Public Notices

Business Observer

PAGES 21-36

PAGE 21 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** JANUARY 9 - JANUARY 15, 2026

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FICTITIOUS NAME NOTICE

Notice is hereby given that MDG Productions LLC, desiring to engage in business under the fictitious name EMC Nearshore Talent located at 79401 4th St N STE 300 St. Petersburg, FL 33702 intends to register said name in Pinellas County with the Florida Division of Corporations pursuant to section 865.09.

January 9, 2026 26-00157N

FICTITIOUS NAME NOTICE

Notice is hereby given that 4059 Unit B, LLC, desiring to engage in business under the fictitious name Kitty's House of Pizza located at 4059 5th Ave N, St. Petersburg, FL, intends to register said name in Pinellas County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 9, 2026 26-00116N

NOTICE OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Leisure Associates Limited Partnership will engage in business under the fictitious name of Bays End Manor and has already registered the name with the Florida Department of State, Division of Corporations, with a mailing address of 3432 State Road 580, Safety Harbor, FL 34695.

January 9, 2026 26-00113N

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 Forbes Global Transport Group located at 7901 4 ST N STE #29445, in the County of Pinellas, in the City of ST PETERSBURG, Florida 33702 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at ST PETERSBURG, Florida, this 05th day of January, 2026.

FORBES HOLDINGS, LLC

January 9, 2026 26-00142N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Auction will be held on or thereafter the dates in 2026 and times indicated below, at www.storagetreasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

Staring at 10 am on Wednesday January 21, 2026.

U-STOR St. Pete
2160 21st Ave N.
St. Petersburg, FL 33713
727-822-8282

G-6	Wyatt Myers
J-13	Jeffery Dechant
K-6	Christopher Hile
Q-18	Robert Marr

U-STOR 62nd
3450 62nd Ave N.
Pinellas Park, FL 33781
727-522-1663

C-11	Nicole Alannone
M-8	Thomas Roberts
M-17	Karen Norby
S-2	Ashley Christ

U-STOR Gandy
2850 Gandy Blvd.
St. Petersburg, FL 33702
727-576-2004

D-4	Nicholas Ford
P-8	Matthew Henkel

U-STOR 66th
11702 66th St. N.
Largo, FL 33773
727-546-3605

H-19	Evan Barnes
N-10	Timothy Byard
O-13	Kevin Stansbury
O-20	Shanti Gaudioso
S-3	Shanti Gaudioso

U-Stor Lakeview
1217 Lakeview Rd.
Clearwater, FL 33756
727-461-0205

P-8	Edward Lawson

January 9, 16, 2026 26-00154N

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 Division 6 Cabinetry located at 2112 Sunnydale Blvd Unit K in the City of Clearwater, Pinellas, FL 33765 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of December, 2025
True Building Inc.
Mathew Allen

January 9, 2026 26-00109N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Guild of Honour 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 5th day of January, 2026
3D THINKING & TRAINING LLC

January 9, 2026 26-00156N

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 COLLEGE BRENT DEGRE located at PMB 319, 140 Island Way in the City of Clearwater Beach, Pinellas, FL 33767 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of January, 2026
THOMAS B WARDEN

January 9, 2026 26-00111N

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 Civil Southeast 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 31st day of December, 2025
SCARLETT SADLER GROUP, LLC

January 9, 2026 26-00108N

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on January 27, 2026, for United Self Mini Storage - Countryside at www.StorageTreasures.com bidding to begin on-line January 16, 2026, at 6:00am and ending January 27, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Robert Caron	377
Josiah Lopez	108
Joanne Moore	136
Margaret Polosino	318
Zachary Smith	296

January 9, 16, 2026 26-00170N

FIRST INSERTION

Notice of Corporate Dissolution

This notice is submitted by the dissolved corporation named below for resolution of payment of unknown claims against this corporation as provided in s. 607.1407, F.S.
Name of Corporation: CTC GROUP INC.
The above named corporation is the subject of dissolution and the effective date of a dissolution is: December 31, 2025
Description of information that must be included in a claim:
Name, Address, Phone number and Email Address of Claimant
Description of Claim
Amount of Claim
Date Claim initially occured
Mailing address where written claims can be sent: (Claims cannot be sent to the Division of Corporations)
David M. Choate
12255 62ND ST
LARGO, FL 33773
A claim against the above named corporation will be barred unless a proceeding to enforce the claim is commenced within 4 years after the filing of this notice.
H25000442619 3

January 9, 16, 2026 26-00168N

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 ORANGE PALM GALLERY located at Dunedin in the City of Dunedin, Pinellas, FL 34698 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of December, 2025
MAXEL VENTURES LLC

January 9, 2026 26-00105N

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 Palm & Pages located at 10800 Brighton Bay Blvd in the City of St Petersburg, Pinellas, FL 33716 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of January, 2026
Teiresha Jones

January 9, 2026 26-00110N

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 Lemons and Olives located at 7901 4 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 31st day of December, 2025
Yelka LLC

January 9, 2026 26-00107N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Heather White and Regal Sun Terrace, LLC will on the 21st day of January 2026 at 10:00 a.m., on property at 5860 150th Avenue N., Lot #311, Clearwater, Pinellas County, Florida 33760, in Sun Terrace Mobile Home Park be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1971 MERC Mobile Home
VIN No.: MF2004E
Title No.: 4069467
And All Other Personal
Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303

January 9, 16, 2026 26-00125N

FIRST INSERTION

Notice of Limited Liability Company Dissolution

This notice is submitted by the dissolved limited liability company named below for resolution of payment of unknown claims against this limited liability company as provided in s. 605.0712, F.S.
Name of Limited Liability Company: GPE RENTALS LLC
Document number of Limited Liability Company is: L21000242289
Date of dissolution was: 1-7-2026
Description of information that must be included in a written claim:
Name, Address, Phone Number and Email Address of Claimant
Description of Claim
Amount of Claim
Date Claim Initially occurred
Mailing address where claims can be sent: (Claims cannot be sent to the Division of Corporations)
2861 RE MANAGEMENT, INC.
2861 34TH STREET SOUTH
ST. PETERSBURG, FL 33711
A claim against the above named limited liability company will be barred unless a proceeding to enforce the claim is commenced within 4 years after the filing of this notice.
H26000003111 3

January 9, 16, 2026 26-00167N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that North Park Storage at 4849 Park Street N, St. Petersburg, FL 33709, intends to sell the contents of the storage units listed below to enforce a lien imposed on said property pursuant to Sections 83.801 through 83.809 of the Florida Statutes. The property to be sold is described as miscellaneous personal property. The sale will take place at the website www.storagetreasures.com on (1-21-26) at (10am).

(Unit 311) – (Campenella)

January 9, 16, 2026 26-00198N

NOTICE OF PUBLIC SALE

JOE'S TOWING & RECOVERY, INC.
*** MAIN OFFICE ***
6670 114TH AVENUE
LARGO, FL. 33773
727-541-2695
727-541-1300

YR	MAKE	ID #
02	ACURA	JH4KA965X2C002531
14	FORD	1FMCU0GX4EUB81443
22	FORD	1FMJU1KT1NEA15361
06	FORD	1FTYR10D36PA50134
05	FORD	1FTRX12W65NB13388
21	HYUNDAI	KM8K12AA5MU664006
21	KIA	3KPF24AD0ME314841
07	LEXUS	JTHBK262975048034
07	LEXUS	JTHBJ46G572142245
16	NISSAN	3N1AB7AP7GY233637
04	NISSAN	JN8AZ08T44W223867
19	VW	3VV3B7AX7KM153942

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 02-06-2026 AT 11:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 6670 114TH AVE LARGO, FL 33773 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

JOE'S TOWING & RECOVERY, INC.
6670 114TH AVENUE
LARGO, FL. 33773
PHONE # 727-541-2695

January 9, 2026 26-00169N

PUBLIC NOTICE

Notice is hereby given that Floptart LLC, located at 220 Lake Charles Ct, Oldsmar, FL, 34677, is conducting business under the fictitious name Pulldogs in Pinellas, Florida.

January 9, 2026 26-00115N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/28/2026 at 11 30 a m the following vessels may be sold at public sale for costs, legal fees,recovery charges, admin fees, late fees,monies owed, advertising and storage charges to pursuant to s.715.109 Florida Statutes Tenant(s) Rhodes George Stathas III./ Elissa Stathas other notification JEAN MARIE STATHAS / NICHOLAS AIII DIGIULIO, Registered Owner DSN YACHT LLC / Bridal Path Pit llc. /Lien Holder Servisfirst vessel(1) 2020 53ft VHS (Hydrasports)VIN: VHS53A0EH920 DO# 1305832 Including 4 (HCB) Motors Yamaha Motors XZ425NSA7 serial #s 1001755-1001572-1000761-1002258 vessel (2) 2024 25ft BDF (BARLETTA BOAT COMPANY LLC)VIN: BDF19752A424 Title: 0155361433 Tag: FL7535TV Including Yamaha Motor F300XSB Serial 1018891 Tenant(s) Rhodes George Stathas III./ Elissa Stathas registered owner JEAN MARIE STATHAS lien holder TRUIST BANK .Sale Held at Michael J Moses II Revocable Trust 482 Hermosa Dr St Pete Beach Fl 33706 vessels may be released prior to the Sale. Michael J Moses II Revocable Trust reserves the right to accept /reject any or all bids lien-or/landlord Michael J Moses II Revocable Trust 7525 Blind Pass Road St Pete Beach Fl 33706

January 9, 16, 2026 26-00155N

FIRST INSERTION

PROPOSED PETITION TO VACATE

Notice is hereby given that the Board of County Commissioners will hold a public hearing during its regularly scheduled public meeting, with virtual public participation and an on-site participation option, to be held on **January 20th, 2026, at 9:30 A.M.** or thereafter in 333 Chestnut Street, Palm Room, Pinellas County Communications Building, Clearwater, Florida 33756. Members of the public wishing to address the body are encouraged to attend in person but may also attend virtually utilizing Communications Media Technology (CMT) on the Zoom platform or provide comments in advance.

The hearing is to consider the petition of Pinellas County Land Assembly Trust-Lealman Housing Finance Authority, to vacate, abandon and/or close the following:

THE THREE-FOOT PUBLIC UTILITY EASEMENTS LOCATED WITHIN LOTS 1, 2, 3, 4, 5, 11, 12, 13,14, 15, AND 16 (4000 58TH AVE N), MAGNOLIA PARK SUBDIVISION, PLAT BOOK 19, PAGE 16, LYING IN SECTION 34-30-16, PINELLAS COUNTY, FLORIDA.

The County makes its best efforts to ensure that public hearings will be streamed live at https://youtube.com/pcctv1 and, and broadcast on the Pinellas County cable public access channels:
Spectrum Channel 637 Frontier Channel 44 WOW! Channel 18

To address the County Commission in person, members of the public are encouraged to preregister at https://comment.pinellas.gov. Preregistration is encouraged but not required if individuals plan to attend the meeting at the Palm Room in person. Those who have not preregistered may register in person when they arrive.

Members of the public wishing to address the body virtually via Zoom or by phone are required to preregister by 5:00 P.M. the day before the meeting by visiting https://comment.pinellas.gov. The registration form requires full name, address and telephone number if joining by phone, along with the topic or agenda item to be addressed. Members of the public who cannot access the registration form via the internet may call (727) 464-3000 to request assistance preregistering. Only members of the public who have preregistered by 5:00 P.M. the day before the meeting will be recognized and unmuted to offer comments. If a member of the public does not log in with the same Zoom name or phone number provided in the registration form, they may not be recognized to speak. In person appearances for comment, or advance comments as noted below, are preferred. The County will use its best efforts to facilitate virtual comment, but citizens using technology to comment virtually are cautioned that this mechanism is being offered by the County as a courtesy and the County does not guarantee the proper functioning of technology involved.

Members of the public wishing to provide comments in advance may call the Agenda Comment Line at (727) 464-4400 or complete the online comment form at https://www.mypinellasclerk.org/Home/Finance#60688-bcc-meetings. Comments on any agenda item must be submitted by 5:00 P.M. the day before the meeting.

Persons who are deaf or hard of hearing may provide public input on any agenda item through use of the State of Florida's relay service at 7-1-1 or for more information see https://www.ftri.org/relay/faqs.

All comments on any agenda item received by 5:00 P.M. the day before the meeting will be included as part of the official record for this meeting and will be available to be considered by the County Commission prior to any action taken.

The agenda for this meeting and information about participation options can be found at https://Pinellas.legistar.com/Calendar.aspx.

Persons are advised that if they decide to appeal any decision made at the meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL ACCOMMODATIONS

PERSONS WITH DISABILITIES WHO NEED REASONABLE ACCOMMODATIONS TO EFFECTIVELY PARTICIPATE IN THIS PROCEEDING ARE ASKED TO CONTACT PINELLAS COUNTY'S OFFICE OF HUMAN RIGHTS BY E-MAILING SUCH REQUESTS TO ACCOMODATIONS@PINELLAS.GOV AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE NEED FOR REASONABLE ACCOMMODATION. YOU MAY ALSO CALL (727) 464-4882 (VOICE) OR (727) 464-4062 (TDD). MORE INFORMATION ABOUT THE ADA, AND REASONABLE ACCOMMODATION, MAY BE FOUND AT https://pinellas.gov/americans-with-disabilities-act-public-accommodations/.

KEN BURKE, CLERK TO
THE BOARD OF COUNTY COMMISSIONERS
By: Derelynn Revie, Deputy Clerk

January 9, 16, 2026 26-00123N

Business Observer

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

LV02144

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08759, 3657 Tampa Road, Oldsmar, FL 34677, (813) 259-7166
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
0226 - Campbell, Erica; 0302 - smith, brennan; 0405 - Rosenquist, Cameron; 0409 - Rosenquist, Cameron; 1084 - Brinkman, Victoria; 3013 - Scott, Tara; 3044 - GROSS, EDWARD
PUBLIC STORAGE # 23431, 4080 Tampa Road East, Oldsmar, FL 34677, (813) 773-6571
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
1020 - Seppy, Morgan; 1083 - Crete, Tim; 2005 - Booth, Christina; 2006 - Mcneill, Caroline; 2043 - Castro, Stephanie; 2077 - Greenfield, Hank; 3020 - ClearSet.AI Gardiner, Yasmine; 3039 - Nelson, Daniel Charles; 3064 - Daunis, Elaine; 3122 -jones, Lee; C014 - Melendez, Amalia; C017 - Gutierrez, Alexander ; C025 - Devine, Misha; C026 - Harrison, Brandon; C058 - Simpson, Carly; c065 - contreras, fernando; D046 - STEVENS, MARY; D054 - Beaverland, Jason; D093 - Velez, Adnery; D101 - STEVENS, MARY; D164 - STEVENS, MARY; E012 - Bark, Greg; F008 - Jacobson, Brian; G016 - kanosh, Caitlin; G022 - Stephens, Billie; G064 - Grover, Montoyae; G066 - STEVENS, MARY; G101 - harris, Matt; G109 - Penny, David
PUBLIC STORAGE # 28074, 1730 S Pinellas Ave, Ste I, Tarpon Springs, FL 34689, (727) 605-0137
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
01007 - Filippelli, Annette; 105 - Jacobs, Christina; 207 - Gucciardo, Anthony; 238 - Jacobs, Christina; 261 - Sanchez, Anthony J; 310 - Tirikos, George; 311 - Fuller, Donna; 532 - saunders, Nyasia; 617 - Baetens, Seth; 713 - Gomez, Elizabeth; 908 - Harrison, Jeremy; 927 - Schoen, Eydie
PUBLIC STORAGE # 28081, 38800 US Highway 19 North, Tarpon Springs, FL 34689, (727) 219-9944
Time: 01:15 PM
Sale to be held at www.storagetreasures.com.
B048 - Lipp, Meghan; B072 - Santiago, Estrella; B119 - Jones, Shira; B167 - Cummings, Timothy; B180 - Macneel, Sarah; C213 - Lindner, Bethany; C242 - Thabet, Leana; C267 - Augustine, Elizabeth; D297 - Kindinis, Colleen; E305 - SMITH, ELIZABETH; E316B - fularz, David; F344 - Wilt, Justin; F383 - HUNTER, SHANTELLE; F385 - Chiles, Christine; G398 - Durham, William; H528 - Johnson, Michael; H552 - Nokes, Teena; I646 - Mazzone, Dominic; J701A - small, britney; J703J - Martinez, Gliseria; J737 - Valentin, AJ; K853 - Cobos, Brian; L909 - Marcum, Jarrell; L916 - zarr, Debora; M1030 - Bowen, Lance

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244 -8080.
January 9, 16, 2026 26-00122N

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 Robin Schnitzer located at 3833 Powerline Rd Suite 201 in the City of Fort Lauderdale, Pinellas, FL 33309 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of January, 2026
Robin Schnitzer LLC
January 9, 2026 26-00140N

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 **Boat Drinks Brewing Co.** located at, 3801 Park Street North, Suite 3, St. Petersburg, FL 33709, in the county of Pinellas, in the city of St. Petersburg, FL 33709, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated: January 5, 2026
BOAT DRINKS BREWING LLC
c/o Allan Bishop
3801 Park Street North
Suite 3
St. Petersburg, FL 33709
January 9, 2026 26-00143N

NOTICE OF PUBLIC SALE

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

TRI J CO TOWING & RECOVERY INC GIVES NOTICE THAT ON 2-6-2026 AT 10:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 125 19TH ST SOUTH ST PETERSBURG, FL 33712 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

1GCPCRECXGF158883 2016 CHEV
5NPEB4AC4CH451830 2012 HYUN
1C4RJEAG2HC956328 2017 JEEP
1J4FA39S72P763151 2002 JEEP
KNDJN2A28F7752658 2015 KIA
JA4ARUAU4SU014864 2025 MITS
1N4AL3AP1HC269150 2017 NISS
1N4AL21E19N540836 2009 NISS
3N1CN8DV6RL904764 2024 NISS
1N4AL3AP8FN918668 2015 NISS
3N1AB7AP8DL790145 2013 NISS
5JW1U1829N3351185 2022 NVAE
53BPTEA2XEU008580 2014 PACE
3VV3B7AX5LM062413 2020 VOLK

January 9, 2026 26-00176N

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 Pure US Peptide 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 7th day of January, 2026
Next Gen Research Labs LLC
John Thompson, MGR
January 9, 2026 26-00195N

FIRST INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE at 1700 1st Ave S. St Petersburg, FL 33712 will sell the contents of the following units to satisfy a lien to the highest bidder on January 28, 2026 by 11:00AM at www.storagetreasures.com. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit-2316 Felipe Fachini – Table, Chair, Hutch, Dresser, Dart board, Mirror and Tote.

January 9, 16, 2026 26-00175N

FIRST INSERTION

Pinellas County Sheriff 's Office Property & Evidence
Unclaimed Abandoned or Lost Property, Unclaimed Evidence

Pursuant to State Statute 705, any unclaimed abandoned or lost property, or unclaimed evidence stored by the Pinellas County Sheriff 's Office, may be destroyed, retained for agency use, donated to a charitable organization, surrendered to the finder, sold at public auction, or traded to another government unit.

Types of property received between 12/01/2025 – 12/31/2025:

BATTERY, BICYCLE, BRACELET, Camp/Hunt/Fish Equip, CELLULAR PHONE, CHECK/MONEY ORDER, CLOTHING ACCESSORY, CLOTHING/FUR, COMPUTER EQUIPMENT, EARRINGS, ELECTRIC BICYCLE/SCOOTER/OTHER, ELECTRONIC DEVICE, EQUIP/TOOL, FOREIGN CURRENCY, GUN, GUN AMMO, GUN CASE/HOLSTER/ACCESSOR, GUN CLIP/SPEED LOADER, HOUSEHOLD FURNITURE/GOODS, JEWELRY (OTHER), KNIFE/SWORD, NECKLACE, PURSE/POUCH/PACK, RING, SAFE, SUNGLASSES/EYEGLASSES, US CURRENCY, WALLET, WATCH.

The Pinellas County Sheriff 's Office uses the services of PropertyRoom.com Auction Company. Please contact them for further information regarding time of any sale or the viewing of any property.
Visit Property Room.com at http://www.propertyroom.com
January 9, 16, 2026 26-00153N

FIRST INSERTION

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

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below belonging to the individuals listed below which are located at Barney's Mini Storage, 10891 Oak Street N.E., St. Petersburg, FL 33716 to enforce a lien imposed on said property under The Florida Self Storage Act Statutes (Section 83.801-83.809). The undersigned will sell at a public sale to be held on JANUARY 26, 2026 at www.storagetreasures.com with bidding to begin online JANUARY 9, 2026 at 1pm and is scheduled to end JANUARY 26, 2026 at 1pm.

NAME:	UNIT#:	CONTENTS:
GANT, CORTNEY	M633	HOUSEHOLD
HURLEY, LEANNA	K357	HOUSEHOLD

Purchases must be made in cash only and paid to the above referenced facility in order to complete the transaction. Barney's Mini Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 9, 16, 2026 26-00186N

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 Polaris Pathways Behavioral Talent located at 9800 4th St. N, Suite 105 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 5th day of January, 2026
Mark Maness
January 9, 2026 26-00139N

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 Origin Therapy located at 333 SE 2nd Ave Ste 2000 in the City of Miami, Pinellas, FL 33131 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of January, 2026
Origin Medical Services PA
AARON DAVID STECKER
January 9, 2026 26-00141N

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 26, 2026, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 07111, 199 Missouri Ave N, Largo, FL 33770, (727) 315-0688
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1037 - Holland, Rebekah; 2060 - JBH Unlimited LLC Haines, Justin; 2065 - Bailey, Satis; 2079 - Williams, Lindshae; 2088 - Macpherson, Tracy; 2104 - Reeves, Crystal; 2121 - Clam, Stanley; 2212 - Godmaire, Mary; 2223 - smith, Mikala; 3030 - Pappas, Catherine; 3057 - smith, Mikala; 3059 - Middendorf, John; 3075 - Raikes, Karen; 3089 - Herndon, Charles F; 3101 - Redding, Mahkyiah; 3120 - Smith, Tenisha; 3209 - snead, Michael; 3228 - Cox, Latearia; B126 - Johnson, Keiosha; C116 - Butler, Jasmine; C117 - Powell, Faith; C193 - Capehart, Leon; D113 - Guy, Shawn; P008 - Clayton, Jeff; P025 - Wallace, Chad R.
PUBLIC STORAGE # 07119, 4221 Park Blvd, Pinellas Park, FL 33781, (727) 551-4378
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
A214 - Gardner, Corey R; A302 - Crapps, Katina; A609 - Houghtaling, Tammy; A611 - Philie, Ronald; B208 - SPRAGUE, DEIDRA; B213 - Olsen, Debbie Clemons; B313 - Helms, Mikayla; B504 - Tortora, Jason; B508 - CASAZZA, JESSE; B520 - Khan, Shujaat; B606 - Hagen, Sylver; B610 - Burgess, Jesse; B626 - keenam, Zachary; B632 - Gilbert, Annette
PUBLIC STORAGE # 08217, 6820 Seminole Blvd, Seminole, FL 33772, (727) 498-8744
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
2114 - Nicholson, Johnnie; 2227 - bates, jessica; 2324 - Horsefield, April; 2703 - Cole, Cristal; 2705 - Darby, Deborah; 2722 - Dickman, Aydan; 3108 - Webb, Tiffany; 3115 - Cooney, Anthony; 3118 - Cooney, Anthony; 3120 - Easley, Bruce; 3222 -Coomer, Steven; 3313 - Kolatosz, Joyce; 3713 - kirchner, Eric; 4211 - Seary, Brittany; 4412 - Simpson, Jessica; 4428 -White, Jerylene; 4440 - Harper, Alyssa; 4548 - Magnolia 46 Photography Keraghan, Jeremy; 5010 - Grosjean, John; 5017 -Wilhelm, Jeffery
PUBLIC STORAGE # 20173, 6543 34th St N, Pinellas Park, FL 33781, (727) 498-0622
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
016A - Bigler, Jason; 017A - Gallegos, Alejandro; 030A - Adair, Courtland V; 306 - Wright, Jibri; 307 - Randle, Demerick; 312 - Gaskins, Daniel; 397 - Meyers, Ebony ; 400 - Zak, Pamela; 413 - Giorgetti, Amanda Rose; 429 - Givins, Arelle; 455 - Toomajanian, Torrey; 480 - jennings, Shameka; 530 - Louis, Kim; B003 - Flemming, Matthew; B022 - Walton, Leonard; B050 - Quality Bread Exotic Cottingham, Tyler; B059 - cordero, Yovanni; B067 - Havens, Sarah; B078 - Zundel, Kelly; D012 - maynor, Breanna; D015 - Gianino, Mike; D026 - Hall, Teresa; E022 - Buxton, Chantel; E023 - Stewart, Kyle; E035 -Pinder, Jeanree; E038 - Collins, Krystal; E041 - Lockhart, Paula; F007 - Eid, Hatem; F010 - Heers, Christopher; F051 -bobby, Brady; F060 - Lee, Tammie K; F085 - Landrum, Justine; F089 - Smith, Dominique; F101 - KRANTZ, JENNIFER; G014 - Riggins-Woods, Jaierra; G032 - pummel, Brianna; G033 - Proctor, Destini; H008 - Carter, Tina M; H021 - Robinson, Antonio
PUBLIC STORAGE # 20410, 5880 66th Street N, St Petersburg, FL 33709, (727) 547-3460
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
A060 - balser, Holly; B019 - Nolan, Wes; B043 - Sanford, Marion; B044 - Serrano, Frances; B051 - Ames, Courtney T; C002 - Parrilla, Renaldo; C014 - Mop, ZsaZsa L; C031 - maness, nicole; C043 - Branson, Tiffany; C052 - smith, Derrick; C070 - Bennett, Heather; C100 - Morris, Dfaisha; C126 - Stokes, Deidra; C140 - Nieves, Alizay; C142 - Fischbach, Troy; D040 - Jackson, Constance; D043 - Benda, Lauren; E001 - Epstein, Kelly; E015 - Pressley-Clemens, Brealina; E034 - Bradford, Kim; E036 - Faulkner, Victoria; F021 - Sammartino, Zanna; F034 - Haupricht, Tannor; G007 - Elkin, Del; G013 - Scruggs, Dreshia
PUBLIC STORAGE # 20445, 8305 Ulmerton Road, Largo, FL 33771, (727) 249-0891
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
B014 - Czaplinsky, Sharon; B025 - Lewis, Berlyn; B028 - Grimes, Glendon; B033 - Chase, Trini; B051 - adkins, donald; B056 - Clegg, Matthew; B069 - Ringer, Kevin; B079 - Brown, Quinesha; B083 - Hall, Julie; B085 - Tinch, Neville; B099 - Holt, Colleen; C028 - MAUNAKEA, ANGELA; C044 - Sanz, Robert; C067 - McAllister, Hali; C075 - Pope, Jonathan; C102 - Aljaghbeir, Laith; C106 - Klein, Janet; C132 - King, Gloria; E002 - Ferreira, Abraham; E008 - Bouchard, Roger
PUBLIC STORAGE # 20702, 1400 34th Street South, St Petersburg, FL 33711, (727) 502-6014
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
B007 - Campbell, Iesha; B012 - Cohens, Terryelle; C003 - Thompson, Marcia; C007 - Vannoy, Holly Lynn; C011 - Pittman, Emanuel; C015 - Price, Jai; C075 - Garcia, Enrique Quintero; C083 - Nadezhda, Poplavski; C085 - Marion, Devonte; C088 - Baker, Ciara K; C094 - Cooper, Mercedes; C102 - Simmons, Gregory; C116 - Griffin, SaNyya; D006 - Mcclendon, Alfreda; D014 - Felton, Keosha Nycole; D023 - Starling, Tamekia; D036 - Johnson, Ma'kiyah; E022 - Phillips, Princess; E030 - Grubbs, Tamika; E046 - Spells, Vanity; E047 - Thomas, Dauphina; E058 - Woods, Demetrius; E060 - REYNOLDS, CORTNEY; E071 - Williams, Valerie; E074 - JONES, KIMBERLY; E081 - Johnson, Carjada; E086 - Bryan, Randy; E101 - James, Mychelle; E106 - MAYNOR, JACKQULIN; E108 - timpson, Lakitta; E116 - Baker, Angelica; E117 - Gilbert, Anneliese; E122 - Hughes, Ruben; E130 - Brown, Emria; E149 - Vega, Alejandra; E160 - dawson, Shantasia; E168 - wright, sophia
PUBLIC STORAGE # 20714, 4500 34th Street North, St Petersburg, FL 33714, (727) 547-3606
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
A003 - Mckinnie, Christopher; A016 - Mcneil, Beonka; A021 - Rawls, Shane M; A026 - Walker, Ahmad; A027 - corsa, Leslie; A041 - Mccranely, Tranessa; A046 - Batista, Herminio; A050 - Davis, Donald; A057 - Duff, Eric; B007 - Smith, Robert; B014 - curbelo, luis; B020 - Spotts, Christen; B021 - Jones, Eri; B026 - akins, Dorenzo; B028 - stubbins, Laneks; B033 - Goodwin, Ken; B061 - White, Dwaner; B063 - Koser, Frank; B064 - Rhaney, Leslie; B072 - Smith, Dominique; B082 - Scott, Madrid; C009 - Bryant, Porschaonna; C020 - Martinez, Bryan; C037 - butler, trayvon; C055 - Solsten, Marianne; C060 - Hodges, Courtney; C070 - Royalston, JAira; D022 - Wise, Erica; D027 - Derico, Joy; D038 - Johnson, Gerald; D069 - Watson, Tikiera; D080 - Denson, Christine; E001 - day, Tiffany; E026 - Woodard, Vonchinna; E039 - Williams, Zelda; E049 - Scott, Jerika; E057 - mcnealy, stephanie d; F005 - Johnson, Laquita; F007 - Dickson, Noel; F011 - Rodriguez, Guido; F044 - Williams, Kevin; F046 - Tame, Justin; F062 - Rhodes, Jennifer; F064 - Goodwin, Ken; F072 - FOX, MICHAEL B; G004 - Kenson, James; G010 - Britt, Lisa; G022 - Pryor Jr, Willie; G030 - Lewis, Brandy; G038 - Moore, Erica; H022 -Papillon, Ernest; H032 - Leon, Cecilia L; H042 - Mott, William; J002 - Elhersh, Bandar
PUBLIC STORAGE # 25804, 14770 66th St N, Clearwater, FL 33764, (727) 304-3595
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
A23 - Iler, Jillian; A61 - hoyos, Yanosky Soto; A75 - Mccabe, Danny; B25 - Baroni, Aaron; B34 - Barchue, FRANCESS; B41 - Gallardo, Hector; C127 - Parz, Josh; C142 - Crook, Carolyn; C42 - Ingold, David; C65 - D&O capital invested Buznea, Denis; D010 - hounsell, Kelsey; D020 - Pyles, Amber; D038 - Daniels, Dion; D051 - Russell, Michael P; D231 - Hicks, Stephen Chandler; D252 - Casanova, Alissa; D281 - Hovland, Kaela; D284 - Walsh @, Kristin; D294 - Walsh @, Kristin; D300 - Walsh @, Kristin; D312 - ELAM, KIMBERLY; D331 - Sanders, Malia; D388 - Acosta, Angelina; E026 - Piggie, Marci; E031 - Varela, Claudia; E034 - Cann, Ebony; E049 - Thomas, Deme; E051 - Bostick, Yvette; E060 - Hillier, Richard; E069 -Agalla, Penni; E153 - garcia, Roberto; E171 - Gordon, Monique; E176 - Sullivan, Deloris; F004 - hitch-deAlvarez, lisa; F024 - Eley, Donald; F047 - Life Changing Ministries Long, Michael; F102 - McMahon, Thomas; F103 - Hall, Jay; F112 - Riley, Choncey; F123 - Amsley, brice
PUBLIC STORAGE # 28072, 1615 North Highland Ave, Clearwater, FL 33755, (727) 373-6088
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
1006 - perez, Jocelyn; 1007 - johnson, Ruth; 126 - Dennis, Tiara; 135 - holmes, anthony; 212 - BACHMAN, JOHNATHON; 216 - ogolo, fatime; 423 - Battle-Clemons, Janet; 465 - Cbmtampallc koti, Thomas; 476 - Mitchell, Michael; 524 - Barnard, Shatara; 548 - Wilson, Barbara; 549 - Marini, Theresa; 578 - roach, Danny; 620 - russ, daniel; 656 - Bradley, Lynn; 667 - Jones, Martavious; 685 - Delosantos, Griceldi; 710 - Brown, Likisha; 714 - Golden, Markese; 720 - Shimko, John; 721 - Rogers, Guy; 750 - Wortham, Paul; 755 - bonet, jennifer; 802 - mannion, Roseanne
PUBLIC STORAGE # 29147, 13750 Walsingham Road, Largo, FL 33774, (727) 493-0046
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
1085 - Bratton, Alan L; 1098 - Bratton, Alan L; 2040 - Turner, Daniel; 2093 - Dimery, Andrea; 2131 - Menard, Tesha-Lyn; 2150 - Welch, David; 3090 - Fernandez, Dianne; 3208 - Wansley, Catrina; 3210 - Valcarcel, Patricia; B006 - Poe, Jaimie; E004 - Wilmoth, Larry; E010 - Grillo, Kayla
PUBLIC STORAGE # 52102, 20865 US Hwy 19 North, Clearwater, FL 33765, (727) 258-2224
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
A019 - Mitchell, Sonny; A050 - Harris, Damien; B006 - Seary, scott; B010 - Bollea, Nicholas; B043 - Herring, Andrea; B045 - Johnson, Khadijah; B051 - Phillips, Phyllis; B052 - ARIE, WILLIAM; B074 - Crafton, Kevin; B075 - Scheaffe, Amanda; C073 - Bingham, Latarice; C088 - Love, Lakahla; C099 - Blount, Richard; C116 - Valencia, Gustavio; C181 - Depaz, Francisco; C184 - PUSATERI, RANDA; C210 - Rollins, Sequoia; D027 - Glenn, Britan; D039 - Cahill, Kelly; D046 - Leighton, Jennifer; E016 - Aponte, Neil
PUBLIC STORAGE # 52103, 16079 US Hwy 19 North, Clearwater, FL 33764, (727) 474-1763
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
A005 - Kile, Aaron; C033 - Sargent, Torry Michael; C073 - Murray, Jamie; C112 - Perez, Kimberly; C122 - Thomas, Andrew; C147 - Romero, Roberto; C149 - Ayala, Marvin ; D032 - Spivey, Darius; D050 - Crumbley, Laisha; D067 - Cecil, Sarah; E012 - Andenoro, Nicole; E020 - Counts, Kaylynn; E032 - GRASSO, MARY; E042 - jones, Tierra; F011 - Green, ShaQuell; G014 - Barger, Victoria
PUBLIC STORAGE # 23917, 2150 25th St North, St Petersburg, FL 33713, (727) 306-9278
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
0116 - Azuola, Eduardo; 0302 - Lima, Sarah; 0522 - Wilson, Michael; 0530 - Worrell, Stephen; 0606 - Osborne, George; 0607 - Cameron, Nicole; 0620 - Dickson, Jerry Stephen; 0728 - Pacuk, Dianne; 0729 - Coker, Joel; 0745 - Stephens, Dennard Tracy; 0755 - Williams, Auwar; 0772 - King, Felicia; 0775 - Lowry, Daniel; 0848 - Schultz, Alexander; 0855 - Presha, Rose; 0910 - Bostick, Ashley; 1024 - Hammond, Shana Rene; 1042 - McGuire, Patrick; 1055 - Elmin, Rashida; 1077 - Schultz, Alexander; 1085 - BARBER, KAREN; 1102 - Bingham, Jeremy; 2041 - Solis, Kanisha; 2089 - Willis, Thornton; 3014 - Byrne, Derek; 4048 - Danh, Nga; 5005 - Margan, Chrystal

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244 -8080.
January 9, 16, 2026 26-00121N

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Cove Cay Marina will hold a public auction/sale of personal property described below belonging to those individuals listed below at the location indicated: Cove Cay Marina 1300 Cove Cay Dr. Clearwater, FL 33760,
January 23rd, 2026 @ **11:00 -11:30 AM**
www.CoveCayMarina.com
(727) 475-8910

Boats for sale:

1. **HIN**: US-DNAZC001H910
Description: 42ft Donzi
Owner: Konstantino Kouris
Reserve to be met ($12,802.00)

2. **Vessel Reg. No**. FL2626MG HIN: DNAF2073A000
Description: 26ft Donzi
Trailer: VIN: 4DJAB2423HA0123464, Plate: 06BGNA
Owner: Konstantino Kouris
Reserve to be met (**$10,000.00**)

3. **Vessel Reg. No**. RI2770X & HIN: XDYE0070A585
Description: 1985 Oday 192 – 19' White Sailboat
Owner: Frederico Martinez
Trailer: Reg No. 89646
Owner: Frederico Martinez
Reserve to be met (**$3,505.16**)

Purchases must be made at the above referenced facility in order to complete the transaction. Cove Cay Marina may refuse any offer below the reserve to be met, and purchases will be on a first come first serve basis of the personal property.
January 9, 16, 2026 26-00191N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of EVERGREEN located at: 154 S PARK AVE STE 204 in the city of WINTER PARK, FL 32789 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 3rd day of February 2025.

OWNER:
GONZALEZPADILLA, VIVIAN
154 S PARK AVE, SUITE 204
WINTER PARK, FL 32789
January 9, 2026 26-00124N

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 T-shirt Xpress located at 8311 Montalban Street in the City of Navarre, Pinellas, FL 32566 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of January, 2026
Pour It Art LLC
January 9, 2026 26-00138N

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 GYM CORE AUSTIN 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 7th day of January, 2026
JOEBUCKETS LLC
January 9, 2026 26-00192N

NOTICE OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that Leisure Associates Limited Partnership will engage in business under the fictitious name of Oak Crest/Acorn and has already registered the name with the Florida Department of State, Division of Corporations, with a mailing address of 9925 Ulmerton Road, Largo, FL 33771.
January 9, 2026 26-00112N

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 LOUS PROPERTY WASH located at 11064 63RD AVE in the City of SEMINOLE, Pinellas, FL 33772 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 5th day of January, 2026
LOUIS BARTEMIO
January 9, 2026 26-00158N

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 ORANGE PALM GALLERY located at Dunedin in the City of Dunedin, Pinellas, FL 34698 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 30th day of December, 2025
MAXEL VENTURES LLC
January 9, 2026 26-00106N

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FNA DZ, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
Certificate Number: 00403
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
ATHENS SUB BLK 2, LOTS 8,9 AND 10
PARCEL: 13-27-15-01692-002-0080
Name in which assessed:
LEE WINTHROP 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 18th day of February, 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
January 9, 16, 23, 30, 2026
26-00068N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FNA DZ, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
Certificate Number: 01704
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
HIBISCUS GARDENS BLK H, LOT 24
PARCEL: 15-29-15-38574-008-0240
Name in which assessed:
RICHARD J SMITH
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 18th day of February, 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
January 9, 16, 23, 30, 2026
26-00076N

FIRST 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: 06929
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
PLUMOSA PARK LOT 3
PARCEL: 06-31-16-72270-000-0030
Name in which assessed:
JEFFREY J LEBO
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 18th day of February, 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
January 9, 16, 23, 30, 2026
26-00088N

FIRST 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: 08576
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
BACK BAY HOMES LOT 22
PARCEL: 28-31-16-02034-000-0220
Name in which assessed:
CAPRICE INC
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of February, 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
January 9, 16, 23, 30, 2026
26-00095N

FIRST 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: 02738
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
NEW ATLANTIS CLUB CONDO BLDG 5, UNIT 525
PARCEL: 07-30-15-59750-005-5250
Name in which assessed:
ALEXANDER KINDIUK
LESYA KINDIUK
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 18th day of February, 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
January 9, 16, 23, 30, 2026
26-00079N

FIRST 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: 00788
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
CONCORD ARMS CONDO BLDG A, UNIT 5
PARCEL: 15-28-15-17747-001-0050
Name in which assessed:
STANDARD COMMERCIAL SERVICES 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 18th day of February, 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
January 9, 16, 23, 30, 2026
26-00072N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FNA DZ, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
Certificate Number: 00663
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
SUTHERLAND, TOWN OF BLK 105, LOTS 20,21 AND 22 (SEE S02-28-15)
PARCEL: 01-28-15-88560-105-2000
Name in which assessed:
KENDRA JKLM VENTURES 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 18th day of February, 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
January 9, 16, 23, 30, 2026
26-00070N

FIRST 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: 00011
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
INDIAN BEACH RE-REVISED 1ST ADD BLK 87, LOT 22
PARCEL: 01-30-14-42048-087-0220
Name in which assessed:
ROBERT V CLEMMER EST C/O DIANE CLEMMER
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 18th day of February, 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
January 9, 16, 23, 30, 2026
26-00067N

--- TAX DEEDS ---

FIRST 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: 01827
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
BELLEAIR HIGHLANDS BLK B, LOTS 1 THRU 8 LESS RD R/W ON W TOGETHER WITH LOTS 51 THRU 54
PARCEL: 21-29-15-06948-002-0010
Name in which assessed:
CLEARWATER HOSPITALITY 1 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 18th day of February, 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
January 9, 16, 23, 30, 2026
26-00078N

FIRST 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: 07511
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
ROSE GARDEN UNIT NO. 1 BLK 2, LOT 6
PARCEL: 18-31-16-76734-002-0060
Name in which assessed:
ELIZABETH MARIE WALDRON
MARGARET TIERNEY WATKINS
MARY R TIERNEY 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 18th day of February, 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
January 9, 16, 23, 30, 2026
26-00089N

FIRST 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: 00480
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
GULFVIEW RIDGE BLK F, LOT 24
PARCEL: 14-27-15-34767-006-0240
Name in which assessed:
CHRISTOPHER ROBERTS
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of February, 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
January 9, 16, 23, 30, 2026
26-00069N

FIRST 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: 01574
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:
PART OF SW 1/4 OF SEC 13-29-15 DESC FROM NW COR OF SW 1/4 OF SD SEC TH S89D22'54"E 328.53FT TH S00D00'38"E 150FT FOR POB TH CONT S00D00'38"E 100FT S89D22'54"E 164.44FT TH N00D03'26"W 100FT TH N89D 22'54"W 164.35FT TO POB LESS W 25FT FOR RD R/W
PARCEL: 13-29-15-00000-320-0500
Name in which assessed:
SOUTH TAMPA TRUST 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 18th day of February, 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
January 9, 16, 23, 30, 2026
26-00074N

--- PUBLIC NOTICE ---

NOTICE UNDER FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that P&S Florida Leisure Corporation will engage in business under the fictitious name of Amber Glades and has already registered the name with the Florida Department of State, Division of Corporations, with a mailing address of 3113 State Road 580 Safety Harbor, FL 34695.

January 9, 2026 26-00114N

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

NOTICE IS HEREBY GIVEN that MICHAEL BRUCE will engage in business under the fictitious name BRS DBA BRUCES WHOLESALE FLOWERS SERVICES, with a physical address 588 5th Ave SE Largo, FL 33771, with a mailing address 13151 91st N Largo, FL 33771, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 9, 2026 26-00185N

FIRST INSERTION

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to Chapter 10, commencing with 21700 of the Business Professionals Code, a sale will be held on January 27, 2026, for United Self Mini Storage - Ulmerton at www.StorageTreasures.com bidding to begin on-line January 16, 2026, at 6:00am and ending January 27, 2026, at 12:00pm to satisfy a lien for the follow unit (s). Unit (s) contain general household goods.

Name	Unit
Jose Castillo	AC293

January 9, 16, 2026 26-00177N

--- TAX DEEDS ---

FIRST 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: 10116
Year of Issuance: 2023

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

BUENA VISTA LOT 135
PARCEL: 30-31-17-12708-000-1350

Name in which assessed:

WILLIAMS FAMILY LAND TRUST 860
ASSET PRESERVATION TRUST SVCS INC 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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00103N

FIRST 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: 09872
Year of Issuance: 2023

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

BRIDGEWAY ADD BLK H, LOT 16
PARCEL: 07-31-17-11376-008-0160

Name in which assessed:

L L HEATH TRE
HERO/PEREZ ESTATE LAND TRUST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00101N

FIRST 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: 09358
Year of Issuance: 2023

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

SKY HARBOUR CONDO APTS APT 15B
PARCEL: 14-32-16-82688-000-0152

Name in which assessed:

LEON ANGEL REVOCABLE TRUST
LEON ANGEL 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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00097N

FIRST 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: 03840
Year of Issuance: 2023

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

MADEIRA BAY RESORT II CONDO UNIT 316
PARCEL: 15-31-15-54170-000-3160

Name in which assessed:

ENRIQUE FERNANDO GERMANI
PATRICIA ELIZABETH HAZ

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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00083N

FIRST 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: 08977
Year of Issuance: 2023

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

PILLSBURY PARK BLK B, LOT 23
PARCEL: 35-31-16-68922-002-0230

Name in which assessed:

TAMPETE HOUSING LAND TRUST # 2226
ASSET PRESERVATION TRUST SERVICES INC 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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00096N

FIRST 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: 06667
Year of Issuance: 2023

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

LELLMAN HEIGHTS 2ND SEC BLK 19, LOT 8
PARCEL: 03-31-16-51012-019-0080

Name in which assessed:

CAROL D O'SHEA

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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00087N

FIRST 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: 06043
Year of Issuance: 2023

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

VILLAGE AT PARK PLACE BLK 6, LOT 1
PARCEL: 27-30-16-94162-006-0010

Name in which assessed:

ANHHONG T NGUYEN

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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00086N

FIRST 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: 01716
Year of Issuance: 2023

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

HUGHEY'S, W.F. SUB BLK 1, LOTS 7 & 8 & E 1/3 OF LOT 9
PARCEL: 15-29-15-41688-001-0070

Name in which assessed:

BROWNELL TRUST 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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00077N

FIRST 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: 01593
Year of Issuance: 2023

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

SKY CREST UNIT NO. 7 BLK J, LOT 9
PARCEL: 13-29-15-82494-010-0090

Name in which assessed:

DOUGLAS E FISCHER

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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00075N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 01005
Year of Issuance: 2023

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

OAKLAND SUB BLK 3, LOT 20 LESS RD R/W ON S PER O.R. 6095/1268
PARCEL: 27-28-15-62874-003-0200

Name in which assessed:

VISION ROW 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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00073N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 00669
Year of Issuance: 2023

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

SUTHERLAND, TOWN OF BLK 138, W 1/2 OF LOT 4 (SEE S02-28-15)
PARCEL: 01-28-15-88560-138-0400

Name in which assessed:

BDMW IV 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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00071N

Q&A

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV18237_V30

--- TAX DEEDS ---

FIRST 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: 10360
Year of Issuance: 2023

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

GREEN LAWN LOT 24 & N 1/2 OF LOT 23
PARCEL: 06-32-17-33336-000-0240

Name in which assessed:

SMESH 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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00104N

FIRST 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: 10088
Year of Issuance: 2023

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

RICHARDSON'S, W. E. SUB LOT 2
PARCEL: 19-31-17-74664-000-0020

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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00102N

FIRST 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: 08408
Year of Issuance: 2023

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

BRUNSON-DOWELL SUB NO. 1 LOT 210 & S 25FT OF LOT 211
PARCEL: 27-31-16-12474-000-2100

Name in which assessed:

CURRENT OWNER

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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00094N

FIRST 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: 08144
Year of Issuance: 2023

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

NEBRASKA TERRACE LOTS 42 AND 43
PARCEL: 25-31-16-59688-000-0420

Name in which assessed:

LOUISE YOUNG 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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00092N

FIRST 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: 08026
Year of Issuance: 2023

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

FOREST HILL LOT 19
PARCEL: 25-31-16-28908-000-0190

Name in which assessed:

GT INVESTMENTS OF FLORIDA 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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00091N

FIRST 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: 07824
Year of Issuance: 2023

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

COLONIAL PLACE REV BLK 4, LOT 10 & W 5FT OF LOT 11
PARCEL: 23-31-16-17442-004-0100

Name in which assessed:

2751 3RD AVE LAND TRUST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00090N

FIRST 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: 09860
Year of Issuance: 2023

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

WINSTON PARK NORTHEAST 700 CONDO BLDG 700, UNIT 210
PARCEL: 06-31-17-98408-700-2100

Name in which assessed:

ERIC ZVEJNIEKS

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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00100N

FIRST 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: 09763
Year of Issuance: 2023

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

CRISP MANOR BLK 1, LOT 25(SEE S06 MAP)
PARCEL: 05-31-17-19260-001-0250

Name in which assessed:

FELICIA R SCHNEIDER
YAPHET MARTIN

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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00099N

FIRST 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: 08186
Year of Issuance: 2023

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

SMITH'S, S.V. REVISED LOT 39
PARCEL: 25-31-16-83142-000-0390

Name in which assessed:

EDWARD CHOI &
CHANG HEE 2000 REV TRUST

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00093N

FIRST 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: 05280
Year of Issuance: 2023

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

IMPERIAL COURT APT CONDO 3 BLDG E, UNIT 18
PARCEL: 19-29-16-41926-000-0180

Name in which assessed:

PAYTON DOUGLAS SUDENGA

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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00085N

FIRST 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: 03410
Year of Issuance: 2023

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

HARBOR SHORES 2ND ADD LOT 86
PARCEL: 31-30-15-36324-000-0860

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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00082N

FIRST 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: 03409
Year of Issuance: 2023

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

HARBOR SHORES 2ND ADD LOT 85
PARCEL: 31-30-15-36324-000-0850

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 18th day of February, 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

January 9, 16, 23, 30, 2026
26-00081N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25-010396-ES
IN RE: THE ESTATE OF BRUCE PAUL ESPOSITO
Deceased.

The administration of the estate of Bruce Paul Esposito, deceased, whose date of death was on July 17, 2025, with File Number 25-010396-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is January 9, 2026.

Personal Representative
Kristin Esposito McRae
776 Main Street
Wakefield, Massachusetts 01880
Attorney for Personal Representative
Douglas J. Burns, Esquire
FBN: 451060
2559 Nursery Road, Suite A
Clearwater, Florida 33764
Telephone: 727.725.2553
Facsimile: 727.725.9584
Email: dburnspa@tampabay.rr.com
January 9, 16, 2026 26-00148N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011923-ES
IN RE: ESTATE OF ADRIENNE MARIE KILEY,
Deceased.

The administration of the estate of ADRIENNE MARIE KILEY, 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, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:
Tamatha J. Smith
4240 Canalside Drive
Palmyra, NY 14522
Attorney for Personal Representative:
Katherine L. Baggett, Esq.
Florida Bar No. 1033237
MANICE BUDD & BAGGETT LLP
515 N. Flagler Drive, Suite 350
West Palm Beach, FL 33401
January 9, 16, 2026 26-00184N

FIRST INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA
CASE NO.: 25-011303-ES
Division: Probate
IN RE: ESTATE OF ALFRED REED YEASTED,
Deceased.

The administration of the Estate of ALFRED REED YEASTED, deceased, Case No.:25-011303-ES is pending in the Circuit Court for Pinellas County, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756.

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is January 9, 2026.

JOSEPHINE C. YEASTED
Personal Representative
Sean W. Scott, Esq.
Scott Law Offices, WLAW, P.A.
Attorney for Petitioner
3233 East Bay Dr., Ste. 104
Largo, FL 33771-1900
Telephone: (727) 539-0181
Florida Bar No. 870900
Primary Email:
swscott@virtuallawoffice.com
Secondary Email:
wlawprobate2@gmail.com
January 9, 16, 2026 26-00149N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref. No.: 25-007998-ES
IN RE: ESTATE OF ROBERT A. RADULSKI,
DECEASED.

The administration of the Estate of ROBERT A. RADULSKI, deceased, whose date of death was May 11, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 9, 2026.

ROBERT R. RADULSKI
115 Diogenes Street
Dunedin, FL 34698
BENJAMIN A. WINTER, ESQUIRE
Baynard, McLeod, Lang & Winter, P.A.
146 Second Street North,
Suite 102 St. Petersburg,
FL 33701 Phone: (727) 894-0676
FBN: 122785
E-Mail: Ben@BenWinterLaw.com
January 9, 16, 2026 26-00173N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011517-ES
IN RE: ESTATE OF DENNIS LEROY CUMMINGS,
Deceased.

The administration of the Estate of DENNIS LEROY CUMMINGS, Deceased, whose date of death was July 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:
TIMOTHY L. CUMMINGS
3207 Hamm Road
Pearland, TX 77581
Attorney for Personal Representative:
JEFFREY A. EISEL, ESQUIRE
FBN 92365
14020 Roosevelt Boulevard, Suite 808
Clearwater, FL 33762
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email: jeisel@baskineisel.com
Secondary Email:
brittany@baskineisel.com
Secondary Email:
eservice@baskineisel.com
January 9, 16, 2026 26-00194N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011887-ES Division 003
IN RE: ESTATE OF FREDERIC H. ENGELBRECHT,
Deceased.

The administration of the estate of FREDERIC H ENGELBRECHT, deceased, whose date of death was September 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.

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

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

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

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

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

The date of first publication of this notice is Friday, January 9, 2026.

Personal Representative:
William S. Engelbecht
63 Sprucewood
Aliso Viejo, California 92656
Attorney for Personal Representative:
ROBERT J. KELLY, ESQ.
Florida Bar Number: 238414
Kelly & Kelly, LLP
28163 U.S. 19, North, Suite 200
Clearwater, FL 33761
Telephone: (727) 733-0468
Fax: (727) 733-0469
E-Mail:
mpowell@kellyandkellyllp.com
Secondary E-Mail:
rob@kellyandkellyllp.com
January 9, 16, 2026 26-00117N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-007923-ES
IN RE: ESTATE OF ELENORA ROSE SABIN
Deceased.

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 9, 2026.

Personal Representative:
DAVID A. PEEK
10700 JOHNSON BLVD, STE 1
SEMINOLE, FL 33772
Attorney for Personal Representative:
David A. Peek
david@theseminolelegalcenter.com
info@theseminolelegalcenter.com
Florida Bar No. 0044660
The Legal Center
10700 Johnson Blvd., Suite 1
Seminole, FL 33772
Telephone: (727) 393-8822
January 9, 16, 2026 26-00150N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009541-ES, Section 003
IN RE: ESTATE OF ROSALIE FAIRCHILD,
Deceased.

The administration of the estate of Rosalie Fairchild, deceased, whose date of death was August 20, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Probate Division, 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:
Carla Nadine Fairchild
3905 Judson Drive
Land O'Lakes, FL 34638
Attorney for Personal Representative:
/s/
Nicholas J. Roefaro
E-Mail Addresses:
Nick@roefarolaw.com
Christina@roefarolaw.com
Florida Bar No. 89217
ROEFARO LAW
1700 N. McMullen Booth Rd.,
Ste. A-6
Clearwater, FL 33759
Telephone: (727) 796-9191
January 9, 16, 2026 26-00178N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
NO. 25-011292-ES
IN RE: ESTATE OF AVA JOYCE WOLTERS THOMAS,
Deceased.

The administration of the Estate of Ava Joyce Wolters Thomas, Deceased, whose date of death was October 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 25-011292-ES; the address of which is 315 Court Street, Clearwater, Florida, 33756-5165. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

The date of the first publication of this Notice is January 9, 2026.

Teresa Dean Wolters
Personal Representative
Post Office Box 30
St. Petersburg, Florida 33731-0030
Peter R. Wallace
Skelton, Willis & Wallace, LLP
Attorneys for the
Personal Representative
259 Third Street North
St. Petersburg, Florida 33701-3818
Telephone: (727) 822-3907
Florida Bar Number 292532
prw@swbwlaw.com
stacey@swbwlaw.com
January 9, 16, 2026 26-00179N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
NO. 25-011248-ES
IN RE: ESTATE OF GERARD PATRICK GILMORE,
Deceased.

The administration of the Estate of Gerard Patrick Gilmore, Deceased, whose date of death was October 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 25-011248-ES; the address of which is 315 Court Street, Clearwater, Florida, 33756-5165. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

The date of the first publication of this Notice is January 9, 2026.

Patricia Ann Gilmore
Personal Representative
Post Office Box 30
St. Petersburg, Florida 33731-0030
Peter R. Wallace
Skelton, Willis & Wallace, LLP
Attorneys for the
Personal Representative
259 Third Street North
St. Petersburg, Florida 33701-3818
Telephone: (727) 822-3907
Florida Bar Number 292532
prw@swbwlaw.com
stacey@swbwlaw.com
January 9, 16, 2026 26-00180N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011352-ES
IN RE: ESTATE OF AMPHONE BOUNPHAKHOM
Deceased.

The administration of the estate of AMPHONE BOUNPHAKHOM, deceased, whose date of death was July 29, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:
Ken Boonpakom
6197 102nd Avenue N.
Pinellas Park, Florida 33782
Attorney for Personal Representative:
MICHAEL T. HEIDER, ESQ. Attorney
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive, Suite 102
Clearwater, Florida 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate4@heiderlaw.com
January 9, 16, 2026 26-00190N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-011771-ES
Division Probate
IN RE: ESTATE OF
ANTHONY J GIAMPIETRO
Deceased.

The administration of the estate of Anthony J Giampietro, deceased, whose date of death was October 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:
Theresa L. Giampietro
17720 Gulf Blvd Apt 804
Redington Shores, FL 33708

Attorney for Personal Representative:
Rachel M. Wagoner
E-mail Addresses:
Rachel@colenwagoner.com,
probate@colenwagoner.com
Florida Bar Number: 736066
Colen & Wagoner, P.A.
1756 N Belcher Rd
Clearwater, FL 33765
Telephone: (727) 545-8114
January 9, 16, 2026 26-00151N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP011772XXESPR
REF #: 25-011772-ES
IN RE: ESTATE OF
WILLIAM S. GRAN,
Deceased.

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

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

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

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

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

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

The date of first publication of this Notice is: January 9, 2026

Personal Representative:
SHARON A. GRAN
c/o Rooth and Rooth P.A.
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772

Attorney for Personal Representative:
MARIE R. ZORRILLA, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd
Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0118979
E-Mail: marie@roothlaw.com
E-Mail: ryan@roothlaw.com
January 9, 16, 2026 26-00144N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH
JUDICIAL CIRCUIT, FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF: 25-012028-ES
UCN: 522025CP012028XXESXXPR
IN RE: ESTATE OF
JOSEPH LEE HIMMELWRIGHT
Deceased

The administration of the estate of JOSEPH LEE HIMMELWRIGHT, deceased, whose date of death was September 13, 2025, is pending in the Circuit Court for Pinellas County, Florida Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:
KATHRYN E. RANDAZZO
P.O. Box 47392
St. Petersburg, Florida 33743-7392
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
January 9, 16, 2026 26-00152N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 52-2025-CP-010841-ES
Division probate
IN RE: ESTATE OF
PATRICIA MEAGHER
Deceased.

The administration of the estate of Patricia Meagher, deceased, whose date of death was April 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 9, 2026.

Personal Representative:
Eugene Beil
12300 US Hwy 19
Hudson, Florida 34667

Attorney for Personal Representative:
Cedric P. Hay, Esq., Attorney
Florida Bar Number: 0722510
BEIL & HAY PA;
12300 US Hwy 19
Hudson, FL 34667
phone:(727)868-2306;
Fax: (727) 863-1287
E-Mail: elbeil@beilandhay.com
SecondEMail:
webmaster@beilandhay.com
January 9, 16, 2026 26-00146N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-011138-ES
IN RE: ESTATE OF
DIANA G. WELLS,
a/k/a
DIANE LYNN GRAVATT
Deceased.

The administration of the estate of DIANA G. WELLS, also known as DIANE LYNN GRAVATT, deceased, whose date of death was September 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: January 9, 2026.

CHASE L. WILSEY
Personal Representative
1000 16th Street North
St. Petersburg, FL 33705

CHASE L. WILSEY
Attorney for Personal Representative
Florida Bar No. 1035227
Fisher and Wilsey, P.A.
1000 16th Street North
St. Petersburg, FL 33705
Telephone: 727-898-1181
Email: cwilsey@fisher-wilsey-law.com
Secondary:
eoldja@fisher-wilsey-law.com
January 9, 16, 2026 26-00183N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010689-ES
IN RE: ESTATE OF
ROSALIE ANN ST. GEORGE
A/K/A ROSALIE L. ST. GEORGE
Deceased.

The administration of the estate of Rosalie Ann St. George a/k/a Rosalie L. St. George, deceased, whose date of death was August 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 9, 2026.

Salvatore St. George
12108 Trailing Moss Gate
Clarksville, MD 21029
Petitioner
Michael J. Faehner, Esq.
Florida Bar No. 23043
301 Woodlands Pkwy, #10
Oldsmar, FL 34677
Telephone: (727) 306-0201
Email: michael@faehner.com
Secondary Email: filings@faehner.com
January 9, 16, 2026 26-00119N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-011957-ES
Division ES
IN RE: ESTATE OF
RICHARD THOMAS PERRETTI,
Deceased.

The administration of the estate of Richard Thomas Perretti, deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33703. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: January 9, 2026.

Signed on 12/15/2025.

Richel Perretti
Richel Anne Perretti
Personal Representative
108 Birchtree Court
State College, PA 16801

Jonathan P. Kinsella
Jonathan P. Kinsella
Attorney for Personal Representative
Florida Bar No. 96398
HKH Elder Law
5235 16th Street North,
Ste. 200
St. Petersburg, FL 33703
Telephone: (727) 343-8959
Email:
Jonathan@HKHElderLaw.com
Secondary Email:
staff2@HKHElderLaw.com
January 9, 16, 2026 26-00129N

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
UCN: 522025CP011053XXESPR
REF NO: 25-011053-ES
IN RE: ESTATE OF
ANDREW S. BARR,
Deceased.

The administration of the Estate of ANDREW S. BARR, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The file number for the estate is 25-011053-ES. The estate is testate and the date of the decedent's Last Will and Testament is May 6, 2011.

The name and address of the Personal Representative and the Personal Representative's attorney is set forth below. The fiduciary lawyer-client privilege in Section 90.5021, Florida Statutes, applies with respect to the Personal Representative and any attorneys employed by the Personal Representative.

Any interested person on whom a copy of the Notice of Administration is served must file with the Court, on or before the date that is three (3) months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will or any codicils, venue, or jurisdiction of the Court. The three (3) month time period may only be extended for estoppel based upon a misstatement by the Personal Representatives regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the Personal Representatives or any other person. Unless sooner barred by Section 733.212(3), Florida Statutes, all objections to the validity of a will or any codicils, venue or the jurisdiction of the Court must be filed no later than the earlier of the entry of any order of final discharge of the Personal Representatives or one (1) year after service of the Notice of Administration.

Persons who may be entitled to exempt property under Section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a Petition for Determination of Exempt Property is filed by such persons or on their behalf on or before the later of the date that is four (4) months after the date of service of a copy of the Notice of Administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

An election to take an elective share must be filed on or before the earlier of the date that is six (6) months after the date of service of a copy of the Notice of Administration on the surviving spouse, an agent under Chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is two (2) years after the date of the decedent's death.

Personal Representative:
Raj S. Brar
8207 Bibury Lane
Dublin, OH 43016

Attorney for Personal Representative:
Katie Jackson, Esq.
GROWNEY, MCKEOWN &
BARBER, P.A.
3116 66th Street North
St. Petersburg, Florida 33710
Telephone: (727) 384-3800
Fax: (727) 343-1685
Service E-Mail:
kjackson@barber-law.com
Florida Bar No.: 0100158
January 9, 16, 2026 26-00165N

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
UCN: 522025CP010675XXESPR
REF NO: 25-010675-ES
IN RE: ESTATE OF
NOLA MAE WOLDSETH,
Deceased.

The administration of the Estate of NOLA MAE WOLDSETH, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The file number for the estate is 25-010675-ES. The estate is testate and the date of the decedent's Last Will and Testament is July 31, 2019.

The name and address of the Personal Representative and the Personal Representative's attorney is set forth below. The fiduciary lawyer-client privilege in Section 90.5021, Florida Statutes, applies with respect to the Personal Representative and any attorneys employed by the Personal Representative.

Any interested person on whom a copy of the Notice of Administration is served must file with the Court, on or before the date that is three (3) months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will or any codicils, venue, or jurisdiction of the Court. The three (3) month time period may only be extended for estoppel based upon a misstatement by the Personal Representatives regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the Personal Representatives or any other person. Unless sooner barred by Section 733.212(3), Florida Statutes, all objections to the validity of a will or any codicils, venue or the jurisdiction of the Court must be filed no later than the earlier of the entry of any order of final discharge of the Personal Representatives or one (1) year after service of the Notice of Administration.

Persons who may be entitled to exempt property under Section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a Petition for Determination of Exempt Property is filed by such persons or on their behalf on or before the later of the date that is four (4) months after the date of service of a copy of the Notice of Administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

An election to take an elective share must be filed on or before the earlier of the date that is six (6) months after the date of service of a copy of the Notice of Administration on the surviving spouse, an agent under Chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is two (2) years after the date of the decedent's death.

Personal Representative:
Geroge Paul Woldseth
9884 Indian Key Trail
Seminole, FL 33776

Attorney for Personal Representative:
H. Mary McKeown
GROWNEY, MCKEOWN &
BARBER, P.A.
3116 66th Street North
St. Petersburg, FL 33710
Ph.: (727) 384-3800
Fax: (727) 343-1685
Service E-Mail:
mmckeown@barber-law.com
FBN: 220043
January 9, 16, 2026 26-00182N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
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Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE OF TRUST
IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number:26-000057-ES
IN RE: ESTATE OF LENA H. MCDONAGH, Deceased.

Lena H. McDonagh, a resident of Pinellas County, Florida, who died on June 29, 2023, was the settlor of a trust entitled: Declaration of Trust of Christopher McDonagh and Lena H. McDonagh dated January 10, 2012, which is a trust described in Section 733.707(3), Florida Statutes, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2), Florida Statutes.

The name and address of the sole Trustee are set forth below.

The clerk shall file and index this notice of trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this notice of trust must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

Signed on this day of 12/31/2025.

Collette P. McDonagh
Trustee
15 Fairview Avenue
Braintree, Massachusetts 02184

CLERK OF THE CIRCUIT COURT

January 9, 16, 2026 26-00163N

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LV20906_V20

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010851-ES
UCN #522025CP010851XXESPR
Division: 004
IN RE: ESTATE OF ERNEST MURPHY, Deceased.

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

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

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

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

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

The date of first publication of this notice is: January 9, 2026.

MARY J. KEENAN
Personal Representative
12 Beacon Street
Bedford, MA 01730

PEGGY CLARIE, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 0727946
CLARIE LAW OFFICES, P.A.
5922 9th Avenue North
St. Petersburg, FL 33710
Telephone: (727) 345-0041
Facsimile: (727) 344-6659
E-service: enotify@clarielaw.com
Email: email@clarielaw.com
January 9, 16, 2026 26-00128N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-010893-ES
Division: 003
IN RE: ESTATE OF STANLEY R. NACK SR., Deceased.

The administration of the estate of Stanley R. Nack Sr., deceased, whose date of death was August 30, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 9, 2026.

Personal Representative:
Carol L. Howard
3588 Rolling Trail
Palm Harbor, FL 34684

Attorney for Personal Representative:
Jeffrey P. Coleman, Esquire
Florida Bar Number: 503614
581 South Duncan Avenue
Clearwater, FL 33756
Tel.: (727) 461-7474;
Fax: (727) 461-7476
E-Mail: jeff@colemanlaw.com
Secondary E-Mail:
emily@colemanlaw.com;
joanne@colemanlaw.com
January 9, 16, 2026 26-00118N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-012271-ES
IN RE: ESTATE OF CHARLES L. GAST, Deceased.

The administration of the estate of CHARLES L. GAST, deceased, whose date of death was December 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: Friday, January 9, 2026.

JOHN C. GAST
Personal Representative
33-47 14th Street #15A
Long Island City, NY 11106

Sarah E. Williams
Attorney for Personal Representative
Florida Bar No. 0056014
SPN#01702333
Sarah E. Williams, P.A.
840 Beach Drive NE
St. Petersburg, FL 33701
Telephone: 727-898-6525
Email:
swilliams@sarahewilliamspa.com
Secondary Email:
legalassistant@sarahewilliams.com
January 9, 16, 2026 26-00127N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP011053XXESPR
REF NO: 25-011053-ES
IN RE: ESTATE OF ANDREW S. BARR, Deceased.

The administration of the Estate of ANDREW S. BARR, deceased, whose date of death was June 29, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is January 9, 2026.

Personal Representative:
Raj S. Brar
8207 Bibury Lane
Dublin, OH 43016

Attorney for Personal Representative:
Katie Jackson
GROWNEY, MCKEOWN & BARBER, P.A.
3116 66th Street North
St. Petersburg, Florida 33710
Telephone: (727) 384-3800
Fax: (727) 343-1685
Service E-Mail:
kjackson@barber-law.com
Florida Bar No.: 0100158
January 9, 16, 2026 26-00164N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP010675XXESPR
REF NO: 25-010675-ES
IN RE: ESTATE OF NOLA MAE WOLDSETH, Deceased.

The administration of the Estate of NOLA MAE WOLDSETH, deceased, whose date of death was April 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is January 9, 2026.

Personal Representative:
Geroge Paul Woldseth
9884 Indian Key Trail
Seminole, FL 33776

Attorney for Personal Representative:
H. Mary McKeown
GROWNEY, MCKEOWN & BARBER, P.A.
3116 66th Street North
St. Petersburg, FL 33710
Ph.: (727) 384-3800
Fax: (727) 343-1685
Service E-Mail:
mmckeown@barber-law.com
FBN: 220043
January 9, 16, 2026 26-00181N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO AND PINELLAS COUNTIES, FLORIDA
PROBATE DIVISION
Case No.: 25-010780-ES
IN RE: ESTATE OF SHARYN LEE BRODNAX Deceased

The administration of the estate of Sharyn Lee Brodnax, deceased, whose date of death was January 22, 2025 is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: January 09, 2026.

Shannon Lee Brodnax
Personal Representative
2303 1st Street East, Apartment 123W
Bradenton, FL 34208

Ian Charles Brodnax
Personal Representative
167 Moonlight Hollow
Franklin, NC 28734

Eric. R. Hoonhout, Esq
Attorney for Personal Representative
Florida Bar No. 0087422
Hoonhout Law, Chartered
1219 South East Avenue, Suite 202
Sarasota, FL 34239
Telephone: (941) 237-0099
Email: Eric@hoonhoutlaw.com
January 9, 16, 2026 26-00147N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010684-ES
Division ES
IN RE: ESTATE OF JOHN EDWARD LACHAPPELLE, Deceased.

The administration of the estate of John Edward LaChappelle, deceased, whose date of death was August 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: January 9, 2026.

Signed on 10-3-2025.

Pearl Marie LaChappelle
Personal Representative
8001 Thoroughbred Loop
Largo, FL 33773

Jonathan P. Kinsella
Attorney for Personal Representative
Florida Bar No. 96398
HKH Elder Law
5235 16th Street North, Ste. 200
St. Petersburg, FL 33703
Telephone: (727) 343-8959
Email:
Jonathan@HKHElderLaw.com
Secondary Email:
staff2@HKHElderLaw.com
January 9, 16, 2026 26-00145N

FIRST INSERTION

Notice to Creditors
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY FLORIDA
PROBATE DIVISION
File Number: 25-012295-ES
Division: PROBATE
IN RE: ESTATE OF Janice Post Deceased.

The administration of the estate of Janice Post, deceased, File Number: 25-012295-ES, whose date of death was 12-13-2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756, Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: January 9, 2026

Personal Representative
Wendy McLeod
15421 61st Street North
Clearwater, FL 33760
727-560-1788
January 9, 16, 2026 26-00120N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522025CP010581XXESPR
FILE NO. 25-010581-ES
IN RE: ESTATE OF KHOI HUYNH DINH, Deceased.

The administration of the estate of KHOI HUYNH DINH, Deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 25-010581-ES, 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, who have claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: January 9, 2026

Personal Representative:
JENNIFER K. DINH
17406 Isbell Lane
Odessa, Florida 335562

Attorney for Personal Representative:
DAVID W. FOSTER, of
FOSTER AND FOSTER
ATTORNEYS, P.A.
2111 Dr. Martin Luther King Jr.
Street North
St. Petersburg, Florida 33704
Telephone: (727) 822-2013
January 9, 16, 2026 26-00126N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 25-011313-ES-04
IN RE: ESTATE OF STEPHEN EDWARD WALKER, Decedent.

An Order of Summary Administration of the Estate of Stephen Edward Walker, Deceased, whose date of death was August 30, 2025; Case Number 25-011313-ES-04, has been entered in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The total value of the Estate, other than homestead and exempt property, is $0.00. The names and addresses of those to whom the Petitioner has requested for the assets of the Estate to be assigned are Joseph David Walker, 1050 Starkey Road #2406, Largo, FL 33771, and the name and address of the Petitioner's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of the first publication of this Notice is January 9, 2026.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue,
Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
January 9, 16, 2026 26-00193N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011740-ES
Division 003
IN RE: ESTATE OF DANIEL JAMES PROVINE, ALSO KNOWN AS DANIEL J. PROVINE Deceased.

The administration of the estate of DANIEL JAMES PROVINE, also known as DANIEL J. PROVINE, deceased, whose date of death was June 30, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:
DAVID G. PROVINE
1515 Brehm Rd
Westminster, Maryland 21157

Attorney for Personal Representative:
MATTHEW M. JONES Attorney
Florida Bar Number: 11244
500 N. Westshore Blvd, Suite 920
Tampa, FL 33609
Telephone: (813) 856-5625
Fax: (813) 575-0255
E-Mail: matthew@mmjoneslaw.com
Secondary E-Mail:
kelly@mmjoneslaw.com
January 9, 16, 2026 26-00166N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-5412-CO
BREEZEWAY VILLAS, A CONDOMINIUM, a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF OKTAY BARAN VURAL, AND ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as:

Unit 33, Building 11, BREEZEWAY VILLAS, PHASE IV, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5508, Page 1318, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Property Address: 4951 91st Avenue N., #33, Pinellas Park, Florida, 33782.

at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on March 26, 2026.

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

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

Dated this 6th day of January, 2026.

KEN BURKE
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
January 9, 16, 2026 26-00196N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY
CIVIL DIVISION
Case No. 25-000348-CI
Division 15
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
HEATHER TARANTINO A/K/A HEATHER LAVAUGHN TARANTINO, NORMANDY HOMEOWNERS ASSOCIATION, INC., UNKNOWN SPOUSE OF HEATHER TARANTINO A/K/A HEATHER LAVAUGHN TARANTINO, UNKNOWN SPOUSE OF CLARK RICHARD COLE A/K/A CLARK R. COLE A/K/A CLARK COLE , AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on December 27, 2025, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as:

UNIT 2, BUILDING BB, NORMANDY PARK SOUTH CONDOMINIUM F/K/A NORMANDY PARK SOUTH CONDOMINIUM VII, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 11969, PAGE 69 AND ANY AMENDMENTS THEREOF; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS DECLARED IN SAID DECLARATION OF CONDOMINIUM TO BE APPURTENANCE TO THE ABOVE DESCRIBED UNIT; SAID INSTRUMENTS BEING RECORDED AND SAID LAND SITUATE, LYING AND BEING IN PINELLAS COUNTY, FLORIDA.

and commonly known as: 1614 LAKE AVE SE, UNIT 2, LARGO, FL 33771; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.pinellas.realforeclose.com, on JANUARY 27, 2026 at 10:00 A.M..

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

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

Dated: December 31, 2025
By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2427746/wll
January 9, 16, 2026 26-00131N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-005890-CI
UNION HOME MORTGAGE CORP.,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF OLIVIER ROUSSET A/K/A OLIVIER GASTON ROUSSET N/K/A OLIVIER GASTON ROUSSET, et al.,
Defendants.

TO:
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF OLIVIER ROUSSET A/K/A OLIVIER GASTON ROUSSET N/K/A OLIVIER GASTON ROUSSET
1605 S PRESCOTT AVE,
CLEARWATER, FL 33756

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

ALL THAT CERTAIN LAND SITUATE IN PINELLAS COUNTY, FLORIDA, VIZ: LOT 2, BLOCK D, MONTEREY HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 40, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before , a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 31st day of December, 2025.

KEN BURKE
As Clerk of the Court
By /s/ Thomas Smith
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-03985
January 9, 16, 2026 26-00135N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 24-001641-CI
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
HARRIET MCKINNIE; UNKNOWN SPOUSE OF HARRIET MCKINNIE; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Consent Uniform Final Judgment of Foreclosure dated December 08, 2025 entered in Civil Case No. 24-001641-CI of the Circuit Court of the 6TH Judicial Circuit in and for Pinellas County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and MCKINNIE, HARRIET, et al, are Defendants. The Clerk, KEN BURKE, shall sell to the highest and best bidder for cash at PINELLAS County's On-Line Public Auction website: https://pinellas.realforeclose.com, at 10:00 AM on April 21, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in PINELLAS County, Florida, as set forth in said Consent Uniform Final Judgment of Foreclosure to-wit:

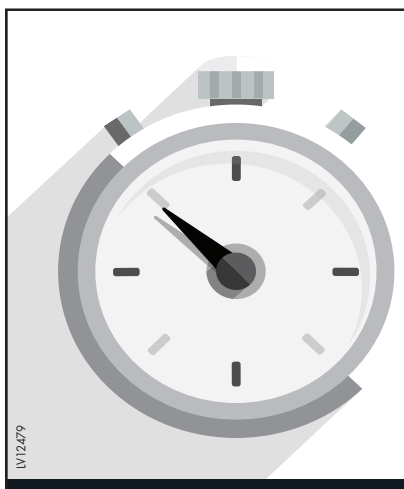
LOT 34 AND THE WEST 5 FEET OF LOT 33, CALEDONIA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 52, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

If you are a person with a disability who needs 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 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.

The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.

Todd C. Drosky, Esq.
FRENKEL LAMBERT
WEISMAN & GORDON, LLP
One East Broward Boulevard,
Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 |
Fax: (954) 200-7770
FL Bar #: 54811
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-099855-F00
January 9, 16, 2026 26-00133N



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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-011301-CO
INVERNESS CONDOMINIUM V ASSOCIATION INC.,
Plaintiff, vs.
JUDITH K. BERRY, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JUDITH K. BERRY (DECEASED), and UNKNOWN TENANT(S)
Defendants.
TO: JUDITH K. BERRY, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JUDITH K. BERRY (DECEASED)

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

Unit 10-209, Building 10, Inverness Phase V, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5897, page 2013, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.
PARCEL ID NO.: 31-28-16-43215-005-2090 ("Property")
Property Address: 2599 Countryside Boulevard Unit 209 Clearwater, Florida 33761

A Lawsuit has been filed against you in Pinellas County Court, INVERNESS CONDOMINIUM V ASSOCIATION INC. v. JUDITH K. BERRY, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JUDITH K. BERRY (DECEASED) and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and the seal of this Court on this 6th day of January, 2026.

Ken Burke, Clerk of Court
BY: STEVIE AYARS
DEPUTY CLERK
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10622-005
January 9, 16, 2026 26-00172N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 24-003203-CI
KERLISHA ALLAN-THOMPSON
Plaintiff, v.
PURE GROUP1 LLC, a Florida Limited Liability Company,
Defendant.
TO: RALPH WILLIAMS
1175 PINELLAS POINT DRIVE SOUTH #110
ST. PETERSBURG, FL 33705

YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, and you are required to file written defenses with the Clerk ofthe court and to serve a copy within thirty (30) days after the first date of publication on or before of this notice on Plaintiff's attorney, Shawn M. Yesner, Esq., whose address is 2753 S.R. 580, Suite 106, Clearwater, FL 33761, otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of this Court on this 31st day of December, 2025.

Ken Burke, CPA
Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida
BY: /s/ Thomas Smith
Deputy Clerk
YESNER LAW, PL
Shawn M. Yesner, Esq.
2753 S.R. 580,
Suite 106
Clearwater, FL 33761
Telephone: (813) 774-5737
Facsimile: (813) 344-0905
Email: Shawn@YesnerLaw.com
Email: Lauryn@YesnerLaw.com
Email: Eservice@YesnerLaw.com
January 9, 16, 23, 30, 2026
26-00136N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-005742-CI
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2,
Plaintiff, vs.
KEVIN SPARKMAN A/K/A KEVIN M. SPARKMAN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 16, 2025, and entered in 24-005742-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2 is the Plaintiff and KEVIN SPARKMAN A/K/A KEVIN M. SPARKMAN; UNKNOWN SPOUSE OF KEVIN SPARKMAN A/K/A KEVIN M. SPARKMAN N/K/A ANDREA POGGI; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE 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 28, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 31.00 FEET OF LOT 52, OLD KENTUCKY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 48, TOGETHER WITH THE SOUTH 15.00 FEET OF LOT V, REVISED MAP OF BELLWOOD SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 2, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 2011 12TH ST N, SAINT PETERSBURG, FL 33704

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

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

Dated this 7 day of January, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-240292 - EuE
January 9, 16, 2026 26-00197N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-004967-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IIN ITS CAPACITY AS OWNER TRUST OF CITIGROUP MORTGAGE LOAN TRUST 2024-RP3
Plaintiff vs.
THE ESTATE OF WILLIAM J. CABRERA by FRANK GARY CABRERA AS PERSONAL REPRESENTATIVE; GREENBRIAR CLUB, INC.; Et Al,
Defendants
TO: 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
Property address:
2186 Scotland Drive
Clearwater, FL 33763
Robert Cabrera
2186 Scotland Drive
Clearwater, FL 33763

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Pinellas County, Florida regarding the subject property with a legal description, to-wit:

LOT 509, GREENBRIAR, UNIT 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE 83, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before , and file the original with the clerk of this court at 315 Court Street, Clearwater, FL 33756 either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.

The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated on 1-5-2026
KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE COURT
By: /s/ Thomas Smith
As Deputy Clerk
Gary Gassel, Esquire
Law Office of Gary Gassel, P.A.
the plaintiff's attorney
2191 Ringling Boulevard
Sarasota, Florida 34237
Pleadings@Gassellaw.com
January 9, 16, 2026 26-00160N

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-003309-CI
MSR ASSET VEHICLE LLC,
Plaintiff, vs.
JOSHUA W. PRUTTING; UNKNOWN SPOUSE OF JOSHUA W. PRUTTING; WINDMILL POINTE HOMEOWNERS ASSOCIATION, INC.,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated December 4, 2025, and entered in Case No. 25-003309-CI of the Circuit Court of the 6TH Judicial Circuit in and for Pinellas County, Florida, wherein MSR Asset Vehicle LLC, is Plaintiff and Joshua W. Prutting; Unknown Spouse of Joshua W. Prutting; Windmill Pointe Homeowners Association, Inc., are Defendants, the Office of the Clerk, Pinellas County Clerk of the Court will sell via online auction at www.pinellas.realforeclose.com at 10:00 A.M. on the 4th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 1, WINDMILL POINTE OF TARPON LAKE UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGES 25 AND 26, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GREENSPACE PARCEL NO. 2, BEING CONTIGUOUS TO LOT 4, BLOCK 1, OF WINDMILL POINTE OF TARPON LAKE UNIT TWO, AS RECORDED IN PLAT BOOK 70, PAGES 25 AND 26, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK 1, OF SAID WINDMILL POINTE OF TARPON LAKE UNIT TWO, AS A POINT OF BEGINNING, PROCEED NORTH 72 DEGREES 00' WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT A DISTANCE OF 65.0 FEET; THENCE SOUTH 18 DEGREES 00' WEST, A DISTANCE OF 70.21 FEET; THENCE SOUTH 72 DEGREES 00' EAST, A DISTANCE OF 65.0 FEET; THENCE NORTH 18 DEGREES 00' EAST, A DISTANCE OF 70.21 FEET TO THE POINT OF BEGINNING.
Property Address: 2718 Woodhall Terrace, Palm Harbor, Florida 34685

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

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

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

Dated: 1/5/26
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400160
January 9, 16, 2026 26-00162N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-011280-CO
LAUREL OAKS AT COUNTRY WOODS CONDOMINIUM ASSOCIATION, INC
Plaintiff, vs.
NANCY N. FELTEN, (DECEASED) TRUSTEE OF THE NANCY N. FELTEN TRUST AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST NANCY N. FELTEN
Defendants.
TO: NANCY N. FELTEN, (DECEASED) TRUSTEE OF THE NANCY N. FELTEN TRUST AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST NANCY N. FELTEN

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

That certain Condominium Parcel described as Unit No. 1901. together with appurtenances thereto, according to the Declaration of Condominium of LAUREL OAKS AT COUNTRY WOODS CONDOMINIUM XIX, and related documents as recorded in Official Records Book 6783, Pages 583 through 632, amended thereto, and the plat thereof as recorded in Condominium Plat Book 100, Pages 61 through 64, Public Records of Pinellas County, Florida.

PARCEL ID NO.: 14-28-15-50458-000-1901 ("Property")

Property Address: 2669 Walnut Drive, Palm Harbor, Florida 34683

A Lawsuit has been filed against you in Pinellas County Court, LARUEL OAKS AT COUNTRY WOODS CONDOMINIUM ASSOCIATION INC. v. NANCY N. FELTEN, (DECEASED) TRUSTEE OF THE NANCY N. FELTEN TRUST AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST NANCY N. FELTEN and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and the seal of this Court on this 6th day of January, 2026.

Ken Burke, Clerk of Court
BY: STEVIE AYARS
DEPUTY CLERK
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10192-067
January 9, 16, 2026 26-00171N

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. 25-007066-CI
SELENE FINANCE, LP,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MAYE L. WALKER, DECEASED, et. al.
Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MAYE L. WALKER, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

CONDOMINIUM PARCEL: APARTMENT NO. 101D, OF TYRONE GARDEN APARTMENTS UNIT II, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGE(S) 79 THROUGH 83, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3197, PAGE 436 THROUGH 480 ET SEQ., TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 6th day of January, 2026.

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
25-272839
January 9, 16, 2026 26-00188N

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-006044-CI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
TYLER J. SMITH, et al.,
Defendants.
TO:
TYLER J. SMITH
1003 LAKE AVOCA DR,
TARPON SPRINGS, FL 34689
UNKNOWN SPOUSE OF TYLER J. SMITH
1003 LAKE AVOCA DR,
TARPON SPRINGS, FL 34689

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 26, POINTE ALEXIS SOUTH PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 44 - 49, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before , a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 6th day of January, 2026.

KEN BURKE
As Clerk of the Court
By /s/ Thomas Smith
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-04203
January 9, 16, 2026 26-00187N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-011254-ES
IN RE: ESTATE OF PATRICIA ANN DELANEY, DECEASED.

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

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

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

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

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

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

The date of first publication of this notice is January 9, 2026.

Personal Representative:
WAYNE L. TURNBERG
5858 Central Ave
St. Petersburg, FL 33707
Attorney for Personal Representative:
C. Hunter Rawls, Esq.
BATTAGLIA, ROSS,
DICUS & McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33707
(727) 381-2300
FBN: 59432
Primary Email:
hrawl@brdwlaw.com
Secondary Email:
probatecasemgr@brdwlaw.com
January 9, 16, 2026 26-00174N

FIRST INSERTION

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
CASE NO. 25-00131dp5
IN THE INTEREST OF:
N.H. DOB: 7/21/2025,
MINOR CHILD
TO: Maria Harris
address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: N. H. born on July 21, 2025. You are hereby commanded to appear on February 23, 2026, at 9:30 a.m. before the Honorable Patrice Moore at the Pinellas Courthouse, 14250 49th Street North Clearwater, FL 33762, for an ADVISORY AND DISPOSITION HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 5 day of January, 2026.

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

BRUCE BARTLETT, State Attorney
Sixth Judicial Circuit of Florida
P.O. Box 17500
Clearwater, FL 33762-0500
(727) 464-6221
January 9, 16, 23, 30, 2026
26-00159N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY
CIVIL DIVISION
Case No. 24-000592-CI
Division 19
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF BARBARA WOLLMAN, DECEASED, GERALD BARRY WOLLMAN, KNOWN HEIR OF BARBARA WOLLMAN, DECEASED, JOYCE VANMILL, KNOWN HEIR OF BARBARA WOLLMAN, DECEASED, UNKNOWN SPOUSE OF GERALD BARRY WOLLMAN, UNKNOWN SPOUSE OF JOYCE VANMILL, , AND UNKNOWN TENANTS/ OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 18, 2025, in the Circuit Court of Pinellas County, Florida, Ken Burke, Clerk of the Circuit Court, will sell the property situated in Pinellas County, Florida described as:

LOT 9 AND THE NORTHWESTERLY 2 FEET OF LOT 10, BLOCK 2, VARIETY VILLAGE REPLAT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 73, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

and commonly known as: 1210 TYRONE BLVD N, SAINT PETERSBURG, FL 33710; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at www.pinellas.realforeclose.com, on JANUARY 22, 2026 at 10:00 A.M..

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

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

Dated: December 31, 2025
By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff
Invoice to:
Jennifer M. Scott
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
318000/2323122/wll
January 9, 16, 2026 26-00132N

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-10923-CO
MISSION HILLS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF SAUL E. ESTUPINIAN, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.
TO: ESTATE OF SAUL E. ESTUPINIAN, ANY AND ALL UNKNOWN HEIRS

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

Unit Number F-10, Mission Hills Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3665, Pages 870 through 931, and all amendments thereto, and according to the plat thereof recorded in Condominium Plat Book 9, Pages 45 through 57, both of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto. With the following street address: 1510 Flint Drive West, Clearwater, Florida, 33759

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

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

WITNESS my hand and the seal of this Court on 01/06/2026

Business Observer
KEN BURKE
CLERK AND COMPTROLLER
By: STEVIE AYARS
Deputy Clerk
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
January 9, 16, 2026 26-00189N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-002397-CI
BANK OF AMERICA, N.A.;
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF RUTH ANN WELLINGTON A/K/A RUTHANN WELLINGTON; WARREN R. HULL, JR.; JAMES JOSEPH HULL; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY;
Defendant(s).
To the following Defendant(s):
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF RUTH ANN WELLINGTON A/K/A RUTHANN WELLINGTON
Last Known Address
UNKNOWN
WARREN R. HULL, JR
Last Known Address
3433 SOUTHPORT SUPPLY RD
BOLIVIA, NC 28422

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 17, LESS WEST 45 FEET THEREOF AND ALL OF LOT 18, BLOCK 26, ORANGE LAKE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 65 THROUGH 67, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
a/k/a 10102 115TH AVE, LARGO, FL 33773 PINELLAS

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), 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 demand in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 300 Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. 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. for Electronic ADA Accommodation Request; go to: http://www.pinellascounty.org/forms/ada-courts.htm.

WITNESS my hand and the seal of this Court this 31 day of December, 2025.

Ken Burke
As Clerk of the Court by:
By: /s/ Thomas Smith
As Deputy Clerk

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
January 9, 16, 2026 26-00134N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-004160-CI
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, v.
SHANNON LEE QUINLAN, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated December 16, 2025, issued in and for Pinellas County, Florida, in Case No. 24-004160-CI, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and SHANNON LEE QUINLAN, UNKNOWN SPOUSE OF SHANNON LEE QUINLAN, UNKNOWN PARTIES IN POSSESSION #1 and UNKNOWN PARTIES IN POSSESSION #2 are the Defendants.

The Clerk of the Court, KEN BURKE, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on February 17, 2026, at electronic sale beginning at 10:00 AM, at www.pinellas.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOTS 5 AND THE WEST 20 FEET OF LOT 6, BLOCK 4, CLEARVIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 3270 35th Avenue North, Saint Petersburg, FL 33713

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

IMPORTANT

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

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

Dated: This 30th day of December, 2025.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road,
Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
Andrea Pershard, Esq.
January 9, 16, 2026 26-00130N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case #: 24-002417-CI
DIVISION: 15
North American Savings Bank F.S.B.
Plaintiff, -vs.-
Cindy Eve Bonsignori f/k/a Cindy E. Tendler; Unknown Spouse of Cindy Eve Bonsignori f/k/a Cindy E. Tendler; Bethpage Federal Credit Union; Camali Nada; 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. 24-002417-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein North American Savings Bank F.S.B., Plaintiff and Cindy Eve Bonsignori f/k/a Cindy E. Tendler 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 February 25, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 26, PARADISE ISLAND 6TH ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
24-331188 FC01 NAS
January 9, 16, 2026 26-00161N

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• Simply email your notice to **legal@businessobserverfl.com**
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_v9

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

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

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

TRACT B-2, BEING A PORTION OF LOTS 2, 3, 20 AND 21, BLOCK 9 OF FAIRVIEW AS SHOWN ON PLAT RECORDED IN PLAT BOOK 9, PAGE 18 OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 9 OF SAID FAIRVIEW, THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 137.50 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF ANCLOTE RIVER DRIVE AS NOW ESTABLISHED TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 11 SECONDS EAST, 145.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 42.26 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 30 SECONDS EAST, 145.60 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 44.83 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ANCLOTE RIVER DRIVE TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 24th day of December, 2025.

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: /s/ Thomas Smith
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-342951
January 2, 9, 2026 26-00033N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 09021058CI
FEDERAL NATIONAL MORTGAGE ASSOCIATION ,
Plaintiff, vs.
DONALD A. JOHNSON; JENNIFER J. JOHNSON; UNKNOWN TENANT(S);
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.pinellas.realforeclose.com at, 10:00 AM on the 21 day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK B, MOUNT VERNON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 97, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS: 4737 12TH AVENUE NORTH, SAINT PETERSBURG, FL 33713

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 23 day of December 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-002727-CI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2022-NQM3,
Plaintiff, vs.
MARCHEL A. ZELAN; EXOTIC CAR LEASING LLC; LIBERTY ONE ALLIANCE; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

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

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

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

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

Dated this 23rd day of December 2025.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-00625 SM, LLC
V6.20190626
January 2, 9, 2026 26-00038N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 19-000711-CI
DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC,
Plaintiff, vs.
JOHN STEVEN WHITE; DEBORAH H. WHITE, et al.
Defendant(s).

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

LOT 20, BLOCK 6, OF BLOSSOM LAKE VILLAGE, SECTION III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 58 AND 59, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
Property Address: 10483 KUMQUAT LN, SEMINOLE, FL 33772

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

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

Dated this 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

SECOND 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, RECORDED IN PLAT BOOK 85, PAGES 10-11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

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

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

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

LAW OFFICE OF GARY GASSEL, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34237
(941) 952-9322
Attorney for Plaintiff
By WILLIAM NUSSBAUM III, ESQUIRE
Florida Bar No. 066479
January 2, 9, 2026 26-00039N

SECOND INSERTION

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 SUBDIVISION, AS RECORDED IN PLAT BOOK 78, PAGE 3, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD

Or 711 for the hearing impaired

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: Michael L. Tebbi, Esq.
FL Bar # 70856
23-330287 FC01 WEQ
January 2, 9, 2026 26-00041N

SECOND INSERTION

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 MOUSOURLIS
LAST KNOWN ADDRESS: 1470 WEXFORD DRIVE SOUTH, PALM HARBOR, FL 34683
CURRENT ADDRESS: UNKNOWN
TO: UNKNOWN SPOUSE OF KONSTANTINOS 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 follows:

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 PINELLAS COUNTY FLORIDA.
Property address: 1470 Wexford Drive South, Palm Harbor, FL 34683

You are required to file a written response 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 publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

DATED this the 23rd day of December, 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.
LV18237_V34

--- ESTATE ---

SECOND INSERTION

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

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM, THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Person Giving Notice:
GEORGE A. ZACH
Personal Representative
9 Nina Place
Randolph, NJ 07869

MARYANN R. POROBIJA
Co-Personal Representative
24 Paddock Drive
Northport, NY 11768

Attorney for Personal Representative:
Cynthia E. Orozco
Florida Bar No. 449709
P.O. Box 47277
St. Petersburg, FL 33743-7277
(727) 346-9616
email: cattorney1@tampabay.rr.com
January 2, 9, 2026 26-00045N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY,
FLORIDA
Probate Division
File Number: 25-005866-ES
IN RE: THE ESTATE OF
SHARON ANN KEARNEY,
Deceased.

The administration of the estate of Sharon Ann Kearney, deceased, whose date of death was April 27, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North St. Petersburg, FL 33701. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative
David Scott Kearney
1528 Watson Oaks Court
Lakeland, FL 33809
Mint Law Firm
Benjamin Keller, Esq.
Florida Bar No. 69304
Of Counsel For
Mint Law Firm
2690 S. Combee Rd
Lakeland, FL 33803
(863) 216-7886
January 2, 9, 2026 26-00048N

SECOND INSERTION

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

The Formal Administration of the estate of THOMAS J. MUESSIG, deceased, File No. 25-008710-ES-03 is pending in the Circuit Court for Pinellas County, Probate Division, 315 Court St., Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL CREDITORS ARE NOTIFIED THAT:

All creditors of the Decedent having claims or demands against Decedent's estate on whom a copy of this Notice is served within three months after the date of the first publication of this Notice MUST FILE THEIR CLAIMS 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 CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Attorney for Personal Representative:
Margot Pequignot, Esquire
Margot Pequignot, P.A.
164 8th Ave. SW
Largo, FL 33770
(727) 518-7330
marpeq@aol.com
FBN 319155
January 2, 9, 2026 26-00032N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 25-008171-ES
Division 004
IN RE: ESTATE OF
ESTELLA M. DATESMAN,
Deceased.

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.

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

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

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

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009610-ES
Division: Probate
IN RE: ESTATE OF
DAVID RAYMOND KIRBY
(A/K/A DAVID R. KIRBY
A/K/A DAVID KIRBY)
Deceased.

The administration of the estate of David Raymond Kirby (a/k/a David R. Kirby a/k/a David Kirby), deceased, whose date of death was July 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Dawn Beckman
7515 Marbury Road
Bethesda, Maryland 20817-6222
Attorney for Personal Representative:
Tanya Bell, Esq.
Florida Bar Number: 52924
Bell Law Firm, P.A.
2611 Keystone Road, Suite B-1
Tarpon Springs, Florida 34688
Telephone: (727) 287-6316
Fax: (727) 287-6317
TanyaBell@BellLawFirmFlorida.com
Felicia@BellLawFirmFlorida.com
January 2, 9, 2026 26-00025N

SECOND INSERTION

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.

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.

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

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

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

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

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

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

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

SECOND INSERTION

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.

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.

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

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

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

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

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

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

Personal Representative:
Brianna Peterson

Attorney for Personal Representative:
John R. Cappa II
E-Mail Addresses:
jrc@cappalaw.com
holly@mckytonlaw.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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-011822-ES
Division PROBATE
IN RE: ESTATE OF
DAWN M. MARSHALL
Deceased.

The administration of the estate of DAWN M. MARSHALL, deceased, whose date of death was June 21, 2025; File Number 25-011822-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

TODD E. MARSHALL
Personal Representative
1987 Orange Court
Dunedin, FL 34698
WILLIAM K. LOVELACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446 -1036
January 2, 9, 2026 26-00026N

SECOND INSERTION

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.

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.

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

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

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

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

The date of first publication of this notice is 01/02/2026

Yvette Barnett
Personal Representative
749 Drift Tide Drive,
Virginia Beach, VA 23464

Robert D. King, Esq.
Email: bobby@kingfirm.com
Florida Bar No. 89104
The King Firm, PA
4430 Park Blvd.
Pinellas Park, Florida 33781
Telephone: (727) 800-3040
Attorney for Personal Representative
January 2, 9, 2026 26-00053N

SECOND INSERTION

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.

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.

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

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

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

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

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

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@sarahewilliamspa.com
Secondary Email:
legalassistant@sarahewilliamspa.com
January 2, 9, 2026 26-00047N

SECOND INSERTION

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.

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.

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

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

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

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

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

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@sarahewilliamspa.com
Secondary Email:
legalassistant@sarahewilliamspa.com
January 2, 9, 2026 26-00046N

--- ESTATE ---

SECOND 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.

The administration of the estate of DAVID L. WALKER, deceased, whose 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.

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

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

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

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

The date of first publication of this Notice is 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, 2026 26-00066N

SECOND 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.

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

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

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

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

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

The date of first publication of this notice is 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, 2026 26-00052N

SECOND 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.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of 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 or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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, 2026 26-00064N

SECOND 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

The administration of the estate of LYNNE E. ROBINSON, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 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, 2026 26-00065N

SECOND 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.

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.

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

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

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

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

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

The date of first publication of this Notice is 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, 2026 26-00031N

SECOND 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.

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.

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

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

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

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

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

The date of first publication of this notice is 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, 2026 26-00030N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 25-009233-ES
Section 004
IN RE: ESTATE OF
JOHN K. CORBISSERO,
Deceased.

The administration of the estate of John K. Corbissero, deceased, whose date of death was April 29, 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.

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

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

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

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

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

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

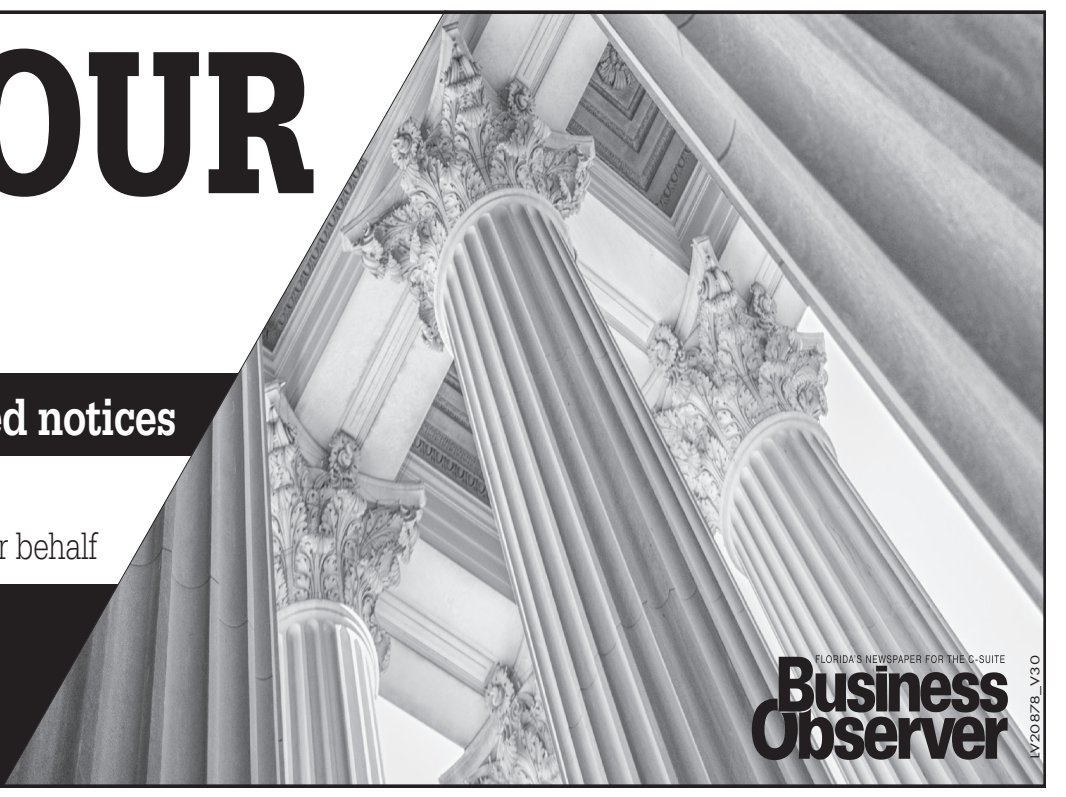
Personal Representative:
Cheryl L. Bledsoe
10477 54th Ave N
St. Petersburg, Florida 33708
Attorney for Personal Representative:
Jovita Ahava, Esq.
Florida Bar Number: 0075429
AHAVA LEGACY LAW, P.A.
P.O. Box 83
St. Petersburg, FL 33731
Telephone: (727) 362-1234
Fax: (888) 228-2009
E-Mail: service@ahavalegacylaw.com
Secondary E-Mail:
jovita@ahavalegacylaw.com
January 2, 9, 2026 26-00029N

PUBLISH YOUR LEGAL NOTICE

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

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

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



--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF 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:

Lot 54, Franklin Square Phase III, according to the Plat thereof, recorded in Plat Book 97, Page(s) 78 through 80, of the Public Records of Pinellas County, Florida.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-11032FL
January 2, 9, 2026 26-00055N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-003231-CI
EF MORTGAGE LLC,
Plaintiff, v.
MAIN STREET HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY; MARIO BAQUE, AN INDIVIDUAL; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s),

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

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

Property Address: 3934 HUNTINGTON ST NE, ST. PETERSBURG, FL 33703

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

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

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

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Irina Danilyan
Irina Danilyan
FBN: 68563
Service E-mail:
ftlrealprop@kelleykronenberg.com
File No: 3087.000458
January 2, 9, 2026 26-00035N

SECOND INSERTION

CORRECTIVE NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-003054 -CI
440 WEST, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V.
PETER J. HARKOVITCH, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 18, 2025, and entered in Case No. 24-003054 -CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein 440 WEST, INC. is Plaintiff, and PETER J. HARKOVITCH, JULIE ZEIHER, NEWTEK SMALL BUSINESS FINANCE, LLC. and THE STATE OF ALASKA are Defendants, Ken Burke, Pinellas County Clerk of Court, will sell to the highest and best bidder for cash: [X] www.pinellas.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:

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 CONDOMINIUM BOOK 22 PAGES 27 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

A/K/A: 450 S Gulfview Blvd., No. 407, Clearwater Beach, FL 33767

A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN ONE (1) YEAR AFTER THE SALE.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 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 26-00036N

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT PINELLAS COUNTY, FLORIDA
Case No. 25-005990-FD
In re the marriage of:
Chelsea Rae Mayo,
Petitioner, and
Jeferson Lumbera Mayo,
Respondent.
TO: JEFERSON LUMBERA MAYO

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Mark Hanks, Attorney Hanks, P.A., attorney for petitioner, 9600 Koger Blvd North, Suite 104, St. Petersburg, FL 33702, on or before 30 DAYS FROM FIRST PUBLICATION and file the original with the clerk of this Court at 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-001523-CI
DIVISION: 11
INFIRST FEDERAL CREDIT UNION,
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF LARRY JONES A/K/A LARRY JONES, SR., DECEASED; SHERINA AQEEL-JONES A/K/A SHERINA AQEEL; DISCOVER BANK ; TERRACE PARK OF FIVE TOWNS, NO. 15, INC. ; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered on December 16, 2025 in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Ken Burke, CPA, the Clerk of Court will on JANUARY 21, 2026 at 10:00 a.m., offer for sale and sell at public outcry to the highest and best bidder for cash at www.pinellas.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 163, and at the Judicial Building in St. Petersburg at 545 1st Ave. North) the following described property situated in Pinellas County, Florida:

UNIT NO. 408, JEFFERSON BUILDING, TERRACE PARK OF FIVE TOWNS NO. 15, A CONDOMINIUM, AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4931, PAGE 1742, TOGETHER WITH ANY AMENDMENTS THERETO, AND ALSO RECORDED IN CONDOMINIUM PLAT BOOK 37, PAGES 70 THROUGH 72, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 7975 58th Ave N, Unit 408, St. Petersburg, FL 33709

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

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

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

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

3201 32nd Ave S St. Petersburg FL, 33712
January 23, 2026 at 10:30am

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

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 2, 9, 2026 26-00063N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 1159 94th Ave N. St. Petersburg FL, 33702 on January 21, 2026 at 12:30 PM

Chris Mond- Car parts, tools
William Spalten- Furniture, boxes, tools
Tanya Thomas- Furniture, boxes, appliances
Venus Dickens- Luggage, clothes, tv, scooter

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 26-00013N

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 7220 4th St N. St. Petersburg, FL. 33702
January 23, 2025 -1:00 p.m.

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

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 2, 9, 2026 26-00003N

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on January 22, 2026 at 10:00 AM

Shaniyah Watson – household goods
Dawn Lakes - Household goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 2, 9, 2026 26-00008N

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 2, 9, 2026 26-00012N

SECOND 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	Wall art, Clothing and shoes, Bookcase, Purses
Myrna Benitez	Electronics, Furniture, Bicycle, Cooler
Marcia Little	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

SECOND 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

SECOND 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

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V9

SECOND INSERTION

NOTICE OF PUBLIC SALE

TROPICANA STORAGE – CLEARWATER, located at 29712 US HWY 19 N, Clearwater, FL 33761, gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien.
#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

SECOND 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.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 26-00007N

SECOND 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

SECOND 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

SECOND 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

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 26-00006N

SECOND INSERTION

Notice of Public Sale
Multiple Facilities - Multiple Units

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

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 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

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 1/23/2026 @ 11:00 AM:
Pearce Parker - Clothing
Tamara Kay Farr - Hshld furn

Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 1/23/2026 @ 11:30 AM:
Janae Pride - hshld gds/furn
Nancy Johnston - bed,furn,boxes,totes,walker
Roxanne Brister - hshld gds/furn, TV/Stereo Equip, Tools/Applncs
Alan Junnila - Tools/Applncs, Lndscpng/Cnstrctn Equip, Sporting gds
Steven Also Iacuone - furniture, tools, material
Stephanie Miehl - memories, hshld items

Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 1/23/2026 @ 12:00 PM:
Vernisha Jackson - 2 bedrm condo, living rm, boxes, bedrm, kitchen
Daniel Shelor - paper materials, clothes, boxes, electronics

Extra Space Storage 1945 Sunset Point Rd, Clearwater, Fl 33765 on 1/23/2026 @ 11:00AM:
Unit 4006 -Billy Clark Used Tires
Unit 5001 - Billy Clark Used Tires

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 1/23/2026 @ 1:00 PM:
Cindy Ford - Stool, Mattress, Table, TV, Hand Tools, Power Tools
Jeffrey Leist - Bags, Tools, Exercise Equipment, Hand Truck
Nicole Jusovic - Tires, Bikes, Shelving, Dresser, Luggage, Car Rims
Debra Palermo - Baby Car Seat, Baby Chair, Bags
Victor Droubie - Air Conditioner, TV's, Monitor, Fan, Electric Scooter
Ashley Ryan - Totes, Boxes, Toys

Extra Space Storage 1016 Belcher Rd, Clearwater, FL 33765 on 1/23/2026 @ 1:30 PM:
Deborah Wiley - Household Goods
Athena Carroll - Table and HH goods
Michalla Jones - Furniture, decorations, console, computer

Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL 33755 on 1/23/2026 @ 2:00 PM:
Rachel Alexander - various small furnishings and hshld items, clothing and bedding in storage tubs
CJ Delgo - Hshld Items

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January 2, 9, 2026 26-00001N