

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 . 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 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.storagetreasures.com Purchases must be made in cash only and paid at the above referenced facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property January 2, 9, 2026	
26-00010N	

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 Lizabeth Wilson - hshld gds/furn Extra Space Storage 18524 US Hwy 19 N, Clearwater, FL 33764 on 1/21/2026 @ 11:00 AM: Anthony Esparza - 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	
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Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 1/23/2026 @ 11:00 AM: Pearce Parker - Clothing Tamara Kay Farr - Hshld furn	
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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/Applncs Alan Junnila - Tools/Applncs, Lndsepgn/Cnstrctn Equip, Sporting gds Steven Also Iacuone - furniture, tools, material Stephanie Miehl - memories, hshld items	
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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	
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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	
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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	
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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	
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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	
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The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property. January 2, 9, 2026	26-00001N

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.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	
26-00049N	

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, electroincs	
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.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	26-00002N

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.storagetreasures.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.storageetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 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.storagetreasures.com . Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.	
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.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	26-00014N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:	
5890 54th Ave. N, Kenneth City, FL 33709 on January 22, 2026 at 11:30 AM	
Tavaughn Graham st - Household items	
Shaleitha Collins - Boxes and bike	
Adam Richardson - Bike parts, house hold items and workbench	

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.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	
26-00009N	

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.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	26-00004N

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 Trusted Distributions 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 24th day of December, 2025
Arca Privata LLC
January 2, 2026 26-00021N

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 ECONSUMER SERVICES 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
GLOBAL E-TRADING, LLC
January 2, 2026 26-00054N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Moston's Embroidery located at 520 Indian Rocks Rd N, in the County of Pinellas, in the City of Largo, Florida 33770 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Largo, Florida, this 23rd day of December, 2025.
BESSIE CREATIVE LLC
January 2, 2026 26-00019N

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
The following personal property of ROBERT LEON LEIGHT will, on January 14, 2026, at 10:00 a.m., at 38791 US Highway 19 North, Lot #201, Tarpon Springs, Pinellas County, Florida 34689; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1968 LAMP MOBILE HOME, VIN: 6201, TITLE NO.: 0003301928 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#31021-275) January 2, 9, 2026 26-00017N	

ESTATE

FIRST INSERTION	
<p>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</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliqui-</p>	<p>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.</p> <p>All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY</p>
<p>Person Giving Notice: GEORGE A. ZACH Personal Representative 9 Nina Place Randolph, NJ 07869</p> <p>MARYANN R. POROBIJA Co-Personal Representative 24 Paddock Drive Northport, NY 11768</p> <p>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, 9, 2026 26-00045N</p>	

FIRST INSERTION	
<p>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.</p> <p>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.</p> <p>ALL CREDITORS ARE NOTIFIED THAT:</p> <p>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</p>	<p>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.</p> <p>ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>The date of the first publication of this Notice is Friday, January 2, 2026.</p> <p>Personal Representative: Linda Androvich 2429 12th Ave. SW Largo, FL 33770</p> <p>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, 9, 2026 26-00032N</p>

FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 2025-11881-ES IN RE: ESTATE OF MICHAEL PHILIP HERRIER Deceased.</p> <p>The administration of the estate of Michael Philip Herrier, deceased, whose date of death was November 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 2, 2026.</p> <p>Personal Representative: Kelli Jo Adams 6220 71st Avenue North Pinellas Park, FL 33781 Attorney for Personal Representative: Denyse D. Kruse, Esq. Florida Bar Number: 127152 Kruse Law, P.A. 600 1st Avenue North St. Petersburg, FL 33701 Telephone: (727) 256-4860 E-Mail: denyse@kruselawgroup.com Secondary E-Mail: denysekruse@gmail.com January 2, 9, 2026 26-00059N</p>	<p>FIRST INSERTION</p> <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-009704-ES Division Probate IN RE: ESTATE OF GERALDINE M. SCOTT, Deceased.</p> <p>The administration of the estate of Geraldine M. Scott, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue N, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 2, 2026.</p> <p>Personal Representative: Brianna Peterson Attorney for Personal Representative: John R. Cappa II E-Mail Addresses: jrc@cappalaw.com holly@mckeytonlaw.com Florida Bar No. 56227 John R. Cappa PA 1229 Central Avenue St. Petersburg, FL 33705 Telephone: 727-894-3159 January 2, 9, 2026 26-00027N</p>

FIRST INSERTION	
<p>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.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this</p>	<p>CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of the first publication of this Notice is January 2, 2026.</p> <p>Person Giving Notice: GEORGE A. ZACH Personal Representative 9 Nina Place Randolph, NJ 07869</p> <p>MARYANN R. POROBIJA Co-Personal Representative 24 Paddock Drive Northport, NY 11768</p> <p>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, 9, 2026 26-00045N</p>
FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No. 25-008171-ES Division 004 IN RE: ESTATE OF ESTELLA M. DATESMAN, Deceased.</p> <p>The administration of the estate of Estella M. Datesman, deceased, whose date of death was July 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p>	<p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 2, 2026</p> <p>Personal Representative: Brian C. Hastie 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: jovita@ahavalegacylaw.com January 2, 9, 2026 26-00028N</p>
FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION 25-010844-ES In Re: Estate of Gerald A. Byers, Deceased.</p> <p>The administration of the Estate of Gerald A. Byers, deceased, whose date of death was September 9, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Circuit Court for Pinellas County, 545 1st Avenue N, Attn: Probate Division, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is 01/02/2026</p> <p>Yvette Barnett Personal Representative 749 Drift Tide Drive, Virginia Beach, VA 23464</p>	<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION 25-010844-ES IN RE: ESTATE OF Gerald A. Byers, Deceased.</p> <p>The administration of the estate of Gerald A. Byers, deceased, whose date of death was September 9, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Circuit Court for Pinellas County, 545 1st Avenue N, Attn: Probate Division, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is 01/02/2026</p> <p>Yvette Barnett Personal Representative 749 Drift Tide Drive, Virginia Beach, VA 23464</p>
FIRST INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-012214-ES IN RE: ESTATE OF EILEEN GAIL MCCLURE, Deceased.</p> <p>The administration of the estate of EILEEN GAIL MCCLURE, deceased, whose date of death was December 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of :first publication of this notice is January 2, 2026.</p> <p>SARAH E. WILLIAMS Personal Representative 840 Beach Drive NE St. Petersburg, FL 33701 Sarah E. Williams Attorney for Personal Representative Florida Bar No. 0056014 SPN#:01702333 Sarah E. Williams, PA 840 Beach Drive NE St. Petersburg, FL 33701 Telephone: 727-898-6525 Email: swilliams@sarahewilliamspta.com Secondary Email: legalassistant@sarahewilliamspta.com January 2, 9, 2026 26-00047N</p>	<p>FIRST INSERTION</p> <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011835-ES IN RE: ESTATE OF GERALD E. TRIMBLE, Deceased.</p> <p>The administration of the estate of GERALD E. TRIMBLE, deceased, whose date of death was October 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is January 2, 2026.</p> <p>MELISSA M. TRIMBLE Personal Representative 11270 Harborside Drive Largo, FL 33773 SARAH E. WILLIAMS, ESQUIRE Attorney for Personal Representative Florida Bar No. 0056014 SPN #: 01702333 Sarah E. Williams, P.A. 840 Beach Drive N.E. St. Petersburg, Florida 33701 Telephone: (727) 898-6525 Email: swilliams@sarahewilliamspta.com Secondary Email: legalassistant@sarahewilliamspta.com January 2, 9, 2026 26-00046N</p>

--- ESTATE ---

FIRST INSERTION						
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION REF: 25-010936-ES IN RE: ESTATE OF DAVID L. WALKER, Deceased.	date of death was September 22, 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.	mands 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.	mands 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.	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 January 2, 2026.	Personal Representative	
					The administration of the estate of DAVID L. WALKER, deceased, whose	All creditors of the decedent and other persons having claims or de-

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-009034-ES Section: 3 IN RE: ESTATE OF ISAAC ROBERT REED Deceased.	unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
	All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The administration of the estate of Isaac Robert Reed, deceased, whose date of death was May 19, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	ALL 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 January 2, 2026.	
Personal Representative: Signed by: Precious Bertie Reed 8132 Grove Berry Way Indianapolis, IN 46239	
Attorney for Personal Representative: Rodolfo Suarez Jr. Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eservice@suarezlawyers.com January 2, 9, 202626-00052N	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011542-ES IN RE: ESTATE OF ELLEN LEE GARRISON a/k/a ELLEN GARRISON, Deceased.	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.
The Administration of the Estate of Ellen Lee Garrison a/k/a Ellen Garrison, Deceased, whose date of death was October 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.	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 January 2, 2026.
Personal Representative: Jessica Lee Garrison 2132 Bellevue Avenue Los Angeles, California 90026 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: shelby@atcauselaw.com January 2, 9, 202626-00031N	

FIRST INSERTION	
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN:522025CP011960XXESXX File# 25-011960-ES IN RE: ESTATE OF SHIRLEY KIRBY, Deceased.	mands 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 de-
The administration of the estate of Shirley Kirby, deceased, File Number UCN:522025CP011960XXESXX; by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756; that the decedent's date of death was February 14, 2025; that the total value of the estate is Non-Exempt Assets \$19,896.00 and that the names and addresses of those to whom it has been assigned by such order are:	
Name Address Beneficiaries: Address HYDE M. KIRBY 1908 Satter Ct. Yardley, PA 19067 ROBIN P. KANE 2475 W. 16th Street, #19-G Brooklyn, NY 11214	
ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims	
Person Giving Notice: /s/Hyde M. Kirby HYDE M. KIRBY 1908 Satter Ct. Yardley, PA 19067	
Attorney for Person Giving Notice: /s/Danielle McManus Noble Danielle McManus Noble Attorney for Petitioners Florida Bar No. #119451 McMANUS & McMANUS, P.A. 79 Overbrook Blvd. Largo, Florida 33770-2899 Telephone: (727) 584-2128 Fax: (727) 586-2324 Email: danielle@mcmanusestateplanning.com Email: LawOffice@McManusEstatePlanning.com January 2, 9, 202626-00064N	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No. 010315-ES Section 004 IN RE: ESTATE OF JOHN REYNOLDS LILLIBRIDGE, JR., Deceased.	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.
The administration of the estate of John Reynolds Lillibridge, Jr., deceased, whose date of death was July 30, 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.	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 January 2, 2026.
Personal Representative: Mark D. Lillibridge 113 Huntington Ct. Mountain View, CA 94043 Attorney for Personal Representative: Jovita Ahava, Esq. Attorney 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: jovita@ahavalegacylaw.com January 2, 9, 202626-00030N	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case Number: 25-011927-ES IN RE: ESTATE OF LYNNE E. ROBINSON, Deceased	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 January 2, 2026.
NANCY J. RUDY A/K/A NANCY J. WALKER 32 Wight Street Bridgewater, NJ 08807	
Personal Representative JOHN F. FREEBORN, Esquire Attorney for Personal Representative SPN: 1281225 FBN: 520403 FREEBORN & FREEBORN, P.A. 360 Monroe Street Dunedin, Florida 34698 Telephone: 727-733-1900 john@freebornlaw.com January 2, 9, 202626-00066N	
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is January 2, 2026.	
Skylar Lyn Braswell 615 Willoughby Ave. Brooklyn, New York 11206	
/s/ Richard D. Green Richard D Green, Esquire FLA BAR 205877 Attorney for Personal Representative 1010 Drew Street Clearwater, Florida 33755 (727) 441-8813 Email: richglaw@aol.com Email: kdileone@greenlawoffices.net January 2, 9, 202626-00065N	
Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.	
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this notice is January 2, 2026.	
Personal Representative: Cheryl L. Bledsoe 10477 54th Ave N St. Petersburg, Florida 33708 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: jovita@ahavalegacylaw.com January 2, 9, 202626-00029N	
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,	

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--- ACTIONS / SALES ---

FIRST INSERTION		
<p>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.realforeclose.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:</p> <p>Lot 54, Franklin Square Phase III, according to the Plat thereof, recorded in Plat Book 97, Page(s)</p>	<p>78 through 80, of the Public Records of Pinellas County, Florida.</p>	
	<p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</p> <p>/s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-11032FL January 2, 9, 2026</p>	26-00055N

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 25-003231-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.realforeclose.com beginning at 10:00 AM on January 22, 2026 the following described property as set forth in said Final Judgment, to-wit:</p> <p>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.</p> <p>Property Address: 3934 HUN-</p>	<p>TINGTON ST NE, ST. PETERSBURG, FL 33703</p>	
	<p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>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.</p> <p>“If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.” Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Irina Danilyan Irina Danilyan FBN: 68563 Service E-mail: ftlrealprop@kelleykronenberg.com File No: 3087.000458 January 2, 9, 2026</p>	26-00035N

FIRST INSERTION		
<p>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 ZEIHNER, 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.realforeclose.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:</p> <p>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-</p>	<p>MINIUM BOOK 22 PAGES 27 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p>	
	<p>A/K/A: 450 S Gulfview Blvd., No. 407, Clearwater Beach, FL 33767</p> <p>A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN ONE (1) YEAR AFTER THE SALE.</p> <p>“If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.” BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com BY: Carolyn C. Meadows Florida Bar #92888 W30914/418789/30401876.v1 January 2, 9, 2026</p>	26-00036N

FIRST INSERTION		
<p>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</p>	<p>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.realforeclose.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</p>	<p>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</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.</p>
		<p>“If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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: servicefl@mtglaw.com January 2, 9, 2026</p>

SAVE TIME

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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. et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANT- EES, 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, grant- ees, assignees, lienors, creditors, trust- ees, and all parties claiming an interest by, through, under or against the Def- endants, who are not known to be dead or alive, and all parties having or claim- ing 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 POR- TION OF LOTS 2, 3, 20 AND 21, BLOCK 9 OF FAIRVIEW AS SHOWN ON PLAT RECORD- ED 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 BEGIN- NING; 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 NORTH- ERLY RIGHT-OF-WAY LINE OF SAID ANCLOTE RIVER DRIVE TO THE POINT OF BE- GINNING.

has been filed against you and you are required to serve a copy of your writ- ten 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 de- manded 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, Clear- water, FL 33756, (727) 464-4062 (V/ TDD) at least 7 days before your sched- uled 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 PUB- LISHED 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
PRIMARY 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, AC- CORDING TO THE MAP OR PLAT THEREOF, AS RECORD- ED IN PLAT BOOK 6, PAGE 97, PUBLIC RECORDS OF PINEL- LAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 4737 12TH AVENUE NORTH, SAINT PETERSBURG, FL 33713
IF YOU ARE A PERSON CLAIM- ING A RIGHT TO FUNDS REMAIN- ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE 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 Clearwa- ter, 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 appear- ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide trans- portation and cannot accomodate 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
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
09-68696 -
Provide Bidder Number: 11951
January 2, 9, 2026 26-00037N

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. PETERS- BURG 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 dis- ability who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Of- fice, 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 im- mediately upon receiving this notification if the time before the scheduled appear- ance 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 BLOS- SOM LAKE VILLAGE, SEC- TION III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 58 AND 59, OF THE PUBLIC RECORDS OF PINEL- LAS COUNTY, FLORIDA
Property Address: 10483 KUM- QUAT LN, SEMINOLE, FL 33772
Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in ac- cordance with Florida Statutes, Section 45.031.
AMERICANS WITH DISABILI- TIES ACT: If you are a person with a disability who needs any accommo- dation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assis- tance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot ac- commodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for informa- tion regarding transportation services.
Dated this 29 day of December, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
25-309050 - RaO
January 2, 9, 2026 26-00056N

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
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:

LOT 59, BLOCK F, LAKE ST

GEORGE — UNIT VIII -A, AS PER PLAT THEREOF, RE- CORDED IN PLAT BOOK 85, PAGES 10-11, OF THE PUB- LIC 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 pub- lished 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, Clearwa- ter, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
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

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION
Case #: 24-001263-CO
Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Christina Avitable a/k/a Christina M. Avitable a/k/a Christina Marie Avitable a/k/a Christina M. Avitable-Roberson; Unknown Spouse of Christina Avitable a/k/a Christina M. Avitable a/k/a Christina Marie Avitable a/k/a Christina M. Avitable-Roberson; Clerk of Circuit Court for Pinellas County, Florida; State of Florida; State of Florida Department of Revenue; Dove Investment Corp.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-001263-CO of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Christina Avitable a/k/a Christina M. Avitable a/k/a Christina Marie Avitable a/k/a Christina M. Avitable-Roberson are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 A.M. on January 29, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 13, BAY BLUFFS SUBDI- VISION, AS RECORDED IN PLAT BOOK 78, PAGE 3, PUB- LIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com
Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:
Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired
Contact should be initiated at least seven days before the scheduled court ap- pearance, or immediately upon receiv- ing this notification if the time before the scheduled appearance is less than seven days.
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only: FLEService@logs.com
For all other inquiries: mtebbi@logs.com
By: Michael L. Tebbi, Esq.
FL Bar # 70856
23-330287 FC01 WEQ
January 2, 9, 2026 26-00041N

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIRCUIT CIVIL DIVISION
CASE NO.: 24-005315-CI
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL3
Plaintiff(s), vs.
VIVIAN PLATELLAS MOUSOURLISA/K/A VIVIAN PLATELLAS AKA VIVIAN MOUSOURLIS; VIVIAN PLATELLAS; WEXFORD WEST HOMEOWNERS' ASSOCIATION, INC.; KONSTANTINOS MOUSOURLIS; THE UNKNOWN SPOUSE OF KONSTANTINOS MOUSOURLIS; THE UNKNOWN SPOUSE OF VIVIAN PLATELLAS MOUSOURLIS A/K/A VIVIAN PLATELLAS AKA VIVIAN MOUSOURLIS; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
TO: KONSTANTINOS MOUSOUR- LIS
LAST KNOWN ADDRESS: 1470 WEXFORD DRIVE SOUTH, PALM HARBOR, FL 34683
CURRENT ADDRESS: UNKNOWN
TO: UNKNOWN SPOUSE OF KON- STANTINOS MOUSOURLIS
LAST KNOWN ADDRESS: 1470 WEXFORD DRIVE SOUTH, PALM HARBOR, FL 34683
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Pinellas County, Florida, to foreclose certain real property described as fol- lows:
LOT 112, WEXFORD LEAS, UNIT 1 ACCORDING TO THE MAP OR PLAT, THEREOF, AS RECORDED IN PLAT BOOK

72, PAGES 63 AND 64 OF THE PUBLIC RECORDS OF PINEL- LAS COUNTY FLORIDA.
Property address: 1470 Wexford Drive South, Palm Harbor, FL 34683
You are required to file a written re- sponse with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first pub- lication, 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 de- manded in the complaint.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clear- water, FL 33756, (727) 464-4062 (V/ TDD) at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
DATED this the 23rd day of Decem- ber, 2025.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Thomas Smith
Deputy Clerk
KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 24-008382-1
January 2, 9, 2026 26-00034N

Q&A

What is a public notice?

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

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

lv 18237_v34

TAX DEEDS

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 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: 08312 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: MINNESOTA COURT REV LOT 22 PARCEL: 26-31-16-58140-000-0220 Name in which assessed: 1905 24TH ST S TRUST REDSTONE CAPITAL LLC TRE Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Dec. 12, 19, 26, 2025; Jan. 2, 2026 25-05332N

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 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: 08222 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: TIFFANY'S ADD N 40FT OF LOT 12 PARCEL: 25-31-16-90936-000-0121 Name in which assessed: FRANCINA MIDDLETON EST C/O ROBBIE J SHEPPARD-GREEN Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Dec. 12, 19, 26, 2025; Jan. 2, 2026 25-05331N

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 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: 07591 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PASADENA ESTATES BLK 8, LOT 23 PARCEL: 20-31-16-66978-008-0230 Name in which assessed: 6283 3RD AVE SOUTH LAND TRUST NICE TO RENT LLC TRE Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Dec. 12, 19, 26, 2025; Jan. 2, 2026 25-05326N

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 on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Dec. 12, 19, 26, 2025; Jan. 2, 2026 25-05320N
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: 08435 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: CLARK & BUTLER'S SUB NO. 2 LOT 41 PARCEL: 27-31-16-15732-000-0410 Name in which assessed: ASSET PRESERVATION TRUST SERVICES INC TRE MORRIS FAMILY LAND TRUST # 3484 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Dec. 12, 19, 26, 2025; Jan. 2, 2026 25-05333N

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 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 25-05346N
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: 03408 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: HARBOR SHORES 2ND ADD LOT 84 PARCEL: 31-30-15-36324-000-0840 Name in which assessed: CJ REAL ESTATE PARTNERS LLC Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Dec. 12, 19, 26, 2025; Jan. 2, 2026 25-05317N
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: 09542 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: SUN PLAZA ISLES SEC 3 BLK D, LOT 23 & RIP RTS PARCEL: 19-30-17-87228-004-0230 Name in which assessed: VINCENT COSENZA THOMAS COSENZA JOHN DOOLEY ROBIN BAILEY Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Dec. 12, 19, 26, 2025; Jan. 2, 2026 25-05341N

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: 08790 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: THREE PALMS POINTE CONDO BLDG B EAST, UNIT 403 TOGETHER WITH USE OF CARPORT 52 & STORAGE UNIT 403 PARCEL: 31-31-16-90660-002-0403 Name in which assessed: RIMVYDAS J BALKUS RUTA L BALKUS Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida Dec. 12, 19, 26, 2025; Jan. 2, 2026 25-05337N

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Business Observer

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Q&A

What is a public notice?

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

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

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

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--- PROBATE ---
SECOND INSERTION
<p>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</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET</p>
<p>FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>The date of first publication of this notice is December 26, 2025.</p> <p>Personal Representative: LORI ELAINE CHRISTMAN 2225 Lamberton Road Cleveland Heights, Ohio 44118</p> <p>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</p> <p>25-05627N</p>

SECOND INSERTION
<p>NOTICE OF PUBLIC SALE</p> <p>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:</p> <p>Year/Make: 1973 MANA Mobile Home VIN No.: 0639988467D Title No.: 5493425 And All Other Personal Property Therein</p> <p>PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-05603N</p>

--- ACTIONS / SALES ---
SECOND INSERTION
<p>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-CI 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, under or against that Defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendants, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated December 8, 2025, and entered in Case No. 19-002273-CI 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, under or against that Defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendants, are Defendants, KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.pinellas.realforeclose.</p>

SECOND INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-006335-CI PHH MORTGAGE CORPORATION, Plaintiff, vs. LAURA J. RYAN, et. al. Defendant(s), TO: LAURA J. RYAN, UNKNOWN SPOUSE OF LAURA J. RYAN, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-closed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 212 AND THE EAST 11 FEET OF LOT 213, GULL-AIRE VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 40 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH A 1987 CORONET 56X26 MOBILE HOME SERIAL NO. 2C-9510A & 2C-9510B.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this</p>
<p>Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 18th day of December, 2025.</p> <p>KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: STEVIE AYARS DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-352303 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-05586N</p>

SECOND INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 19-007117-CI SECTION: 19 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21, Plaintiff, vs. NATHAN BOSTICK; ET AL, Defendants.</p> <p>NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on December 1, 2025, in the above-styled cause, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on January 15, 2026 at 10:00 A.M., at www.pinellas.realforeclose.com, the following described property:</p> <p>NORTH 60 FEET OF THE SOUTH 150 FEET OF THE WEST 167.80 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 83, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PROPERTY ADDRESS: 13215 119TH STREET NORTH, LARGO, FL 33778</p>
<p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED</p> <p>AMERICANS WITH DISABILITIES ACT</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</p> <p>Dated: December 18, 2025</p> <p>/s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: kchurch@qpwblaw.com Attorney for Plaintiff Matter #: 135789 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-05612N</p>

SECOND INSERTION
<p>NOTICE OF JUDICIAL SALE PURSUANT TO §45.031, FLA. STAT.</p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 52-2025-CA-001598 REGIONS BANK D/B/A REGIONS MORTGAGE, Plaintiff, vs. JAMES D. BREWER A/K/A JAMES DAVID BREWER, et al. Defendants.</p> <p>To Defendants, JAMES D. BREWER A/K/A JAMES DAVID BREWER, UNKNOWN SPOUSE OF JAMES D. BREWER A/K/A JAMES DAVID BREWER, MAINLANDS OF TAMARAC BY THE GULF UNIT NO. 1 ASSOCIATION, INC., PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS, PINELLAS COUNTY CLERK OF COURT, UNKNOWN TENANT IN POSSESSION NO. 1, UNKNOWN TENANT IN POSSESSION NO. 2: Notice is hereby given that pursuant to the Final Judgment of Foreclosure entered on December 19, 2025, in Case No.: 52-2025-CA-001598 in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, in which REGIONS BANK D/B/A REGIONS MORTGAGE, is the Plaintiff, and JAMES D. BREWER, et al., are the Defendants, the Clerk of the Court, will sell at public sale the following described real property located in Pinellas County:</p> <p>Lot 17, Block 35, of Mainlands of Tamarac By the Gulf, Unit 1B, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2965, Page(s) 89, and all subse-</p>
<p>quent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.</p> <p>The above property will be sold on January 28, 2026, at 10:00 a.m. EST to the highest and best bidder online at www.pinellas.realforeclose.com in accordance with § 45.031, Fla. Stat. 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 sixty (60) days after the sale.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>DATED December 19, 2025.</p> <p>WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A. 329 Park Avenue North, Second Floor Post Office Box 880 Winter Park, FL 32790-0880 Attorneys for Plaintiff Telephone: (407) 423-4246 Fax: (407) 645-3728 /s/Michael C. Caborn Michael C. Caborn Florida Bar No.: 0162477 mcaborn@whww.com Dec. 26, 2025; Jan. 2, 2026</p> <p>25-05619N</p>

SECOND INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25-004045-CI Freedom Mortgage Corporation Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Kathryn M. Wilds a/k/a Kathryn Marie Wilds, Deceased; et al Defendants.</p> <p>TO: Amanda N. Wilds, as Personal Representative of the Estate of Kathryn M. Wilds a/k/a Kathryn Marie Wilds, Deceased, and Jeremy R. Wilds Last Known Address: 4195 Hampton Ridge Boulevard B, Howell, MI 48843 TO: Derek I. Wilds a/k/a Derek Ian Wilds a/k/a Derek Wilds Last Known Address: 10630 Indianola Road, Whitmore Lake, MI 48189</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida:</p> <p>LOT 5, HIGHLAND LAKES UNIT 280, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE(S) 37 AND 38, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your writ-</p>
<p>ten defenses, if any, to it on Amanda Driscole, 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.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>DATED on December 17, 2025.</p> <p>Ken Burke As Clerk of the Court By /s/ Thomas Smith As Deputy Clerk</p> <p>Amanda Driscole, Esquire Brock & Scott, PLLC., 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F01810 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-05579N</p>

SECOND INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-005735-CI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION EBO TRUST, Plaintiff, vs. SIMONE LEOTAUD, et. al. Defendant(s), TO: SIMONE LEOTAUD, UNKNOWN SPOUSE OF SIMONE LEOTAUD, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-closed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 125, SAWGRASS VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 71, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, **MISSING**, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the</p>
<p>clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 18th day of December, 2025.</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: /s/ Thomas Smith DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 **MISSING**, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-329608 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-05587N</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-001101-CI U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. SHARON SMITH, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 23, 2025, and entered in 25-001101-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and SHARON SMITH; UNKNOWN SPOUSE OF SHARON SMITH; TARPON LAKE VILLAGES HOMEOWNERS' ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; PINELLAS COUNTY, FLORIDA are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on January 15, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 62, FAIRWAY FOREST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 16, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 3506 FAIRWAY FOREST DRIVE, PALM HARBOR, FL 34685</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than</p>
<p>the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 19 day of December, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S)Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-273938 - MiM Dec. 26, 2025; Jan. 2, 2026</p> <p>25-05615N</p>

--- 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 per-
sonal representative's attorney are set
forth below.
All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIOD SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.

The date of first publication of this
notice is: December 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@
mcmานุstateplanning.com
Secondary Email: lawoffice@
mcmานุstateplanning.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, de-
ceased, whose date of death was July
18, 2025; File Number 25-011541-ES, is
pending in the Circuit Court for Pinel-
las County, Florida, Probate Division,
the address of which is 315 Court St.,
Clearwater, FL 33756. The names and
addresses of the personal representa-
tives and the personal representatives'
attorney are set forth below.
All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 SEC-

TION 733.702 WILL BE FOREVER
BARRED
NOTWITHSTANDING THE TIME
PERIOD SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The Personal Representative or Cu-
rator 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 Disposi-
tion of Community Property Rights at
Death Act as described in ss. 732.216-
732.228, applies or may apply, unless a
written demand is made by a creditor as
specified under s.732.221.
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

SECOND INSERTION

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 Pinel-
las County, Florida, Probate Division,
the address of which is 315 Court Street,
Clearwater, Florida 33756. The names
and addresses of the personal represen-
tative and the personal representative's
attorney are set forth below.
All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity Property Rights at Death Act,
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.221,
Florida Statutes. The written demand
must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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:
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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008496-ES
IN RE: ESTATE OF
LOUISE MASON
a/k/a LOUISA MASON,
Deceased.
The administration of the estate of
Louise Mason, deceased, whose date of
death was August 8, 2024, is pending in
the Circuit Court for Pinellas County,
Florida, Probate Division, the address
of which is 315 Court Street, Clearwa-
ter, Florida 33756. The names and ad-
dresses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a

creditor as specified under s. 732.221,
Florida Statutes. The written demand
must be filed with the clerk.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 SEC-
TION 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
Douglaston, 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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-011378-ES
IN RE: ESTATE OF
VIOLA J. BRAMKAMP
Deceased.
The administration of the estate of
Viola J. Bramkamp, deceased, whose
date of death was September 30,
2025, is pending in the Circuit Court
for Pinellas County, Florida, Probate
Division, the address of which is 315
Court Street, Clearwater, Florida
33756. The names and addresses of the
personal representative and the per-
sonal representative's attorney are set
forth below.
All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity 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 speci-
fied under s. 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITH-
IN THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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:
Nancy Boice
1845 Seton Drive
Clearwater, Florida 33763

David A. Hook, Esq.
E-mail Addresses:
courtservice@elderlawcenter.com,
samantha@elderlawcenter.com
Florida Bar No. 0013549
The Hook Law Group, P.A.
4918 Floramar Terrace
New Port Richey, Florida 34652
Telephone: (727) 842-1001
Dec. 26, 2025; Jan. 2, 2026
25-05642N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010645-ES
IN RE: ESTATE OF
BETTY MARIE DAEGE
Deceased.
The administration of the estate of Bet-
ty Marie Daege, deceased, whose date
of death was August 7, 2025, is pending
in the Circuit Court for Pinellas County,
Florida, Probate Division, the address
of which is 315 Court Street, Clearwa-
ter, Florida 33756. The names and ad-
dresses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.221,
Florida Statutes. The written demand
must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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:
Adam R. Barreto
59 Casson Road
Ocoee, Tennessee 37361
Attorney for Personal Representative:
Michael T. Heider, Esq.,
Attorney
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive,
Suite 102
Clearwater, FL 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Dec. 26, 2025; Jan. 2, 2026
25-05632N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-009748-ES
Section 004
IN RE: ESTATE OF
OSCAR GONZALEZ BAUTISTA,
Deceased.
The administration of the estate of
OSCAR GONZALEZ BAUTISTA,
deceased, whose date of death was
DECEMBER 27, 2023, is pending
in the Circuit Court for PINELLAS
County, Florida, Probate Division,
the address of which is 545 1ST AVE. N.,
ST. PETERSBURG, FL 33701. The
names and addresses of the personal
representative and the personal
representative's attorney are set forth
below.
All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIOD SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
A Personal Representative or cura-
tor has no duty to discover whether any
property held at the time of the deced-
ent's death by the decedent or the de-
cedent's surviving spouse is property
to which the Florida Uniform Disposi-
tion 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 credi-
tor as specified under s. 732.221.
The date of first publication of this
notice is: December 26, 2025.
MARIA GONZALEZ,
Personal Representative
5812 State Highway 43 S.
Greenville, NC 27858
MATTHEW MCCONNELL, Esq.
Florida Bar No. 126161
Attorney for Personal Representative
Dickman Law Firm
Post Office Box 111868
Naples, FL 34108
T: 239-434-0840
F: 239-434-0940
matthew@dickmanlawfirm.org
Dec. 26, 2025; Jan. 2, 2026
25-05628N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
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
FRANK WARREN COPELAND, JR.,
deceased, whose date of death was July
23, 2025, File Number 25-009269-ES,
is pending in the Circuit Court for Pinel-
las 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 attor-
ney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate, on whom
a copy of this notice is served must file
their claims with this Court WITHIN
THE LATER OF THREE MONTHS
AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NOTICE
OR THIRTY DAYS AFTER THE
DATE OF SERVICE OF A COPY OF
THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or
demands against the estate of the de-
cedent, must file their claims with this
Court WITHIN THREE MONTHS
AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED
WITHIN THE TIME PERIODS SET
FORTH IN SECTION 733.702 OF
THE FLORIDA PROBATE CODE
WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME
PERIOD SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The personal representative or 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 Disposi-
tion of Community Property Rights
at Death Act as described in sections
732.216-732.228, Florida Statutes, ap-
plies, or may apply, unless a written
demand is made by a creditor as speci-
fied under section 732.221, Florida
Statutes.
The date of the first publication of
this Notice is December 26, 2025.
Robin Strickland
Personal Representative
2812 Pescara Drive
Jacksonville, FL 32246
SYDNIE P. CORAGGIO, Esquire
FBN: 1048836
sc@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East, Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
Dec. 26, 2025; Jan. 2, 2026
25-05588N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011356-ES
IN RE: ESTATE OF
MARILYN R. RIDLEN
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, Pro-
bate Division, the address of which is
315 Court Street, Clearwater, FL 33756.
The names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.
All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.221,
Florida Statutes. The written demand
must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 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:
KAREN RIDLEN POTTER
1778 Owen Dr.
Clearwater, Florida 33759
Attorney for Personal Representative:
STEPHEN R. WILLIAMS Attorney
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@wrplaywers.com
Secondary E-Mail:
srw@wrplaywers.com
Dec. 26, 2025; Jan. 2, 2026
25-05639N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011545-ES
Division: 004
IN RE: ESTATE OF
ROBIN K. HENSON,
Deceased.
The administration of the estate of
ROBIN K. HENSON, deceased, whose
date of death was September 28,
2024, is pending in the Circuit Court
for Pinellas County, Florida, Probate
Division, the address of which is 315
Court Street, Clearwater, FL 33756.
The names and addresses of the Per-
sonal Representative and the Personal
Representative's attorney are set forth
below.
All creditors of the decedent and oth-
er 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 de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE
OF THE FIRST PUBLICATION OF
THIS NOTICE.
ALL CLAIMS NOT FILED WITH-
IN THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIOD SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The Personal Representative or Cu-
rator 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 Disposi-
tion of Community Property Rights at
Death Act as described in ss. 732.216-
732.228, applies or may apply, unless a
written demand is made by a creditor
as specified under s.732.221.
The date of first publication of this
notice is: December 26, 2025
Signed on this 22nd day of Decem-
ber, 2025.
VIVIAN D. PRUITT
Personal Representative
11573 63rd Avenue N
Seminole, FL 33772
PEGGY CLARIE, ESQ.
Attorney for Personal Representative
Florida Bar No. 0727946
CLARIE LAW OFFICES P.A.
5529 9th Avenue N.
St. Petersburg, FL 33710
Telephone: (727) 345-0041
Email: email@clarielaw.com
E-service: enotify@clarielaw.com
Dec. 26, 2025; Jan. 2, 2026
25-05640N

ACTIONS / SALES

SECOND INSERTION			SECOND INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>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,</p>			<p>Florida:</p> <p>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.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 Days after 1st Publication, and file the original with the clerk of this court either</p>		
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>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:</p> <p>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.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL</p>			<p>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.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>DATED on December 17, 2025.</p> <p>Ken Burke As Clerk of the Court By /s/ Thomas Smith As Deputy Clerk</p> <p>Julie York, Esquire Brock & Scott, PLLC., 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F02253 Dec. 26, 2025; Jan. 2, 2026</p>		
<p>NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>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.realforeclose.com on the following described property:</p> <p>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.</p> <p>Property Address: 821 14th</p>			<p>Street N, St. Petersburg, FL 33705</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT</p> <p>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.</p> <p>Dated: December 17, 2025.</p> <p>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</p>		
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION</p> <p>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:</p> <p>PARCEL I:</p> <p>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 to the City of Pinellas Park.</p> <p>And Less and Except the following described parcel:</p> <p>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 plt 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.</p> <p>PARCEL II:</p> <p>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 plt 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.</p> <p>Property Address: 6400 53rd Street N., Pinellas Park, FL 33781</p> <p>Together with that certain collateral described as:</p> <p>All Inventory, Chattel Paper, Accounts, Equipment, and General Intangibles of J.T. V. Incorporated, including, without limitation:</p> <p>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 of 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 or 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.</p> <p>B. UCC Record No.: 201402397664 – All equipment as more fully described on attached Exhibit "A": whether any is owned now or acquired</p>			<p>later; all accessions, additions, replacements, and substitutions relating to any of the forgoing: all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and accounts proceeds).</p> <p>2005 KW JET/VAC TRUCK – 1NKDLB0X25JOT5252 2004 F550 – 1FDAW56P04EC85579 2002 KW JET/VAC TRUCK – 1NKDXBEX62J885041 1992 JET/VAC TRUCK – _1FDYR82AINVA32121 2002 INVERSION TRUCK – 1NKDLU0X02J892551 1990 KW REEFER TRUCK – 2XKWDR9X1LM545932_ 2002 STERLING TV/GROUT TRUCK – 2FZAASAK52AJ83290 2001 STERLING UTILITY TRUCK – 2FZAASAK14AH80612 2000 CCTV STERLING TRUCK – 2FZHAJBAXYAG96299 2003 F550 – 1FDAW56F73EA38100 2002 F350 1FTSW30F22EC79678 2001 F350 3FTSW30F51MA15007 WET- OUT TABLE 1993 EXTEND-A-JET 06300JTV1 V5181Q 2002 24' GOOSE NECK TRAILER 4DYG5242521072542 I099HY 1999 BLUE TRAILER (TANDEM) NOVINO200050737 684JCT 2002 AIR TRAILER NOVINO20023807 X147XJ 1998 ARROW BOARD NOVINO200240534 X148XJ 2003 LITTLE PULL ALONG 2SWUW11A53GH12428 432KQR 2004 HERTZ PUMP 351577 P259IZ 2005 INGERSOL AIR COMPRESSOR 4FVC88AA37U376241 G715LQ</p> <p>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 forgoing: 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).</p> <p>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.</p> <p>D. UCC Record No.: 20150505022655</p> <p>1- CIPP SERVICES CATALYST BLENDING UNIT MODEL ACBU-215</p>		
<p>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.realforeclose.com, for online auctions.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim withing 60 days after sale.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>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</p>			<p>voice impaired, call 711."</p> <p>Dated on December 17th, 2025.</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 As Clerk of the Court By: /s/ Thomas Smith As Deputy Clerk</p> <p>ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1012-4260B Ref# 13834 Dec. 26, 2025; Jan. 2, 2026</p>		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION</p> <p>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.</p> <p>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</p>			<p>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.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>WITNESS my hand and seal of said Court on the 18th day of December, 2025.</p> <p>KEN BURKE, CPA CLERK OF COURT OF PINELLAS COUNTY As Clerk of the Court BY: /s/ Thomas Smith Deputy Clerk</p> <p>MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com Dec. 26, 2025; Jan. 2, 2026</p>		
<p>NOTICE OF SALE IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION</p> <p>REF #: 24-000637-CI UCN: 52-2024-CA-000637-XXCI-CI LAKEVIEW LOAN SERVICING, LLC, Plaintiff(s), v. PAUL SIVESIND AKA PAUL D SIVESIND, SHELLY LYNN BAILEY AKA SHELLY BAILEY, et al., Defendant(s) NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure entered on November 18, 2025, in the above-styled cause, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on January 21, 2026 at 10:00 A.M., at www.pinellas.realforeclose.com, the following described property:</p> <p>UNIT B-215, PENTHOUSE GROVES UNIT A, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3452, PAGE 429, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. PROPERTY ADDRESS: 1655 S Highland Ave., #B215, Clearwater, FL 33756</p> <p>ANY PERSON CLAIMING AN IN-</p>			<p>TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED</p> <p>AMERICANS WITH DISABILITIES ACT</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</p> <p>Dated: December 18, 2025</p> <p>/s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwbllaw.com E-mail: kchurch@qpwbllaw.com Attorney for Plaintiff Matter No.: FL-004520-23 Bidder # 10250 Dec. 26, 2025; Jan. 2, 2026</p>		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION</p> <p>CASE NO. 25-001200-CI DIVISION: 13 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF BRAVO RESIDENTIAL FUNDING TRUST 2022-RPL1, Plaintiff, vs. JACQUELINE HUNTER A/K/A JACQUELINE HUNTER SULLIVAN; UNKNOWN SPOUSE OF JACQUELINE HUNTER A/K/A JACQUELINE HUNTER SULLIVAN; EDITH HUNTER; UNKNOWN SPOUSE OF EDITH HUNTER; UNKNOWN TENANT #1 N/K/A LEO HUNTER; UNKNOWN TENANT #2 N/K/A MARK HUNTER; 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 November 19, 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 27, 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.realforeclose.com (Public computer terminals may be available for use during sales in the Clerk's</p>			<p>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:</p> <p>LOT 19, BLOCK "C", AVONDALE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 40, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 1110 Fairmont Street, Clearwater, FL 33755</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated: December 16, 2025</p> <p>/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: servicefl@mtglaw.com Dec. 26, 2025; Jan. 2, 2026</p>		

ACTIONS / SALES

SECOND INSERTION	SECOND INSERTION
<p>Prepared By and Return to: Tara Early, Esq. Early Law, P.A. 5950 Hazeltine National Drive, Suite 650 Orlando, FL 32822 (407) 423-5203</p> <p>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, 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:</p> <p>DERRELL HURLEY and KRYSTY-NA 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 Vaca-</p>	<p>tion Ownership Interest (“VOI”) having a 700,000/158,536,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered 1671, 1674, 1676, 1677, 1680, 1682, 1683 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.</p> <p>PEGGY A CARR and NANCY C SCHER, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 2620 BIRCH ST, BELLINGHAM, WA 98226; Mortgage recorded on August 11, 2022; O.R. Book 22165 at Page 54 Public Records of Pinellas County, FL. Total Due: \$112629.37 as of July 7, 2025, interest \$32.939 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 1,006,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s), as further described in</p>
	<p>the mortgage referenced above.</p> <p>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.</p> <p>If you experience any issues or have any questions, please contact us via email at tsf@gsc-law.com.</p> <p>Dated: Dec 19, 2025</p> <p>By: /s/ Tara C. Early, Authorized Agent</p> <p>STATE OF FLORIDA COUNTY OF ORANGE</p> <p>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.</p> <p>(SEAL) NOTARY PUBLIC STATE OF FLORIDA LORI ALISON RAFFE MY COMMISSION # HH 406668 EXPIRES: June 19, 2027</p> <p>/s/ Print Name: Lori Alison Raffe NOTARY PUBLIC Serial number, if any: HH406668 1347.CBRNJNOS0126 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-05635N</p>

SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 24-003817-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, 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:</p> <p>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</p>	<p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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.</p> <p>Dated this 17th day of December, 2025.</p> <p>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</p> <p>25-05571N</p>
	<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 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 Terrace, Clearwater, FL 33763</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida:</p> <p>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 RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff’s attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty</p>
	<p>(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.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS</p> <p>“If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.”</p> <p>DATED on 12/19/2025.</p> <p>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</p> <p>Amanda Driscole, Esquire Brock & Scott, PLLC., 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F02097 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-05626N</p>

SECOND INSERTION	SECOND INSERTION
<p>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 at, 10:00 AM on the 15 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 1, BAYOU CLUB ESTATES REPLAT PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 105, PAGE 74, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PROPERTY ADDRESS: 9003 WATERASH LN NORTH, PINELLAS PARK, FL 33782 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</p>	<p>FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 19 day of December 2025.</p> <p>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</p> <p>25-05621N</p>
	<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25-005362-CI WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOMES 2023-NQM1 TRUST, Plaintiff, vs. SERKYSCHEATA HEANG; SOKUNTHEA SEREY HEANG; EDDIE SEM; UNKNOWN TENANT Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 15 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 18, BLOCK C, REPLAT OF EL DORADO HILLS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PROPERTY ADDRESS: 4540 12TH AVENUE NORTH, SAINT PETERSBURG, FL 33713</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO</p>
	<p>FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 19 day of December 2025.</p> <p>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 25-03339 / Provide Bidder Number: 11951 Dec. 26, 2025; Jan. 2, 2026</p> <p>25-05620N</p>

PUBLICS / TAX DEEDS / PROBATE / ACTIONS

SECOND INSERTION			
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY			
Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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, Terrvahnda	Kitchenware, Boxes, Totes	
3515	Lee, Taniya	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.storagetreasures.com. Items will be retrieved from the premise where said property has been stored and which are located at **Stor-quest 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 LYNDA CARLTON A/K/A LYNDA GUY CARLTON A/K/A JESSE LYNDA 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 Rambaum William Rambaum Attorney Florida Bar Number: 0297682 PLG Law 3684 Tampa Road, Suite 2 Oldsmar, FL 34677 Telephone: (727) 781-5357 Fax: (704) 285-8136 E-Mail: brambaum@plglawyer.com 2nd E-Mail: 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			
personal representative of the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN 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.			
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			

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL
941-906-9386
and select the appropriate County
name from the menu option

OR E-MAIL:
legal@businessobserverfl.com

Business
Observer

1710242

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 INVEST-MENTS LLC			
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).			
If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)			
KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida			
Dec. 12, 19, 26, 2025; Jan. 2, 2026			25-05347N

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).			
If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)			
KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida			
Dec. 12, 19, 26, 2025; Jan. 2, 2026			25-05347N

nity 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 Rambaum
 William Rambaum Attorney
 Florida Bar Number: 0297682
 PLG Law
 3684 Tampa Road,
 Suite 2
 Oldsmar, FL 34677
 Telephone: (727) 781-5357
 Fax: (704) 285-8136
 E-Mail: brambaum@plglawyer.com
 2nd E-Mail: jherny@plglawyer.com
 Dec. 26, 2025; Jan. 2, 2026

25-05583N

SECOND INSERTION			
Notice of Public Sale			
Out O' Space Storage 1891 main St. Dunedin, FL 34698			
Auction on January 12th @ 10:30AM			
Personal property of the following tenants will be sold at public auction to the highest bidder, for cash only, to satisfy a rental lien in accordance with Florida Self Service Storage Act statutes 83.801-83.809. Tenant maintains right to redeem the contents prior to the sale of the unit.			
Kennth Cuebas	Unit 04C	Household Goods	
Michele Kamayi Mudiaka	Uniini 05D	Household Goods	
Adam Chamberlain	Unit 02B	Household Goods	
Dec. 26, 2025; Jan. 2, 2026			25-05565N

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: 19-31-17-74664-000-0071			
Name in which assessed:			
AGANA ST PETE 7777777 LLC			
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).			
If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)			
KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida			
Dec. 12, 19, 26, 2025; Jan. 2, 2026			25-05344N

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).			
If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)			
KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida			
Dec. 12, 19, 26, 2025; Jan. 2, 2026			25-05344N

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: 06472			
Year of Issuance: 2023			
Said certificate embraces the following described property in the County of Pinellas, State of Florida:			
MEADOW LAWN BLK 6, LOT 11 PARCEL: 36-30-16-56610-006-0110			
Name in which assessed:			
CECELIA C SINGELTON PAUL L TATE EST			
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).			
If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)			
KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida			
Dec. 12, 19, 26, 2025; Jan. 2, 2026			25-05323N

SECOND INSERTION			
NOTICE OF PUBLIC SALE			
Notice is hereby given that on 01/09/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 TANG mobile home bearing vehicle identification number GDW-GA218220008, and all personal items located inside the mobile home. Last Tenant: Jonathan Alberto Reyes Romo and Benjamin Lee Jenkins. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).			
Dec. 26, 2025; Jan. 2, 2026			25-05604N

SECOND INSERTION			
NOTICE OF PUBLIC SALE			
Corrected Per Sale Date 15 day public sale NoticeNotice is hereby given that on 01/13-2026 at 11 a.m. the following vehicles 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(s) for any recovery charges, storage, and administrative fees Tenant / Registered Rodney Finke / TERRA EXCAVATING INC. 1980 Chevrolet VIN: C49EIAV108889 Title: 0017132134 /1985 GMC VIN: 1GDT9E4Z3FV506048 Title: 0041087886 Sale to be held at BT 126TH ENTERPRISES, LLC 5601 126TH AVE. NORTH CLEARWATER, FL 33760 vehicle(s) may be released prior to the Sale.BT 126TH ENTERPRISES, LLC reserves the right to accept /reject any or all bids			
Dec. 26, 2025; Jan. 2, 2026			25-05622N

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 on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).			
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KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida			
Dec. 12, 19, 26, 2025; Jan. 2, 2026			25-05327N

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).			
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KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida			
Dec. 12, 19, 26, 2025; Jan. 2, 2026			25-05327N

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: 06472

Year of Issuance: 2023

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

MEADOW LAWN BLK 6, LOT 11

PARCEL: 36-30-16-56610-006-0110

Name in which assessed:

CECELIA C SINGELTON

PAUL L TATE EST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).

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

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

25-05323N

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: 05285

Year of Issuance: 2023

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

IMPERIAL COURT APT CONDO 5 BLDG G, UNIT 10

PARCEL: 19-29-16-41930-000-0100

Name in which assessed:

PAYTON DOUGLAS SUDEN-GA

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 21st day of January, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).

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

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

25-05321N

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

To publish your legal notice call: 941-906-9386 or 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.

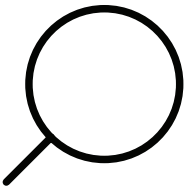


Citizens continue to learn about vital civic matters from newspaper notices.

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

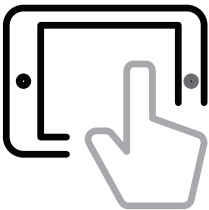
Verifying publication is difficult-to-impossible on the web.

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 |
| 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.

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