to be cut; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property, and all additions, replacements and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory, and software to utilize, create, maintain and process any such data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property.

B. UCC Record No.: 201402397664 - All equipment as more fully described on attached Exhibit "A": whether any is owned now or acquired

## SECOND INSERTION

**NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

CASE NO: 16-005029-CI

WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-12,

Plaintiff v.  
AIDA L. HAYES, et al., Defendants,

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated July 1, 2022, and the Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated December 9, 2025, in the above-styled cause, the Clerk of Circuit Court Ken Burke, shall sell the subject property at public sale on the 21st day of January, 2026, at 10:00 p.m. to the highest and best bidder for cash, at www.pinellas.realeforeclose.com on the following described property:

LOT 44, BON AIR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
Property Address: 821 14th

Street N, St. Petersburg, FL 33705

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

## IMPORTANT

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

Dated: December 17, 2025.

BITMAN, O'BRIEN, PLLC  
/s/ Meghan Keane

Meghan Keane, Esquire

Florida Bar No.: 103343

mkeane@bitman-law.com

kimy@bitman-law.com

610 Crescent Executive Ct., Suite 112

Lake Mary, FL 32746

Telephone: (407) 815-3110

Facsimile: (407) 815-3116

Attorneys for Plaintiff

Dec. 26, 2025; Jan. 2, 2026

25-05570N

lot 550 - 1FDAW56P04EC85579  
2005 KW JET/VAC TRUCK - 1NKDLBOX25JOT5252  
2004 F550 - 1FDAW56P04EC85579  
2002 KW JET/VAC TRUCK - 1NKDXBEX62J885041  
1992 JET/VAC TRUCK - 1FDYR82AINVA32121  
2002 INVERSION TRUCK - 1NKDLUO0X02J892551  
1990 KW REEFER TRUCK - 2XKWDR9XILM545932  
2002 STERLING TV/GROUT TRUCK - 2FZAASAK52AJ83290  
2001 STERLING UTILITY TRUCK - 2FZAASAK4AH80612  
2000 CCTV STERLING TRUCK - 2FZHAJAXBAYAG96299  
2003 F550 - 1FDAW56F73EA38100  
2002 F350 1FTSW30F22EC79678  
2001 F350 3FTSW30F51MA15007  
WET-OUT TABLE  
1993 EXTEND-A-JET 06300JTV1 V5181Q  
2002 24' GOOSE NECK TRAILER 4DYGS242521072542 I099HY  
1999 BLUE TRAILER (TANDEM) NOVIN0200050737 684JCT  
2002 AIR TRAILER NOVIN020023807 X147XJ  
1998 ARROW BOARD NOVIN0200240534 X148XJ  
2003 LITTLE PULL ALONG 2SWUW11A53G112428 432KQR  
2004 HERTZ PUMP 351577 P2591Z  
2005 INGERSOL AIR COMPRESSOR 4FVC88AA37U376241 G715LQ

C. UCC Record No.: 201402651781 - All equipment as more fully described on attached Exhibit "A" therein: whether any is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and account proceeds).

1- TRAKSTAR ZOOM CAMERA, w/DIAGNOSTICS, NTSC, 6PIN  
4 - THERMO KING MODEL SB330-30  
MIRCOPROCESSOR-CONTROLLED, HIGH CAPACITY, FRONT MOUNT, DIESEL-POWERED TEMPERATURE CONTROL UNIT WITH DIRECTIONAL AIR DELIVERY, UNIT FEATURES SR-3 CONTROLLER AND OPTISET WITH FRESH ET.

D. UCC Record No.: 20150505022655

1- CIPP SERVICES CATALYST BLENDING UNIT MODEL ACBU-215

at public sale on January 20, 2026 at 10:00 A.M. , to the highest and best bidder for cash on the Clerk's website, www.pinellas.realeforeclose.com, for online auctions.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after sale.

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

voice impaired, call 711."

ELLISON | LAZENBY

/s/ Jason M. Ellison

Jason M. Ellison

FBN: 0040963

jellison@elattorneys.com

J. Michael Lavin

FBN: 1035323

mlavin@elattorneys.com

150 Second Avenue North

Suite 1770

St. Petersburg, FL 33701

admin2@elattorneys.com

T: (727) 362-6151

Attorney for Plaintiff

Dec. 26, 2025; Jan. 2, 2026

25-05570N

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION  
CASE NO. 25-004621-CI  
CMG MORTGAGE, INC., Plaintiff, vs.

ERIKA JOHANNA WEBSTER A/K/A ERIKA J. WEBSTER, et al., Defendant.

To: JOSEPH VICTOR WEBSTER, JR. A/K/A JOSEPH V. WEBSTER, JR. A/K/A JOSEPH V. WEBSTER

12060 77TH STREET, LARGO, FL 33773

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 9, BLOCK 2, PINEBROOK ESTATES, PHASE 2, UNIT 1, SECTION 2, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 25, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original

with the Clerk of the above- styled Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in

## --- ACTIONS / SALES ---

## SECOND INSERTION

Prepared By and Return to:  
Tara Early, Esq.  
Early Law, P.A.  
5950 Hazeltine National Drive,  
Suite 650  
Orlando, FL 32822  
(407) 423-5203

**NOTICE OF TRUSTEE'S SALE**  
**NOTICE IS HEREBY GIVEN**, that Early Law, P.A. f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822, as Trustee as set forth in the recorded Appointment of Trustee, pursuant to Florida Statute §721.856, will sell at public Auction to the highest bidder of U.S. funds, in cash or certified funds only, on **January 27, 2026, at 10:00am EST** (Eastern Standard Time), at [early-law.com/fc](http://early-law.com/fc), all right, title and interest in the properties listed below in Pinellas County, Florida, for continuing nonpayment of the periodic payments due under the mortgages described below, as follows:

DERRELL HURLEY and KRISTYNA HURLEY, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 280 APPLE RIDGE CIR, OZARK, MO 65721; Mortgage recorded on October 26, 2021; O.R. Book 21777 at Page 633 Public Records of Pinellas County, FL. Total Due: \$108602.97 as of July 7, 2025, interest \$32.751 per diem; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 1,006,000/158,536,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 1471, 1474, 1476, 1477, 1480, 1482, 1483 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"); a/n ANNUAL/allocated 700,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s), as further described in the mortgage referenced above.

Obligors shall have the right to cure the default and any junior lienholder shall have the right to redeem its interest up to the date the trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraphs.

If you experience any issues or have any questions, please contact us via email at [tsf@gse-law.com](mailto:tsf@gse-law.com).

Dated: Dec 19, 2025  
By: /s/ Tara C. Early,  
Authorized Agent

**STATE OF FLORIDA**  
**COUNTY OF ORANGE**  
The foregoing instrument was acknowledged before me by means of [X] physical presence, this 19TH day of DEC, 2025, by **Tara C. Early**, the Authorized Agent of Early Law, P.A., who is personally known to me.  
(SEAL) NOTARY PUBLIC  
STATE OF FLORIDA  
LORI ALISON RAFFE  
MY COMMISSION # HH 406668  
EXPIRES: June 19, 2027  
/s/  
Print Name: Lori Alison Raffe  
NOTARY PUBLIC  
Serial number, if any: HH406668  
1347.CBRNPNOS0126  
Dec. 26, 2025; Jan. 2, 2026  
25-05635N

## SECOND INSERTION

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

Case No. 24-003817-CI

Truist Bank,  
Plaintiff, vs.  
Joseph Michael Gardner a/k/a  
Joseph M. Gardner, et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-003817-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Truist Bank is the Plaintiff and Joseph Michael Gardner a/k/a Joseph M. Gardner; Jocelyn Leigh Gardner a/k/a Jocelyn L. Gardner 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](http://www.pinellas.realforeclose.com), beginning at 10:00 AM on the 11th day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 13 AND 14, BLOCK 6,  
HIGHLAND GROVES, ACCORDING  
TO THE PLAT THEREOF, AS RECORDED IN  
PLAT BOOK 14, PAGE 48, OF  
THE PUBLIC RECORDS OF  
PINELLAS COUNTY, FLORIDA.  
TAX ID: 34-30-16-38754-006-0130

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

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

Dated this 17th day of 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 # 24-F01638  
Dec. 26, 2025; Jan. 2, 2026  
25-05571N

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT, IN AND  
FOR PINELLAS COUNTY,  
FLORIDA  
CIVIL DIVISION:  
CASE NO.: 25002372CI

NATIONSTAR MORTGAGE LLC,  
Plaintiff, vs.  
CHRISTOPHER JOSEPH  
NELSON; BAYOU CLUB  
COMMUNITY ASSOCIATION,  
INC.; PINELLAS COUNTY,  
FLORIDA CLERK OF COURT;  
STATE OF FLORIDA; UNKNOWN  
TENANT IN POSSESSION OF THE  
SUBJECT PROPERTY,  
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](http://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:

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 19 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  
25-01158 /  
Provide Bidder Number: 11951  
Dec. 26, 2025; Jan. 2, 2026  
25-05621N

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

the mortgage referenced above.  
Obligors shall have the right to cure the default and any junior lienholder shall have the right to redeem its interest up to the date the trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraphs.

If you experience any issues or have any questions, please contact us via email at [tsf@gse-law.com](mailto:tsf@gse-law.com).

Dated: Dec 19, 2025  
By: /s/ Tara C. Early,  
Authorized Agent

**STATE OF FLORIDA**  
**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [X] physical presence, this 19TH day of DEC, 2025, by **Tara C. Early**, the Authorized Agent of Early Law, P.A., who is personally known to me.

(SEAL) NOTARY PUBLIC  
STATE OF FLORIDA  
LORI ALISON RAFFE

MY COMMISSION # HH 406668  
EXPIRES: June 19, 2027  
/s/  
Print Name: Lori Alison Raffe  
NOTARY PUBLIC

Serial number, if any: HH406668  
1347.CBRNPNOS0126  
Dec. 26, 2025; Jan. 2, 2026  
25-05635N

**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.: 52-2009-CA-018851-CI  
DIVISION: 21

**U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
ON BEHALF OF CITIGROUP  
MORTGAGE LOAN TRUST INC.,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-6,  
Plaintiff, vs.**

**GARRISON SMITH AKA  
GARRISON S. SMITH, et al,  
Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 2, 2025, and entered in Case No. 52-2009-CA-018851-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which U.S. Bank National Association, As Trustee on behalf of Citigroup Mortgage Loan Trust Inc., Mortgage Pass-through Certificates, Series 2007-6, is the Plaintiff and Garrison Smith AKA Garrison S. Smith, Ruth K. Smith AKA Ruth Ann Smith AKA Ruth Kelley Smith, Unknown Tenants aka Laurel Smith, 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.floridarealforeclose.com](http://www.pinellas.floridarealforeclose.com)

realforeclose.com, Pinellas County, Florida at 10:00 am on the January 28, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

**THE NORTH 62.50 FEET OF  
LOTS 11 AND 12 TOGETHER  
WITH THE NORTH 62.50  
FEET OF THE WEST 10.00  
FEET OF LOT 10 BLOCK E  
PLAT OF GRAND BAY ACCORDING  
TO THE MAP OR  
PLAT THEREOF AS RECORDED  
IN PLAT BOOK 4 PAGE 13  
PUBLIC RECORDS OF PINELLAS  
COUNTY FLORIDA TOGETHER  
WITH THE NORTH ONE HALF OF A  
VACATED ALLEY TO THE SOUTH  
PLAT OF GRAND BAY AS RECORDED  
IN PLAT BOOK 4 PAGE 13  
OF THE PUBLIC RECORDS  
OF PINELLAS COUNTY  
FLORIDA**

A/K/A 470 N CAROLINA AVE,  
PALM HARBOR, FL 34683

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 their local public transportation providers for information regarding transportation services.

Dated this 22 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](mailto:servealaw@albertellilaw.com)  
By: /s/ Justin Ritchie  
Justin Ritchie, Esq  
IN/15-206745  
Dec. 26, 2025; Jan. 2, 2026  
25-05629N

## SECOND INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION

**Case No. 2025-CA-004482XXCICI**  
Freedom Mortgage Corporation  
Plaintiff, vs.

Barbara Ann Mehlretter; Villas of  
Lake Arbor Community Association,  
Inc.; Unknown Spouse of Barbara  
Ann Mehlretter; Joseph Riley;  
Unknown Spouse of Joseph Riley  
Defendants.

TO: Unknown Spouse of Barbara Ann  
Mehlretter

Last Known Address: 2061 Villa Ter-  
race, Clearwater, FL 33763

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

LOT 4, THE VILLAS OF LAKE  
ARBOR UNIT 1, ACCORDING  
TO THE MAP OR PLAT  
THEREOF, AS RECORDED IN  
PLAT BOOK 74, PAGE(S) 20  
AND 21, OF THE PUBLIC RE-  
CORDS OF PINELLAS COUN-  
TY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscoll, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty

(30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on 12/19/2025.  
KEN BURKE,  
CLERK CIRCUIT COURT  
315 Court Street Clearwater,  
Pinellas County, FL 33756-5165  
Ken Burke  
As Clerk of the Court  
By STEVIE AYARS  
As Deputy Clerk

Amanda Driscoll, Esquire  
Brock & Scott, PLLC.,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 25-F02097  
Dec. 26, 2025; Jan. 2, 2026  
25-05626N

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-006319-CI

**AARON FISHER**  
Plaintiff, vs.

**DYAN K. FISHER, and  
JONATHAN D. FISHER**  
Defendant(s),

NOTICE is hereby given that a civil action commenced on or about November 07, 2025, and is now pending as case number 25-006319-CI in the Circuit Court in the State of Florida, County of Pinellas.

The name of the unserve party to the action is:  
Dyan K. Fisher  
11080 Mandalay Dr. Dallas, TX  
75228  
and the nature of the proceeding is an action for Partition for Real Property.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, 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.

Dated this 19 day of December, 2025.

By: /s/ Stephen K. Hachey  
Stephen K. Hachey, Esq.  
Florida Bar No.: 15322

Law Offices of Stephen K. Hachey, P.A.

10521 Bloomingdale Ridge Drive

Riverview, FL 33578

Phone: 813-549-0096

E-service: [eservice@hacheylawpa.com](mailto:eservice@hacheylawpa.com)

Dec. 26, 2025; Jan. 2, 2026  
25-05634N

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-002086-CI

## SECOND INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 1/15/26 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

1120	Cindy Clark	Outdoor items, Luggage
1131	Banks, Kimber	Appliances, Tools, Toys
2006	Nia King	Totes, Bags, Clothing
3126	Rock, Terrvhahnd	Kitchenware, Boxes, Totes
3515	Lee, Tanya	Electronics, Kitchenware

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

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

Dec. 26, 2025; Jan. 2, 2026

25-05566N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

**NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED INTENDS TO SELL THE PERSONAL PROPERTY DESCRIBED BELOW TO ENFORCE A LIEN IMPOSED ON SAID PROPERTY UNDER The Florida Self Storage Facility Act Statutes (section 83.801-83.809)** The undersigned will sell at public sale 01/22/2026 scheduled to end at 10:00AM on [www.storage treasures.com](http://www.storage treasures.com). Items will be retrieved from the premise where said property has been stored and which are located at **Storage 1505 S. fort Harrison Ave** County of Pinellas State of Florida, the following

Name	Unit	contents
Karinne Martinez	65	File cabinets
Karinne Martinez	63	File cabinets/ sink / art
Dashaya Wade	76	Furniture
Sheila Rilenge	289	house hold goods

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

Dec. 26, 2025; Jan. 2, 2026

25-05573N

## SECOND INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION  
File No. 25-010793-ES  
IN RE: ESTATE OF LYNDY CARLTON A/K/A LYNDY GUY CARLTON A/K/A JESSE LYNDY CARLTON Deceased.

The administration of the estate of Lynda Carlton a/k/a Lynda Guy Carlton, deceased, whose date of death was October 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.

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 Dec. 26, 2025.

**Personal Representative:**  
Charles Guy  
13662 NW 12th Place  
Newberry, Florida 32669

Attorney for Personal Representative:  
/s/ William Rambau  
William Rambau 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](mailto:brambaum@plglawyer.com)  
2nd E-Mail: [jherny@plglawyer.com](mailto:jherny@plglawyer.com)

Dec. 26, 2025; Jan. 2, 2026

25-05583N

## SECOND INSERTION

## NOTICE TO CREDITORS

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

PROBATE DIVISION  
File No. 25-007405-ES

IN RE: ESTATE OF JEFFREY PATRICK LIMON, Deceased.

The administration of the estate of Jeffrey Patrick Limon, Deceased, whose date of death was January 20, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 501 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

A personal representative or curator has no duty to discover whether any

## --- PUBLICS / TAX DEEDS / PROBATE / ACTIONS ---

## FOURTH INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 10367

Year of Issuance: 2023

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

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

Name in which assessed:

BLUETIGER86 INVESTMENTS LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at [www.pinellas.realtaxdeed.com](http://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

## THIRD 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

## FOURTH INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 10090

Year of Issuance: 2023

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

RICHARDSON'S, W. E. SUB E 17.5FT OF N 80FT OF LOT 6 & W 22.5FT OF N 80FT OF LOT 7 PARCEL: 19-31-17-74644-000-0071

Name in which assessed:

AGANA ST PETE 7777777 LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at [www.pinellas.realtaxdeed.com](http://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

## FOURTH INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 07627

Year of Issuance: 2023

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

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

Name in which assessed:

5340 CENTRAL AVE CORP

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at [www.pinellas.realtaxdeed.com](http://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

## FOURTH INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:

Certificate Number: 07114

Year of Issuance: 2023

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

PEEPLES ADD ST PETERSBURG BLK B, LOTS 32 THRU 36 PARCEL: 11-31-16-68166-002-0320

Name in which assessed:

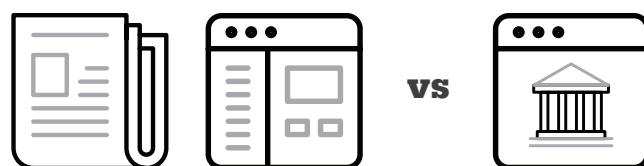
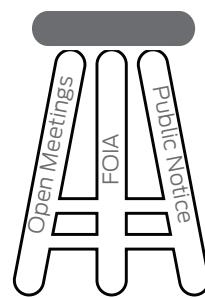
OSCAR WILDE LLC

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](http://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

# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about "newspapers vs the internet".

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

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



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

## prevent government officials from hiding information

they would prefer the public not to see

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

### essential elements of public notice:

**Accessibility**



### Independence



### Verifiability



### Archivability

**Publishing notices on the internet is neither cheap nor free**

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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

## Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



## Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

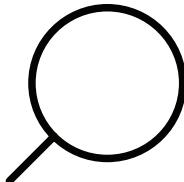


### Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

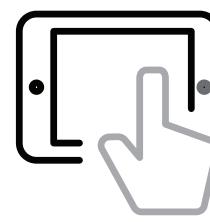
### Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



**Significant numbers of people in rural areas still lack high-speed internet access.**

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



**Moreover, the real digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

**Governments aren't very good at publishing information on the internet.**



Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



### Types Of Public Notices

#### Citizen Participation Notices

Government Meetings and Hearings	Land and Water Use
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