

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 Paper Fang Studio located at 7901 4th St N, STE 300 in the City of Saint Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 13th day of January, 2026 Mollie Spray January 16, 2026		
		26-00286N

FICTITIOUS NAME NOTICE	FICTITIOUS NAME NOTICE
Notice is hereby given that BobKat Home, Inc., desiring to engage in business under the fictitious name Varsity Zone HVAC of Clearwater, located at 12513 Bronco Dr, Tampa, FL, 33626, 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 16, 2026	Notice is hereby given that BobKat Home, Inc., desiring to engage in business under the fictitious name Varsity Zone HVAC 127 located at 12513 Bronco Dr, Tampa, FL, 33626, 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 16, 2026
26-00207N	26-00206N

NOTICE OF PUBLIC SALE		
JOE'S TOWING & RECOVERY, INC. *** MAIN OFFICE *** 6670 114TH AVENUE LARGO, FL. 33773 727-541-2695 727-541-1300		
YR	MAKE	ID #
13	CADILLAC	1GYS4HEF2DR141995
09	FORD	1FAHP36N19W147883
19	GMC	3GKALTEX4KL196196
17	HONDA	1HGCR2F34HA290556
12	KIA	KNAFW4A36C5496404
01	TOYOTA	JT2BG22K610601339
14	VOLK	3VWD17AJ8EM227808

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 2-13-2026 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 16, 2026

FIRST INSERTION
Notice of Public Sale Multiple Facilities - Multiple Units

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

**Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 2/4/2026@ 10:30 AM:**  
Melissa Calvin-Morelock-hshld gds

**Extra Space Storage 18524 US Hwy 19 N, Clearwater, FL 33764 on 2/4/2026@ 11:00 AM:**  
Nickisha Jenkins-furniture  
Paul Labarbera -hshld items/furn  
Jonathan Hoag-hshld, pots, pans, sheets, clothes, decor, furniture

**Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 2/4/2026 @ 12:30 PM:**  
Jacqualine Hill-couch, bed, clothes, TV

**Extra Space Storage 1850 N Hercules Ave, Clearwater, FL 33765 on 2/4/2026 @ 1:00 PM:**  
Darios Fletcher -furniture, mattress, boxes, sm. Electronics  
Nicole Delgado -tools, pictures, kitchen stuff

**Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 2/5/2026@ 11:00 AM:**  
Caroline Kenney-furniture, boxes  
Sade Bolwaire-clothes, bags  
Charles Slaughter -Hshld gds/furn  
Christie Swigert-paddle board equip

**Extra Space Storage 13100 66th St, Largo, FL 33773 on 2/5/2026@ 12:00 PM:**  
Wayne Olandt-hshld gds  
Kyrell Branch-boxes, and bed

**Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 2/5/2026 @ 12:30 PM:**  
Mark Lister-hshld gds/furn, toys  
Danner Rubido -subwoofers, clothes, tools  
Toni Crawford-hshld gds

**Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 2/6/2026@10:30 AM:**  
Kelly Clark -hshld gds/furn

**Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 2/6/2026@ 11:00 AM:**  
Gianna Stabile-boxes with personal stuff  
Ashik Roberts-furniture, mattress, box spring, boxes  
Malek Brittian -bedroom furniture  
Daq Taylor-hshld gds/furn

**Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 2/6/2026 @ 11:30 AM:**  
Jesse Abbott -hshld gds  
Qawiyyia Poole-totes, bags, clothes, pictures, documents

**Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 2/6/2026@ 12:00 PM:**  
Walter Robinson -boxes, hshld items  
Mark Olds-boxes, clothes  
Anthony Newton -clothes, hshld items  
Samantha Carter-clothes, home gds

**Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 2/6/2026@ 1:00 PM:**  
Angelique Wetherbe -Luggage, Totes, Bike, Bag  
Jessica Cutchall-Windows, Ladders, Screens, Hand Tools  
LeOliver Bonner-Rims, Ladder, Fishing Poles, Hand Tools  
Robin Potter-Ladders, Paint, Stove, Refrigerator, Door, bathtub

**Extra Space Storage 1016 Belcher Rd, Clearwater, FL 33765 on 2/6/2026@ 1:30 PM:**  
Shane Bradley-hshld gds/furn

The auction will be listed and advertised on [www.storagetreasures.com](http://www.storagetreasures.com). Purchases must be made with **cash only** and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property.  
January 16, 23, 2026

26-00201N

NOTICE
Care By Stephanie is a private home service in the comfort of your home with flexible schedules to accommodate you. January 16, 2026
26-00200N

FICTITIOUS NAME NOTICE (DBA)
Notice is hereby given that Mika Legacy Partners LLC, desiring to engage in business under the fictitious name Chiki Churros St-Pete, located at 685 Central Ave, St. Petersburg, Pinellas County, Florida 33701, intends to register said fictitious name with the Florida Department of State, Division of Corporations, pursuant to section 865.09 of the Florida Statutes. January 16, 2026
26-00208N

NOTICE UNDER FICTITIOUS NAME LAW
Notice is hereby given that Stivent Alberto Fornes Gonzalez, desiring to engage in business under the fictitious name Suncoast Roll Off Services located at 701 Pasadena Avenue South, St. Petersburg, FL 33707, 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 16, 2026
26-00204N

NOTICE UNDER FICTITIOUS NAME
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Mitko's Grill, located at 8984 Lakewood Dr, in the County of Pinellas, in the City of Seminole, Florida 33772, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Seminole, Florida, this 6th day of January, 2026. Balkan Skara LLC January 16, 2026
26-00205N

FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 01/30/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1962 MARL mobile home bearing the vehicle identification number G255AK-PX2001, and all personal items located inside the mobile home. Last Tenant: Daniel Alan Le Berth. Sale to be held at: Sunshine MHC, 7403 46th Avenue North, St. Petersburg, Florida 33709 (727) 541-1079. January 16, 23, 2026
26-00283N

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 Vape ATM located at 2343 26th St S, in the County of Pinellas, in the City of Saint Petersburg, Florida 33712 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Saint Petersburg, Florida, this 09th day of January, 2026. GLAZZ HIZE PRODUCTIONS LLC January 16, 2026
26-00223N

FIRST INSERTION
NOTICE OF PUBLIC SALE TROPICANA STORAGE - CLEARWATER, located at 29712 US HWY 19 N, Clearwater, FL 33761, gives notice that the following units will be advertised and sold by competitive bidding on <a href="http://www.storagetreasures.com">www.storagetreasures.com</a> to satisfy the owner's lien. <b>#0573- Cedrick Vaughn, #0614- Terry Bates, #0638- Jordan Clark, #2119- Kelly Christansen, #U026- Linda Cooke #0649- Stephen Watterson.</b> The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on <b>Monday February 2nd, 2026 @ 11:00am</b> 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 16, 23, 2026
26-00282N

FIRST INSERTION
NOTICE OF PUBLIC SALE TROPICANA MINI STORAGE - LARGO, located at 220 Belcher Rd., Largo, FL 33771, gives notice that the following units will be advertised and sold by competitive bidding on <a href="http://www.storagetreasures.com">www.storagetreasures.com</a> to satisfy the owner's lien. <b>CP004 - Carlos Aldamuy, E034 - Annabelle Catania, E077 - Laura Fagan, G231 - Sheena McConnell, D300 - Jose G Rivera</b> The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on <b>Monday, February 2nd, 2026 at 11AM</b> . Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Largo may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. January 16, 23, 2026
26-00275N

FIRST INSERTION
NOTICE OF PUBLIC HEARING BY THE SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA Pursuant to Section 1006.283, a public hearing is being scheduled to receive public comment on recommended instructional materials.  The public hearing will be held on January 27, 2026 during a meeting of the School Board in Conference Hall at the School Board of Pinellas County, 301 4th Street SW, Largo, Florida, which begins at 5:00 pm.  Drafts of the above instructional materials are available for review at the following website <a href="https://www.pcsb.org/departments/facilities-and-operations/instructional-materials/k-12-english-language-arts-ela-adoption-personal-financial-literacy-money-management-adoption">https://www.pcsb.org/departments/facilities-and-operations/instructional-materials/k-12-english-language-arts-ela-adoption-personal-financial-literacy-money-management-adoption</a> January 16, 23, 2026
26-00246N

FIRST INSERTION
ADVERTISEMENT FOR BIDS  The Pinellas County School District is soliciting sealed electronic bids in response to <b>Chemical Fire Suppression Systems: Maintenance &amp; Repair Services</b> . Bids are due before 3:00 pm on <b>Tuesday, February 10, 2026</b> . Bids may be received up to but not later than, the date and time listed above, via the District e-Procurement Portal located at <a href="https://procurement.opengov.com/portal/PCSB">https://procurement.opengov.com/portal/PCSB</a> .  <b>REQ# #: 25-JG-027-B      Bid Title: Chemical Fire Suppression Systems: Maintenance &amp; Repair Services (Re-Post)</b>
SCOPE: The purpose and intent of this Request for Quotation is to select a properly certified licensed contractor to ensure high levels of operational standards to Chemical Fire Suppression Systems at Pinellas County School facilities, countywide.
The selected contractor shall provide all labor, material and equipment necessary to perform corrective and preventative maintenance and repair services of pre-engineered fire suppression systems in compliance with reference codes, regulations, rules, standards and/or statutes on an as needed basis.
<b>Bidder Due Diligence</b> - The Bidder, having visited the proposed site of the project, familiarized themselves with the local conditions, nature and extent of the work, Bidding Requirements, Contract Documents, including all insurance requirements, as prepared does submit the following bid to furnish all labor, materials, tools, both consumable or not, equipment, rentals, rolling stock, transportation, freight, Federal, State, County, City or local Municipal taxes of any kind, permits, licenses and fees for fuel surcharges, environmental disposal, waste management or any other fees necessary to complete the work indicated by the above referenced project and documents shall be included in your bid.
Bidding documents are available at <a href="https://procurement.opengov.com/portal/pcsb">https://procurement.opengov.com/portal/pcsb</a>
Insurance is required for this project. The Owner reserves the right to reject all bids. January 16, 23, 2026
26-00245N

FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 01/30/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 HOME mobile home bearing the vehicle identification number 223390, and all personal items located inside the mobile home. Last Tenant: Thomas Eugene Heckwolf a/k/a Tom Heckwolf. Sale to be held at: Sunshine MHC, 7403 46th Avenue North, St. Petersburg, Florida 33709 (727) 541-1079. January 16, 23, 2026
26-00284N

FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 02/24/2026 at 11 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant/owner HARRY ANTHONY SELCH/ Ashley Calecas/ Alex Mavrakis 2016 Kalliopeft /Sea Born/ SVT Motor/ Hin # SVTZ2070K516 FL6215RC Title:0123069678 sale to be held at Tarpon Landing Marina 21 oscar Hill Rd. Tarpon Springs F. 34689 vessel may be released prior to the Sale Tarpon Landing Marina reserves the right to accept /reject any or all bids January 16, 23, 2026
26-00272N

FICTITIOUS NAME NOTICE
Notice is hereby given that MSM GROUP NORTH AMERICA, INC., OWNER, desiring to engage in business under the fictitious name of MSM NORTH AMERICA located at 150 2ND AVE N, STE 550, ST. PETERSBURG, FLORIDA 33701 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. January 16, 2026
26-00224N

FIRST INSERTION
NOTICE OF PUBLIC SALE Notice is hereby given that on 01/30/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 MERC mobile home bearing the vehicle identification number 03611192G, and all personal items located inside the mobile home. Last Tenant: Joanne Drescher. Sale to be held at: Sunshine MHC, 7403 46th Avenue North, St. Petersburg, Florida 33709 (727) 541-1079. January 16, 23, 2026
26-00289N

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 Frame & Ledger located at 7901 4th St N #31195 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 9th day of January, 2026 Daily Grind Digital LLC Adam Wells January 16, 2026
26-00219N

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 Daily Grind Digital located at 7901 4th St N #31195 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 8th day of January, 2026 Frame & Ledger LLC Adam Wells January 16, 2026
26-00218N

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 2-13-2026 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.

19UUA66246A014269 2006 ACUR  
WA1ANAFY0J2003277 2018 AUDI  
WAU2GAF6C6EN004718 2014 AUDI  
R3MD7FT02P1000773 2023 BIG NIE  
WBAS83G52GNU02054 2016 BMW  
1G1B5SL2FF207197 2015 CHEV  
3GCEC13C38G207725 2008 CHEV  
1G1AL52F157550230 2005 CHEV  
1C3CCAB0FN719058 2015 CHRY  
1D4HB48N96F175991 2006 DODG  
1HGCM56134A032487 2004 HOND  
5NPD84LF9JH364178 2018 HYUN  
5NPDH4AE0DH219674 2013 HYUN  
5N3AA08C05N813531 2005 INFI  
1J4PN2GK6BW538182 2011 JEEP  
KNALD125585150696 2008 KIA  
5XXGR4A69DG208610 2013 KIA  
JTHBE1BLXD5005866 2013 LEXS  
2MELM75W7RX693475 1994 MERC  
3N1CN8EV9ML830800 2021 NISS  
JN1BJCP2JW189434 2018 NISS  
JF2GPABC5HH229294 2017 SUBA  
JTDKTUD33DD549282 2013 TOYT  
4T1BK1EB0FU141845 2015 TOYT  
5FTFTW5F16GX009196 2016 TOYT  
JTDEPMAE2MJ141171 2021 TOYT  
1VWLA7A36KC006590 2019 VOLK

January 16, 2026      26-00276N



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PUBLIC SALES

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

Dated this 12th day of January, 2026  
Paige & Evan LLC  
January 16, 202626-00249N

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 Vista Caribe Properties 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 9th day of January, 2026  
FR GLOBAL PROPERTIES LLC  
January 16, 202626-00220N

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 Garden Delicacy located at 7901 4th St N #20794 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 8th day of January, 2026  
Heather Hiland  
January 16, 202626-00212N

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 Lunexa located at 7901 4th St N STE 300 in the City of St Petersburg, Pinel-las, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tal-lahassee, Florida.

Dated this 13th day of January, 2026  
Lunexa Learning LLC  
January 16, 202626-00263N

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 CRANE TEA HOUSE located at 7901 4th St N, #19317 in the City of St Pe-tersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of January, 2026  
Andrew Crane  
January 16, 202626-00240N

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 DGI located at 100 S Ashley Dr Ste 600 in the City of Tampa, Pinellas, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of January, 2026  
Duluth Group Investments Inc.  
January 16, 202626-00237N

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

NOTICE IS HEREBY GIVEN that Heather Fox will engage in business under the fictitious name LARGO ENGRAVING, with a physical address 14800 Walsingham Rd, Apt 804 Largo, FL 33774, with a mailing address 14800 Walsingham Rd, Apt 804 Largo, FL 33774, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

January 16, 202626-00261N

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 Jobcuda located at 7901 4th St N Ste 300 in the City of St. Petersburg, Pinel-las, FL 33702 intends to register the said name with the Division of Corpo-rations of the Department of State, Tal-lahassee, Florida.

Dated this 9th day of January, 2026  
Secrest Ventures LLC  
January 16, 202626-00244N

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 After Dark Vending located at 7901 4TH ST N STE 300 in the City of St Pe-tersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of January, 2026  
AFTER DARK VENDING LLC  
January 16, 202626-00251N

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 Gast Consulting located at 205 150th Ave in the City of Madeira Beach, Pi-nellas, FL 33708 intends to register the said name with the Division of Corporations of the Department of State, Tal-la-hassee, Florida.

Dated this 12th day of January, 2026  
Lance  
January 16, 202626-00260N

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 Amore Musicae located at 7901 4th St N #30907 , in the City of St. Peters-burg,, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of January, 2026  
Cadence Nova LLC  
January 16, 202626-00239N

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 Ultimate Investor located at 4839 Volunteer Road #320 in the City of Southwest Ranches, Pinellas, FL 33330 intends to register the said name with the Division of Corporations of the De-partment of State, Tallahassee, Florida.

Dated this 12th day of January, 2026  
TUI Publishing and Media Company, LLC  
January 16, 202626-00250N

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 Sidra miami advisory located at 7901 4th St N STE 300 in the City of St. Pe-tersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of January, 2026  
SIDRA MIAMI ADVISORY LLC  
January 16, 202626-00264N

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 AMei AI located at 1444 S Belcher Rd Ste C #2160 in the City of Clearwater, Pinellas, FL 33764 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of January, 2026  
Amanda Powers Sellers  
January 16, 202626-00238N

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 DiscreteZero located at 7901 4th Street N, Suite 300 in the City of St. Peters-burg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of January, 2026  
StellarSummit, LLC  
January 16, 202626-00253N

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 Biohack Frontier located at 7901 4TH ST N STE 300 in the City of St. Peters-burg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of January, 2026  
ALIGNED DYNAMICS LLC  
January 16, 202626-00252N

NOTICE OF PUBLIC SALE

**Jim’s Body Shop Inc** gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicles at 8:30 AM at **10974 70th Ave N, Seminole, FL 33772. Phone (727) 397-2118** for due in cash on day of the sale to redeem the motor vehicles or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicles for w/out judicial proceedings as pursuant to FL Statute 559.971. The Lien claimed by the lienor is subject to enforcement pursuant to section 713.585 or 713.785 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.

**2017 KIA VIN#5XYPG4A37HG248844 for \$4,815.58 on 2/4/2026 at 8:30 AM**

January 16, 202626-00202N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Mirek’s European Auto, Inc. gives notice and intent to sell for non-payment of labor, service and storage fees for the following vehicle on 2/16/2026 at 8:30 am at 400 Marlborough St, Oldsmar, FL 34677. Please call (813) 891-9118 for \$1,325.35 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be depos-ited with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

2018 MERZ VIN#55SWF4JB2JU280957

January 16, 202626-00234N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Rico Paint & Body Co gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 2/2/2026 at 8:30 AM at 510 34th St S, Saint Petersburg, FL 33711. Please call (727) 400-1852 to arrange cash payment of \$3,787.09 on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicles without judicial proceedings as pursuant to FL Statute 559.917. Lien claimed by lienor is subject to enforcement pursuant to FL Statute section 713.585. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids

2013 TOYT VIN# 2T1BU4EE2DC017256

January 16, 202626-00203N

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ESTATE

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FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-011548-ES  
Division Probate  
IN RE: ESTATE OF  
CRISTIANE WESTFALL LECLAIR,  
aka  
CRYSTAL WESTFALL LECLAIR  
Deceased.**

The administration of the estate of CRISTIANE WESTFALL LECLAIR, also known as CRYSTAL WESTFALL LECLAIR, deceased, whose date of death was April 5, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The Personal Representative or cura-tor has no duty to discover whether any property held at the time of the Dece-dent’s death by the Decedent or the Decedent’s surviving spouse is property to which the Florida Uniform Disposi-tion of Community Property Rights at Death Act as described in Florida Stat-utes Sections 732.216- 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this notice is: January 16, 2026.

Signed on this 7th day of January 2026.

**ZEBEDIAH J. WESTFALL  
Personal Representative**  
4520 41st Avenue N  
St. Petersburg, FL 33714

/s/ Travis D. Finchum  
TRAVIS D. FINCHUM  
Attorney for Personal Representative  
Florida Bar No. 75442  
Special Needs Lawyers, PA  
901 Chestnut Street, Suite C  
Clearwater, FL 33756  
Telephone: 727-443-7898  
Email:  
Travis@specialneedslawyers.com  
Secondary Email:  
Liz@specialneedslawyers.com  
January 16, 23, 202626-00213N

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and select the appropriate County  
name from the menu option  
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## FIRST INSERTION

## FIRST INSERTION

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.

January 16, 23, 202

## FIRST INSERTION

BUBLEY & BUBLEY, P.A.  
12960 N. Dale Mabry Highway  
Tampa, Florida 33618  
Telephone (813) 963-7735  
E-mail: LMB@bubleylaw.com  
January 16, 23, 2026      26-00280N

FIRST INSERTION

Secondary Email:

## FIRST INSERTION

02481

## FIRST INSERTION

telephone: (727) 545-8114

## FIRST INSERTION

### Attorneys for Personal Representatives

FIRST INSERTION

Telephone: 727-733-8030

Attorney for Personal Rep





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ESTATE

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FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**REF: 25-011019-ES**  
**IN RE: ESTATE OF**  
**TOM J. REFFNER a/k/a**  
**THOMAS JOSEPH REFFNER**  
**a/k/a/**  
**TOMMY J. REFFNER,**  
**Deceased.**

The administration of the estate of TOM J. REFFNER, 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 Probate Records, 315 Court St., 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.

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 Disposi-

tion 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 Jan. 16th, 2026.

**Personal Representative:**  
**DIANE M. REFFNER**  
368 Gray Ave.  
Johnstown, Pennsylvania 15901  
Attorney for Personal Representative: JENNIFER L. TERRANA, ESQ.  
Florida Bar Number: 77648  
1262 Dr. Martin Luther King Jr. St. N.  
St. Petersburg, FL 33705  
Telephone: (727) 270-9004  
E-Mail: terranalaw@gmail.com  
January 16, 23, 2026 26-00279N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-011891-ES**  
**Division 003**  
**IN RE: ESTATE OF**  
**PATRICIA A. SAMPSON**  
**Deceased.**

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

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

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 16, 2026.

**Personal Representative:**  
**DONNA S. LEIMGRUBER**  
8450 Kingbird Loop, Unit 420  
Estero, Florida 33967  
Attorney for Personal Representative: Neil R. Covert, Esquire Attorney  
Florida Bar Number: 227285  
Neil R. Covert, P.A.  
311 Park Place Blvd.,  
Ste. 180  
Clearwater, Florida 33759  
Telephone: (727) 449-8200  
Fax: (727) 450-2190  
E-Mail: ncovert@covertlaw.com  
Secondary E-Mail: service@covertlaw.com  
January 16, 23, 2026 26-00271N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-011641-ES**  
**IN RE: ESTATE OF**  
**GERARDO A. CARACCIOLI AKA**  
**GERARDO ARTURO CARACCIOLI**  
**Deceased.**

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 16, 2026.

**Personal Representative:**  
**ANGELO CARACCIOLI**  
4090 Hodges Blvd., Apt. 2109  
Jacksonville, Florida 32224  
Attorney for Personal Representative: /S/CHRISTINA KANE  
CHRISTINA KANE Attorney  
Florida Bar Number: 97970  
LYONS LAW GROUP PA  
8362 Forest Oaks Blvd.  
Spring Hill, FL 34606  
Telephone: (352) 515-0101  
Fax: (352) 616-0055  
E-Mail: ckane@lyonslawgroup.com  
Secondary E-Mail: cyndi@lyonslawgroup.com  
January 16, 23, 2026 26-00270N

FIRST INSERTION

**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY,  
FLORIDA  
Probate Division  
**File No. 25-010411-ES**  
**IN RE: ESTATE OF**  
**JOSEPH F. ZIAS, JR.**  
**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 JOSEPH F. ZIAS, JR., deceased, File Number 25-010411-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Ave N, Rm 300, St Petersburg, FL 33701; that the total cash value of the estate is and that the name and address to whom it has been assigned by such order is:

BARBARA J. ZIAS  
440 4th Avenue North, Apt 402,  
St Petersburg, FL 33701

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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.

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

The date of the first publication of this Notice is January 16, 2026.

**Person Giving Notice:**  
**BARBARA J. ZIAS, Petitioner**  
440 4th Avenue North, Apt 402  
St Petersburg, FL 33701

Attorney for Personal Representative: Cynthia E. Orozco,  
Attorney for Petitioner  
Florida Bar No. 449709  
P.O. Box 47277  
St. Petersburg, FL 33743-7277  
(727)346-9616;  
email: cattorney1@tampabay.rr.com  
January 16, 23, 2026 26-00226N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**CASE NO. 25-011880-ES**  
**IN RE: THE ESTATE OF**  
**SERPIL KIZILKAYA,**  
**Deceased**

The administration of the estate of SERPIL KIZILKAYA, deceased, whose date of death was June 24, 2025, File Number 25-011880-ES, 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 served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The personal representative or 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 date of the first publication of this Notice is January 16, 2026.

ROBERT C. THOMPSON, JR.,  
Esquire  
FBN #390089  
SPN #02528094  
rt@thompsonfernald.com  
THOMPSON & FERNALD, P.A.  
611 Druid Road East, Suite 705  
Clearwater, Florida 33756  
Tel: (727) 447-2290  
Fax: (727) 443-1424  
Attorney and Personal Representative  
January 16, 23, 2026 26-00257N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**Case Number: 25-011488-ES**  
**IN RE: ESTATE OF**  
**NESTOR BETANCOURT,**  
**Deceased**

The administration of the estate of NESTOR BETANCOURT, deceased, whose date of death was May 28, 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 16, 2026.

**Jeanette Betancourt**  
2137 46th Street  
Astoria, New York 11105

/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: kdlione@greenlawoffices.net  
January 16, 23, 2026 26-00214N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-003223-ES**  
**IN RE: ESTATE OF**  
**MICHAEL EUGENE ALLEN SR.,**  
**Deceased.**

The administration of the estate of MICHAEL EUGENE ALLEN SR., Deceased, whose date of death was November15, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 501 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other 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.

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 16, 2026.

**Personal Representative:**  
Tanika Traywick  
Attorney for Personal Representative: Scott R. Bugay, Esquire  
Florida Bar No. 5207  
2501 Hollywood Blvd.  
Suite 206  
Hollywood, FL 33020  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email: jennifer@srblawyers.com  
January 16, 23, 2026 26-00236N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
Pinellas COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-011683-ES4**  
**IN RE: ESTATE OF**  
**Phillip Eugene Tackett**  
**Deceased.**

The administration of the estate of Phillip Eugene Tackett, deceased, whose date of death was October 30th, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Attn: Probate, Rm. 106, 315 Court St, Clearwater, FL 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 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. 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 16th, 2026

**Personal Representative:**  
**Rebecca Ann Zepf**  
17 Parkwood Ter Dr  
Danbury, CT 06811

Russell R. Winer  
Attorney at Law  
Attorneys for Personal Representative  
1017 9th Ave N  
St Petersburg, FL 33705  
Telephone: (727) 821-4000  
Florida Bar No. 517070/523201  
Email Addresses: rw@inherit-Florida.com  
January 16, 23, 2026 26-00256N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 522025CP006505XXESPR**  
**IN RE: ESTATE OF**  
**CARRIE J FEIND,**  
**Deceased.**

The administration of the estate of CARRIE J. FEIND , Deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 501 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other 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.

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 16, 2026.

**RAYMOND A FEIND JR,**  
**Personal Representative**  
Attorney for Personal Representative: Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email: Jennifer@srblawyers.com  
January 16, 23, 2026 26-00227N

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Business Observer

LV4769



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ESTATE

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FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No. 25-011205-ES**  
**IN RE: ESTATE OF**  
**CARL FEDDELER, JR.**  
**Deceased.**

The administration of the Estate of Carl Feddeler, Jr., deceased, whose date of death was July 6, 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 Representatives and the Personal Representatives' attorney are set forth below.

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

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 de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 16, 2026.

**Personal Representatives:**  
**Carl A. Feddeler, III**  
1226 Jefferson Drive  
Lakeland, FL 33803

**Phyllis Zoe Fejzuli**  
1743 SW Sea Holly Way  
Palm City, FL 34990

Attorney for Personal Representatives:  
Linda M. Schultz, Esq.  
Florida Bar No. 1008259  
Daniel Medina, B.C.S.  
Florida Bar No. 0027553  
MEDINA LAW GROUP, P.A.  
425 South Florida Avenue,  
Suite 101  
Lakeland, FL 33801  
Telephone No. 863-682-9730  
Fax No. 863-616-9754  
Email: linda@medinapa.com;  
dan@medinapa.com  
Secondary Email:  
sam@medinapa.com  
January 16, 23, 2026 26-00259N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025-011463-ES**  
**IN RE: ESTATE OF**  
**JEANNETTE L. ZIEGLER,**  
**Deceased.**

The administration of the Estate of JEANNETTE L. ZIEGLER, deceased, whose date of death was October 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Room 106, Clearwater, FL 33756. The names and addresses of the Co-Personal Representatives and the Co-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 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 Disposi-

tion of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

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 16, 2026.

Signed on this 7th day of January, 2026.

**Paula Ziegler,**  
**Personal Representative**  
806 Island Way  
Clearwater, FL 33767

**Laurene Ziegler,**  
**Personal Representative**  
4788 Pebble Brook Dr.  
Oldsmar, FL 34677

/s/ Jolyon D. Acosta  
Jolyon D. Acosta, Esq.  
Attorney for Petitioner  
Florida Bar No. 31500  
Bush Ross, P.A.  
1801 N. Highland Avenue  
Tampa, FL 33602  
Telephone: (813) 224-9255  
Email: jacosta@bushross.com  
Secondary Email:  
lsamuiloff@bushross.com  
January 16, 23, 2026 26-00228N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-010856-ES**  
**IN RE: ESTATE OF**  
**JOAN C. WHALEN**  
**a/k/a**  
**JOAN CHRISTINE WHALEN,**  
**Deceased.**

The administration of the estate of JOAN C. WHALEN a/k/a JOAN CHRISTINE WHALEN, deceased, whose date of death was July 1, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's sur-

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

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

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

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 16, 2026.

**Personal Representative:**  
**BERNARD F. WHALEN**  
5855 51st Street South  
St. Petersburg, Florida 33715

Attorney for Personal Representative:  
RACHEL M. FALKNOR, ESQ.  
Florida Bar No. 1019997  
Foley & Lardner LLP  
100 North Tampa Street,  
Suite 2700  
Tampa, Florida 33602  
Telephone: 813-229-2300  
Email: rfalknor@foley.com  
Sec. Email: corice.hopper@foley.com  
January 16, 23, 2026 26-00216N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**REF: 25-011567-ES**  
**IN RE: ESTATE OF**  
**PAUL L. MELLICAN,**  
**Deceased.**

The administration of the estate of PAUL L. MELLICAN, deceased, whose date of death was August 10, 2024, 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 Jan. 16, 2026.

**Personal Representative:**  
**Nancy Mellican**  
**NANCY J. MELLICAN**  
200 Lake Avenue,  
Apt. 119  
Largo, Florida 33771

Attorney for Personal Representative:  
JENNIFER L. TERRANA, ESQ.  
Florida Bar Number: 77648  
1262 Dr. Martin Luther King Jr. St. N.  
St. Petersburg, FL 33705  
Telephone: (727) 270-9004  
Fax: (727) 270-9012  
E-Mail: terranalaw@gmail.com  
January 16, 23, 2026 26-00255N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**FILE NO. : 25-012220-ES**  
**IN RE: ESTATE OF**  
**CHERI L. WRIGHT**  
**AKA**  
**CHERI L. BOGGS,**  
**DECEASED.**

The administration of the estate of CHERI L. WRIGHT AKA CHERI L. BOGGS, deceased, whose date of death was November 12, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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 16, 2026.

**Personal Representative:**  
**Maleah Harris**  
**c/o BATTAGLIA, ROSS,**  
**DICUS & McQUAID, PA**  
5858 Central Ave  
St. Petersburg, FL 33707

Attorney for Personal Representative:  
Lama Alqasemi, Esq.  
BATTAGLIA, ROSS,  
DICUS & McQUAID, P.A.  
5858 Central Ave.,  
St. Petersburg, FL 33707  
(727) 381-2300  
FBN: 1024651  
Primary Email: lalqa@brdwlaw.com  
Secondary Email:  
probatecasemgr@brdwlaw.com  
January 16, 23, 2026 26-00235N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
**File No.: 25-011252- ES-4**  
**PROBATE DIVISION**  
**IN RE: ESTATE OF**  
**GEORGE HOFMAN**  
**Deceased.**

The administration of the estate of GEORGE HOFMAN, deceased, whose date of death was October 14, 2025; is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 25-011252-ES4; the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmat-ured, 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) DATES AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmat-ured, 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.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: January 16, 2026

/s/ JAMES R. KENNEDY, JR.  
**JAMES R. KENNEDY, JR. ESQ.**  
204 37th Avenue N #157  
St. Petersburg, FL 33704  
(727) 821-6888

**Personal Representative**  
/s/ JAMES R. KENNEDY, JR.  
JAMES R. KENNEDY, JR. ESQ.  
204 37th Avenue N #157  
St. Petersburg, FL 33704  
(727) 821-6888  
Email: Jim@jrklaw.com  
SPN 0024319 BAR 343528  
Attorney for Personal Representative  
January 16, 23, 2026 26-00222N

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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 16, 2026.

Signed on this 8th day of January, 2026.

**Dorothy G. Borst**  
**DOROTHY G. BORST**  
**Personal Representative**  
612 Pineland Ave  
Belleair, FL 33756

/s/ Kole J. Long  
Kole J. Long, Esq.  
Attorney for Personal Representative  
Florida Bar No. 99851  
Special Needs Lawyers, PA  
901 Chestnut Street,  
Suite C  
Clearwater, FL 33756  
Telephone: (727) 443-7898  
Email: Kole@specialneedslawyers.com  
Email: Liz@specialneedslawyers.com  
January 16, 23, 2026 26-00221N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-008788-ES**  
**Division 03**  
**IN RE: ESTATE OF**  
**ROBERT KENDRICK REED**  
**Deceased.**

The administration of the estate of ROBERT KENDRICK REED, deceased, whose date of death was June 14, 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 16, 2026.

**G. Andrew Gracy**  
**Personal Representative**  
826 Broadway  
Dunedin, Florida 34698

G. Andrew Gracy  
Attorney  
Florida Bar No. 570451  
Peebles & Gracy, P.A.  
826 Broadway  
Dunedin, Florida 34698  
Telephone: (727) 736-1411  
Fax: (727) 734-0701  
Email: Andrew@ppeblesandgracy.com  
January 16, 23, 2026 26-00262N

The address of the court where this probate is pending is:  
Pinellas County Courthouse  
315 Court Street  
Clearwater, Florida 33756  
The date of death of the decedent is: November 2, 2025.

The date of first publication of this notice is: January 16, 2026.

Scott David Krueger,  
Attorney for Brian P. Rush,  
Personal Representative  
Florida Bar No. 0558966  
2750 Northwest 43rd Street, Suite 201  
Gainesville, Florida 32606  
Telephone: (352) 376-3090  
Email:  
FloridaCourtService@SDKrueger.com  
Secondary Email:  
CourtDocumentsBackup@gmail.com  
January 16, 23, 2026 26-00248N

Q&A

Who benefits from legal notices?

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

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

LV18237-V25

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

LV10241



--- ACTIONS / SALES ---

FIRST INSERTION
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO.: 23-006514-CI</b> <b>RRA CP OPPORTUNITY TRUST 2, Plaintiff, VS.</b> <b>DONALD M. CARRINGTON; UNKNOWN SPOUSE OF DONALD M. CARRINGTON; UNKNOWN TENANT IN POSSESSION #1; UNKNOWN TENANT IN POSSESSION #2, Defendants.</b> NOTICE IS HEREBY GIVEN, that pursuant to the Order on Plaintiff's, RRA CP Opportunity Trust 2, Motion to Reset Foreclosure Sale entered in the above styled cause, now pending before the Court, the property described below will be sold to the highest and best bidder for cash, online, at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> at 10:00 o'clock, a.m., on Friday, February 13, 2026, the following described property:</p> <p>LOT 8P, HI-RIDGE ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 80, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 11081 103RD TERR, LARGO, FL 33778.</p> <p>26-00199N</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 24-003523-CI</b> <b>MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs.</b> <b>CAROL DEAN MORRISON. et. al. Defendant(s).</b> TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL DEAN MORRISON, 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: UNIT J-215, SHADOW LAKES CONDOMINIUM PHASE III, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED</p> <p>SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND ALL ITS ATTACHMENTS AND AMENDMENTS, AS RECORDED IN O.R. BOOK 5424, PAGE 864, AS AMENDED IN O.R. BOOK 5475, PAGE 517, AS FURTHER AMENDED IN O.R. BOOK 5649, PAGE 642, AS FURTHER AMENDED IN O.R. BOOK 5707, PAGE 1270, AND AS FURTHER AMENDED IN O.R. BOOK 5885, PAGE 1690 AND AS RECORDED IN CONDOMINIUM PLAT BOOK 64, PAGE 108 ET SEQ., AND IN CONDOMINIUM PLAT BOOK 72 PAGE 85 THROUGH 91, IN CONDOMINIUM PLAT BOOK 74, PAGE 85 AND IN CONDOMINIUM PLAT BOOK 79, PAGE 33 AND IN CONDOMINIUM PLAT BOOK 80, PAGE 73, 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</p>

FIRST INSERTION
<p><b>Notice of Issuance of Harassment Restraining Order by Publication</b> State of Minnesota County St. Louis District Court <b>Judicial District: Sixth</b> <b>Court File Number: 69DU-CV-25-3682</b> <b>Case Type: Harassment</b> <b>Amy Valentino Johnson and OBO Minor Children</b> <b>Petitioner vs</b> <b>Paul Andrew Valentino</b> <b>Respondent</b> To Respondent: YOU ARE NOTIFIED that a Harassment Restraining Order has been issued on December 29, 2025. A hearing has not been scheduled. You may request a hearing on this matter by filing a <i>Request for Hearing</i> HAR301 with the Court within twenty (20) days of the date this Notice is published. You may get a copy of the HRO from the court administrator's office at the following address: 100 N 5th Ave West, Duluth MN 55802 Failure to appear at a scheduled hearing or to get a copy of the Harassment Restraining Order will not be a defense to prosecution for violation of the Court's order. Novack, Rhonda 2025.12.29 16:30:34 -06'00' Court Administrator / Deputy January 16, 2026 26-00233N</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO.: 25-005805-CI</b> <b>LAKEVIEW LOAN SERVICING, LLC., Plaintiff, VS.</b> <b>THOMAS F. EVANS; MARK EVANS; MICHAEL EVANS; et al., Defendant(s).</b> TO: Michael Evans Last Known Residence: 5234 9th Ave N Saint Petersburg, FL 33710 TO: Unknown Spouse of Michael Evans Last Known Residence: 5234 9th Ave N Saint Petersburg, FL 33710 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PINELLAS County, Florida:</p> <p>LOT 14, BLOCK 12, CRESTMONT REVISED SUBDIVISION, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 10, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 days from first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711." Dated on January 9th, 2026. As Clerk of the Court By: Stevie Ayars As Deputy Clerk KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1184-2318B Ref# 14300 January 16, 23, 2026 26-00242N</p>

FIRST INSERTION
<p><b>RE-NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA. CIVIL DIVISION <b>CASE NO.</b> <b>522024CA004658XXCICI</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF SG ALTERNATIVE TITLE TRUST 2024-RTL5, Plaintiff, vs.</b> <b>PAVO FRESH LLC; GOOD FLOOR LOANS LLC; JOHN STEPHEN ELLINGTON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated November 5, 2025, and an Order Resetting Sale dated January 5, 2026 and entered in Case No. 522024CA004658XXCICI of the Circuit Court in and for Pinellas County, Florida, wherein Wilmington Savings Fund Society, FSB, not in its</p> <p>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 12th day of January, 2026. KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: Stevie Ayars DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com January 16, 23, 2026 26-00258N</p>

FIRST INSERTION
<p><b>NOTICE OF DEFAULT AND INTENT TO FORECLOSE</b> Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by <b>WYNNDHAM VACATION RESORTS, INC., A DELAWARE CORPORATION</b> for the purposes of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856. The following owners are hereby notified that you are in default of the note and mortgage for the following properties located in Pinellas County, Florida:</p> <p>Contract Number: 642201447 - PAMELA DENISE LYNCH, ALEXIS NICOLE MCDANIEL, TIMOTHY P LYNCH, and BRYAN MCDANIEL, 35922 WILLOW WAY, EUSTIS, FL 32736; Principal Balance: \$116,838.65; Interest: \$40,539.04; Late Charges: \$140.00; TOTAL: \$157,517.69 through August 25, 2025 (per diem: \$46.383/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 1,350,000/158,536,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1571, S1574, S1576, S1577, S1580, S1582, S1583 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"); a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 1,350,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s). ALL within CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"), together with all appurtenances thereto, according and subject to the Declaration of Condominium of Clearwater Beach Resort VO Condominium ("Condominium Declaration"), as recorded on February 2, 2017 in Official Records Book 19507, Page 176 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; and the Declaration of Vacation Plan for Clearwater Beach Resort Vacation Ownership Plan ("Timeshare Declaration"), as recorded in Official Records Book 19519, Page 2693 et seq., public records of Pinellas County, Florida together with any and all amendments and supplements thereto; and Master Declaration of Covenants, Conditions and Restriction of Clearwater Beach Resort ("MASTER DECLARATION"), as recorded on February 2, 2017 in Official Records book 19507, Page 20 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; the said Condominium Declaration, Master Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declarations". <b>The owners must pay the TOTAL listed above plus the per diem and a \$ 340.00 fee for trustee foreclosure sale plus costs as they accrue, if any.</b> Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S.721.856. You have the right to submit an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Early Law, P.A f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822 January 16, 23, 2026 26-00273N</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY <b>CASE NO. 25-00131dp5</b> <b>IN THE INTEREST OF: N.H. DOB: 7/21/2025, MINOR CHILD</b> TO: Tori Walkers 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</p> <p>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 8 day of January, 2026. (SEAL) KEN BURKE, CPA IN GOD WE TRUST CLERK OF THE CIRCUIT COURT &amp; COMPTROLLER PINELLAS COUNTY, FLORIDA Clerk of Court By: /s/ As Deputy Clerk</p> <p>BRUCE BARTLETT, State Attorney Sixth Judicial Circuit of Florida P.O. Box 17500 Clearwater, FL 33762-0500 (727) 464-6221 January 16, 23, 30; Feb. 6, 2026 26-00209N</p>

FIRST INSERTION
<p>individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2024-RTL5 is Plaintiff and PAVO FRESH LLC; GOOD FLOOR LOANS LLC; JOHN STEPHEN ELLINGTON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a>, at 10:00 a.m., on March 11, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>LOT 22, EL DORO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 70, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN</p> <p>ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711 DATED January 7, 2026. By: /s/ Lisa A. Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo &amp; Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: <a href="mailto:answers@dallegal.com">answers@dallegal.com</a> 7178-206309 / TM1 January 16, 23, 2026 26-00290N</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 25-005004-CI</b> <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.</b> <b>RACHEL MARIE RIVERA, et al., Defendant.</b> To: RACHEL MARIE RIVERA 4228 36TH AVE N, ST PETERSBURG, FL 33713 UNKNOWN SPOUSE OF RACHEL MARIE RIVERA 4228 36TH AVE N, ST PETERSBURG, FL 33713 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 3, BLOCK 5, BROAD-ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 101, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155,</p> <p>Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. "If you are a person with a disability who needs any accommodation in order to participate in 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 seal of said Court on the 13th day of January, 2026. KEN BURKE, CPA CLERK OF COURT OF PINELLAS COUNTY As Clerk of the Court BY: /s/ Thomas Smith Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: <a href="mailto:AccountsPayable@mccalla.com">AccountsPayable@mccalla.com</a> 24-10461FL January 16, 23, 2026 26-00266N</p>

# 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

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and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/20/2026 1/23



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ACTIONS / SALES

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FIRST INSERTION	
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CIVIL DIVISION <b>Case No. 25-002788-CO</b> <b>IMPERIAL COVE COMMUNITY ASSOCIATION, INC.,</b> <b>Plaintiff, vs.</b> <b>DAVID HENNESSY, BONNIE HENNESSY, and UNKNOWN TENANT(S),</b> <b>Defendants.</b></p> <p>Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-002788-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:</p> <p>Unit 207 of IMPERIAL COVE CONDOMINIUM IX, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4249, page 1180, of</p>	<p>the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.</p> <p>PARCEL ID NO.: 20-29-16-41948-000-2070 ("Property")</p> <p>Property Address: 19029 US Hwy 19 N, Unit 9-207, Clearwater, Florida 33764</p> <p>at public sale, to the highest and best bidder for cash at 10:00 a.m. on February 12, 2026. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500,</p>
<p>Unit 207 of IMPERIAL COVE CONDOMINIUM IX, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4249, page 1180, of</p>	<p>at public sale, to the highest and best bidder for cash at 10:00 a.m. on February 12, 2026. The sale shall be conducted online at http://www.pinellas.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500,</p>

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION <b>CASE NO. 25-002081-CI</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM4 TRUST,</b> <b>Plaintiff, vs.</b> <b>DAVID M. TOMS, JR. A/K/A DAVID TOMS, et al.</b> <b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 08, 2025, and entered in 25-002081-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM4 TRUST is the Plaintiff and DAVID M. TOMS, JR. A/K/A DAVID TOMS 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 February 04, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 43, PARK VIEW ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 1270 13TH CT SW, LARGO, FL 33770 Any person claiming an interest in the</p>	<p>surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 13 day of January, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-244836 - MaS January 16, 23, 2026 26-00287N</p>
<p>LOT 43, PARK VIEW ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 1270 13TH CT SW, LARGO, FL 33770 Any person claiming an interest in the</p>	<p>surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 13 day of January 2026. LIESER SKAFF, PLLC 403 North Howard Avenue Tampa, FL 33606 Tel: (813) 280-1256 Fax: (813) 251-8715 /s/ Stephanie M. Martin STEPHANIE M. MARTIN Fla. Bar No.: 30585 Primary: stephanie@lieserskaff.com LAUREN M. MAIER Fla. Bar No. 1039654 Primary: lauren@lieserskaff.com Secondary: efile@lieserskaff.com Counsel for Plaintiff, Party of Five Investments, LLC January 16, 23, 2026 26-00278N</p>

FIRST INSERTION	
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CIVIL ACTION <b>CASE NO.: 24-001954-CI</b> <b>DIVISION: 7</b> <b>BRICKELL BAY MORTGAGE OPPORTUNITY FUND, LP,</b> <b>Plaintiff, vs.</b> <b>ANDY JUDNATH,</b> <b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 6, 2026, and entered in Case No. 24-001954-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which BRICKELL BAY MORTGAGE OPPORTUNITY FUND, LP, is the Plaintiff and ANDY JUDNATH; ZAHERRA JUDNATH; ELLA FITZGERALD; ROBERT SCOTTI; JND ULMERTON 3, LLC; BAYFRONT HMA MEDICAL CENTER, LLC DBA BAYFRONT HEALTH ST. PETERSBURG; UNKNOWN TENANT #1 N/K/A ANDREY JUDNATH are defendants, Ken Burke, Clerk of the Court, will sell to the highest and best bidder for cash in/on Sale to be conducted online at www.pinellas.realforeclose.com (Public computer terminals will be available for use during sales in the Clerk's Offices located in the back of the Official Records Department of the Clearwater Courthouse at 315 Court St, Room 163, and the Judicial Building in St. Petersburg at 545 1st Ave. North) in accordance with chapter 45 Florida Statutes, Pinellas County, Florida on March 11, 2026 at 10:00 am the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT 4 AND THE WEST 25 FEET OF LOT 5, BLOCK A, JACKSON SQUARE, A SUBDIVISION ACCORDING TO THE</p>	<p>PLAT THEREOF RECORDED AT PLAT BOOK 6, PAGE 9, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 873 16TH AVE. SOUTH, SAINT PETERSBURG, FL 33701</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</p> <p><b>**See Americans with Disabilities Act**</b></p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>/s/ Damian G. Waldman [x] Damian G. Waldman, Esq. Florida Bar No. 0090502 [ ] David John Miller, Esq. Florida Bar No. 69995 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com Email 2: dmiller@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff January 16, 23, 2026 26-00254N</p>
<p>LOT 4 AND THE WEST 25 FEET OF LOT 5, BLOCK A, JACKSON SQUARE, A SUBDIVISION ACCORDING TO THE</p>	<p>PLAT THEREOF RECORDED AT PLAT BOOK 6, PAGE 9, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 873 16TH AVE. SOUTH, SAINT PETERSBURG, FL 33701</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</p> <p><b>**See Americans with Disabilities Act**</b></p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>/s/ Damian G. Waldman [x] Damian G. Waldman, Esq. Florida Bar No. 0090502 [ ] David John Miller, Esq. Florida Bar No. 69995 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com Email 2: dmiller@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff January 16, 23, 2026 26-00254N</p>

FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.</p> <p><b>CASE No. 22-001716-CI</b> <b>REVERSE MORTGAGE FUNDING LLC,</b> <b>Plaintiff, vs.</b> <b>NINA BROOKS A/K/A NINA R. BROOKS A/K/A/ NINA RUTH BROOKS, et. al.,</b> <b>Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-001716-CI of the Circuit Court of the 6TH Judicial Circuit in and for PINELLAS County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and NINA BROOKS A/K/A NINA R. BROOKS A/K/A/NINA RUTH BROOKS et. al., are Defendants, Clerk of Court, Ken Burke, will sell to the highest bidder for cash at, WWW.PINELLAS.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 17th day of February, 2026, the following described property:</p>	<p>Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>Dated this 8th day of January 2026. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholaos T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10407-024 January 16, 23, 2026 26-00231N</p>

FIRST INSERTION	
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA</p> <p>CIVIL DIVISION <b>Case No.: 23-007900-CI</b> <b>PARTY OF FIVE INVESTMENTS, LLC, a Florida Limited Liability Company,</b> <b>Plaintiff, v.</b> <b>NICHOLAS W. PASTIS; and any and all unknown parties claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants and all other parties occupying or in possession of any part of the subject property at the date of the filing of the Notice of Lis Pendens; Unknown Spouse of Nicholas W. Pastis,</b> <b>Defendants.</b></p> <p>Notice is hereby given that, pursuant to the Amended Order Granting Plaintiff's Agreed Motion to Cancel and Reschedule Foreclosure Sale, entered in this cause on December 1, 2025, and the Uniform Final Judgment of Foreclosure, entered in this cause on October 13, 2025, the undersigned will sell the real property situated in Pinellas County, Florida, described as:</p> <p>Lot 8 and 10, BEL-KEENE, according to plat thereof as recorded in Plat Book 53, Page 34, of the Public Records of Pinellas County, Florida. Property Address: 1579 Bel Keene Dr., Clearwater, Pinellas County, Florida 33756 at public sale, to the highest and best bidder, for cash at 10:00 a.m. on February 17, 2026. The judicial sale shall be conducted electronically online</p>	<p>by the office of the Pinellas County Clerk of the Circuit Court, Ken Burke, at the following website: www.pinellas.realforeclose.com.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</p> <p>Dated this 13th day of January 2026. LIESER SKAFF, PLLC 403 North Howard Avenue Tampa, FL 33606 Tel: (813) 280-1256 Fax: (813) 251-8715 /s/ Stephanie M. Martin STEPHANIE M. MARTIN Fla. Bar No.: 30585 Primary: stephanie@lieserskaff.com LAUREN M. MAIER Fla. Bar No. 1039654 Primary: lauren@lieserskaff.com Secondary: efile@lieserskaff.com Counsel for Plaintiff, Party of Five Investments, LLC January 16, 23, 2026 26-00278N</p>

FIRST INSERTION	
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p><b>Case No. 2025-CC-006576-CO</b> <b>PALM BEACH OF INDIAN SHORES CONDOMINIUM ASSOCIATION, INC.,</b> <b>Plaintiff, vs.</b> <b>ZBIGNIEW SMAGA, UNKNOWN SPOUSE OF ZBIGNIEW SMAGA, UNKNOWN TENANT(S), UNITED STATES OF AMERICA;</b> <b>Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure electronically conformed January 12, 2026 entered in the above styled case, Case No. 2025-CC-006576-CO of the County Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein PALM BEACH OF INDIAN SHORES CONDOMINIUM ASSOCIATION, INC. is the Plaintiff and ZBIGNIEW SMAGA and UNITED STATES OF AMERICA are the Defendants, that Ken Burke, CPA, the Clerk of the Circuit Court and Comptroller, will sell the following property, in PINELLAS County, Florida, described as:</p> <p>UNIT 202 PALM BEACH OF INDIAN SHORES A CONDOMINIUM ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 131 PAGE 35 ET SEQ AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OR BOOK 13314 PAGE 44 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO AND ANY AMENDMENTS THERETO.</p>	<p>Property Address: 19817 Gulf Blvd Apt 202 Indian Shores FL 33785</p> <p>at public sale, to the highest and best bidder for cash, at www.pinellas.realforeclose.com, 10:00 A.M. on March 26, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated this 13th day of January 2026. By: ROBERT L. TODD, ESQUIRE Florida Bar No. 045091 Association Assessment Attorneys, PA 111 Second Ave NE #539 St. Petersburg, FL 33701 727-748-2435 Telephone rtodd@AssociationAA.com Service Address: attorney@ AssociationAssessmentAttorneys.com Attorneys for Plaintiff January 16, 23, 2026 26-00274N</p>

FIRST INSERTION	
<p>THE WEST 12 1/2 FEET OF LOT 12 AND THE EAST 37.5 FEET OF LOT 13, BLOCK 8, BAYOU BONITA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 4 AND 5, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p>	<p>scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>DATED this 7th day of January, 2026. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.1377 / JSchwartz Publish in: Business Observer Bidder #10250 January 16, 23, 2026 26-00211N</p>

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p><b>CASE NO. 25-005328-CI</b> <b>LAKEVIEW LOAN SERVICING, LLC,</b> <b>Plaintiff, vs.</b> <b>AMNON ESEHEL, ET AL.</b> <b>Defendants</b></p> <p>To the following Defendant(s): AMNON ESEHEL (CURRENT RESIDENCE UNKNOWN) Last Known Address: 100 WAVERLY WAY, UNIT 205, CLEARWATER, FL 33756 Additional Address: 14 S AURORA AVE., CLEARWATER, FL 33756 Additional Address: 100 WAVERLY WAY #404, CLEARWATER, FL 33756 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT 205 OF WAVERLY TOWERS INC., A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3633, PAGES 237 THROUGH 324, AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 8, PAGES 95 THROUGH 96, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. A/K/A 100 WAVERLY WAY, UNIT 205, CLEARWATER FL 33756 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC,</p>	<p>Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 30 Days after 1st Publication and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>WITNESS my hand and the seal of this Court this 8th day of January, 2026. Ken Burke PINELLAS COUNTY CLERK OF COURT By /s/ Thomas Smith As Deputy Clerk</p> <p>J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 FH21071-25NS/cam January 16, 23, 2026 26-00230N</p>

FIRST INSERTION	
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p><b>Case No.: 2025-006311-CO</b> <b>GATEWAY BY THE BAY CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,</b> <b>Plaintiff, v.</b> <b>MICHAEL TUFT and UNKNOWN PARTY OR PARTIES IN POSSESSION,</b> <b>Defendants.</b></p> <p>Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on January 8, 2026, in this cause, in the County Court of Pinellas County, Florida, the office of Ken Burke, Clerk of the Court, shall sell the property situated in Pinellas County, Florida, described as:</p> <p>UNIT 206, GATEWAY BY THE BAY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5173, PAGE 1734, AND ALL AMENDMENTS THERETO, AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 49, PAGES 119 THROUGH 124, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.</p>	<p>bidder, for cash, online at www.pinellas.realforeclose.com, on February 12, 2026, beginning at 10:00 AM.</p> <p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727-464-4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated at St. Petersburg, Florida this 9th day of January 2026. Johnson Pope Bokor Ruppel &amp; Burns, LLP 360 Central Avenue, Suite 500 St. Petersburg, Florida 33701 (727) 999-9900 - Telephone (727) 800-5981 - Facsimile Email Address: kmaller@jppfirm.com Secondary email: kmurphy@jppfirm.com Attorneys for Plaintiff, GATEWAY BY THE BAY CONDOMINIUM ASSOCIATION, INC. /s/ Karen E. Maller Karen E. Maller, Esquire Florida Bar No. 822035 January 16, 23, 2026 26-00232N</p>

at public sale, to the highest and best



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ACTIONS / SALES

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FIRST INSERTION		
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO.: 25-005170-CI PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JOHN S. HOLLAND, II A/K/A JOHN HOLLAND; UNKNOWN SPOUSE OF JOHN S. HOLLAND, II A/K/A JOHN HOLLAND; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).</b></p> <p>TO: UNKNOWN TENANT #1 AND UNKNOWN TENANT #2</p> <p>LAST KNOWN ADDRESS: 4034 HELENA ST. NE, ST. PETERSBURG, FL 33703</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 11, BLOCK 21, OVERLOOK SECTION OF SHORE ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 56, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 4034 Helena St Ne, St Petersburg, FL 33703</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN &amp; GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before , 20____, (no later than 30 days from the date of the first publication of this Notice of Action) 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</p>		
<p>petition filed.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: (727) 464-4062 V/ TDD or 711 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.</p> <p>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.</p> <p>WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 7th day of January, 2025.</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: /s/ Thomas Smith DEPUTY CLERK</p> <p>FRENKEL LAMBERT WEISMAN &amp; GORDON, LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD., Suite 1111 FORT LAUDERDALE, FL 33301 TELEPHONE: (954) 522-3233 Ext. FAX: (954) 200-7770 EMAIL DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-102492-F00 January 16, 23, 2026 26-00210N</p>		

FIRST INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA CIVIL DIVISION</p> <p><b>Case No.: 25-009266-CO OASIS HOME OWNERS', INC., a Florida profit corporation, Plaintiff, v. THE ESTATE OF ROBERT LAWRENCE JOHNSON; THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT LAWRENCE JOHNSON; ANY AND ALL UNKNOWN PERSONS IN POSSESSION OF THE PROPERTY; and CATHCART CONSTRUCTION COMPANY FLORIDA, LLC, Defendants.</b></p> <p>TO: THE ESTATE OF ROBERT LAWRENCE JOHNSON; THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT LAWRENCE JOHNSON; ANY AND ALL UNKNOWN PERSONS IN POSSESSION</p> <p>12766 Seminole Boulevard Lot #73, Largo Florida 33778</p> <p>YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of foreclosing any interest that you have in the real property and the establishment of a lien against the property as well as damages. The property to be foreclosed upon is currently located in Oasis Mobile Home Park, which is located in Pinellas County, Florida and which is more fully described as:</p> <p>Unit/Lot No. 73 of OASIS MOBILE PARK, a Cooperative, according to Exhibit "C-2" (the "Plot Plan") of the Master Occupancy Agreement as recorded in Official Records Book 8941, Page 2076, and as amended in Official Records Book 14994, Page 1144, Public Records of Pinellas County, Florida, together with 1958 Tamp mobile home, vehicle identification number(s) 583610332, title number(s) 8578686, commonly known as 12766 Seminole Blvd.,# 73, Largo, FL 33778, in consideration of the mutual covenants contained in the said</p>		
<p>Master Occupancy Agreement, which form of Agreement and all amendments thereto are incorporated herein by reference, the originals of which are maintained in the office of the Association at 12766 Seminole Blvd., Largo, FL 33778. The Unit Owner is the owner of appurtenant Stock Certificate# 248, of Oasis Home Owners', Inc. Parcel Identification # 10-30-15-63710-000-0730</p> <p>Also known as 12766 Seminole Boulevard, Lot #73, Largo, Florida 33778.</p> <p>together with an equity owned in said unit or any assets of the Association, including a Membership Certificate representing one (1) share in the Association, and any other incident of ownership arising therefrom, together with all rights and privileges appurtenant to.</p> <p>This action has been filed against you as the Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff attorney, whose address is: Karen E. Maller, Esq., Johnson Pope Bokor Ruppel &amp; Burns, LLP, 360 Central Avenue, Suite 500, St. Petersburg, FL 33701 on or before the 30th day after the 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.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>DATED this 13th day of January, 2026.</p> <p>Clerk of Court, Ken Burke, CPA By: /s/ Thomas Smith Deputy Clerk</p> <p>Karen E. Maller, Esq. Johnson Pope Bokor Ruppel &amp; Burns, LLP 360 Central Avenue, Suite 500 St. Petersburg, Florida 33701 Jan. 16, 23, 30; Feb. 6, 2026 26-00265N</p>		

FIRST INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p><b>CASE NO. 25-001203-CI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R8, Plaintiff, vs. UNKNOWN HEIRS OF SEBASTIANO J. RICCIARDI A/K/A SEBASTIANO RICCIARDI, ET AL. Defendants</b></p> <p>To the following Defendant(s): JOSEPH LOPARRINO (CURRENT RESIDENCE UNKNOWN)</p> <p>Last Known Address: 356 MANVILLE RD, PLEASANTVILLE, NY 10570</p> <p>Additional Address: 17 LAKESIDE DR 2, VALHALLA, NY 10595 1944</p> <p>YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p>		
<p>OF PINELLAS COUNTY, FLORIDA.</p> <p>A/K/A 1430 WILSON RD CLEARWATER FL 33755</p>		

FIRST INSERTION		
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION</p> <p><b>CASE NO.: 24-003313-CI FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. SHEILA M. KILMARTIN AKA SHEILA KILMARTIN, et al, Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 11, 2025, and entered in Case No. 24-003313-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Finance of America Reverse LLC, is the Plaintiff and Sheila M. Kilmartin aka Sheila Kilmartin, United States of America Acting through Commissioner of Housing and Urban Development, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at <a href="http://www.pinellas.realeforeclose.com">www.pinellas.realeforeclose.com</a>, Pinellas County, Florida at 10:00 am on the February 3, 2026 the following described property as set forth in said Final Judgment of Foreclosure:</p>		
<p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:</p> <p>LOT 29, SUNSET HIGHLANDS, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 70 AND 71, PUBLIC RECORDS</p>		
<p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:</p> <p>Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired</p> <p>Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 08 day of January, 2026.</p> <p>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: <a href="mailto:servealaw@albertellilaw.com">servealaw@albertellilaw.com</a> By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq. IN/24-012712 January 16, 23, 2026 26-00268N</p>		

FIRST INSERTION		
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 25-007115-CI WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH A. RASMUSSEN, DECEASED, et. al. Defendant(s),</b></p> <p>TO: GREGORY MCKINNEY, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANT- EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH A. RASMUSSEN, 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.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p>		
<p>LOT 4, AND THE SOUTH 10 FEET OF LOTS 2 AND 3,</p>		

FIRST INSERTION		
<p>has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 30 days from first publication and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving</p>		
<p>this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>WITNESS my hand and the seal of this Court this 8th day of January, 2026.</p> <p>Ken Burke PINELLAS COUNTY CLERK OF COURT By Stevie Ayars As Deputy Clerk KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH20663-25/cam January 16, 23, 2026 26-00229N</p>		

FIRST INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION</p> <p><b>CASE NO.: 25-005371-CI THE TRUSTEE COMPANY, TRUSTEE OF HELPING HAND LAND TRUST UTD 03/27/2024, Plaintiff, vs. AUSTIN PECK, AS TRUSTEE OF GEMINI TRUST DATED MARCH 31, 2022, et al., Defendant(s).</b></p> <p>TO: AUSTIN PECK, AS TRUSTEE OF GEMINI TRUST DATED MARCH 31, 2022</p> <p>Whose last known residence(s) is/are 3511 W. El Prado Blvd., Tampa, FL 33629.</p> <p>AND</p> <p>TO: KEVIN KOLINSKI Whose last known residence(s) is/are 3401 W. Obispo St., Tampa, FL 33629.</p> <p>YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to <a href="mailto:service@dwaldmanlaw.com">service@dwaldmanlaw.com</a>, within thirty (30) days of the first publication of this Notice or by , the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:</p>		
<p>LOT 7, BLOCK 44, LELLMAN HEIGHTS FIFTH SECTION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 29, OF THE PUB-</p>		
<p>LIC RECORDS OF PINELLAS COUNTY, FLORIDA. PAREL IDENTIFICATION NUMBER: 03-31-16-51048-044-0070 A/K/A 4005 51ST AVE. N, ST. PETERSBURG, FL 33714</p>		

FIRST INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO.: 24-000914-CI BANK OF AMERICA, N.A., Plaintiff, vs. ESTHER J JAMES; MELVIN R JAMES; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; ON TOP OF THE WORLD LEASE HOLDINGS, L.L.C.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel the January 21, 2026 Foreclosure Sale Date entered in Civil Case No. 24-000914-CI of the Circuit Court of the 6TH Judicial Circuit in and for Pinellas County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and Ester and Melvin James, 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: <a href="https://pinellas.realeforeclose.com">https://pinellas.realeforeclose.com</a>, at 10:00 AM on May 13, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in PINELLAS County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:</p>		
<p>CONDOMINIUM PARCEL: UNIT NO. 207, BUILDING NO. 95, OF ON TOP OF THE WORLD UNIT NINETY-TWO, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 121, PAGE(S) 24 THROUGH 26, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 10513, PAGE 1254 ET SEQ., TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID</p>		
<p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</p> <p>If you are a person with a disability who needs 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.</p> <p>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.</p> <p>Todd C. Drosky, Esq. FRENKEL LAMBERT WEISMAN &amp; 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 04-095535-F00 January 16, 23, 2026 26-00281N</p>		

Q&A

Who benefits from legal notices?

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

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

1/16/2026 2:13 PM



SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <p>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:</p> <p>Certificate Number: 10360 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>GREEN LAWN LOT 24 &amp; N 1/2 OF LOT 23 PARCEL: 06-32-17-33336-000-0240</p> <p>Name in which assessed: SMESH LLC</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> 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) .</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026</p> <p>26-00104N</p>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <p>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:</p> <p>Certificate Number: 10088 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>RICHARDSON'S, W. E. SUB LOT 2 PARCEL: 19-31-17-74664-000-0020</p> <p>Name in which assessed: AGANA ST PETE 7777777 LLC</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> 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) .</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026</p> <p>26-00102N</p>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <p>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:</p> <p>Certificate Number: 08408 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>BRUNSON-DOWELL SUB NO. 1 LOT 210 &amp; S 25FT OF LOT 211 PARCEL: 27-31-16-12474-000-2100</p> <p>Name in which assessed: CURRENT OWNER</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> 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) .</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026</p> <p>26-00094N</p>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <p>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:</p> <p>Certificate Number: 08144 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>NEBRASKA TERRACE LOTS 42 AND 43 PARCEL: 25-31-16-59688-000-0420</p> <p>Name in which assessed: LOUISE YOUNG EST</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> 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) .</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026</p> <p>26-00092N</p>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <p>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:</p> <p>Certificate Number: 08026 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>FOREST HILL LOT 19 PARCEL: 25-31-16-28908-000-0190</p> <p>Name in which assessed: GT INVESTMENTS OF FLOR-IDA LLC</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> 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) .</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026</p> <p>26-00091N</p>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <p>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:</p> <p>Certificate Number: 07824 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>COLONIAL PLACE REV BLK 4, LOT 10 &amp; W 5FT OF LOT 11 PARCEL: 23-31-16-17442-004-0100</p> <p>Name in which assessed: 2751 3RD AVE LAND TRUST</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> 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) .</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026</p> <p>26-00090N</p>
<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <p>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:</p> <p>Certificate Number: 09860 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>WINSTON PARK NORTH-EAST 700 CONDO BLDG 700, UNIT 210 PARCEL: 06-31-17-98408-700-2100</p> <p>Name in which assessed: ERIC ZVEJNIEKS</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> 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) .</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026</p> <p>26-00100N</p>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <p>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:</p> <p>Certificate Number: 09763 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>CRISP MANOR BLK 1, LOT 25(SEE S06 MAP) PARCEL: 05-31-17-19260-001-0250</p> <p>Name in which assessed: FELICIA R SCHNEIDER YAPHET MARTIN</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> 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) .</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026</p> <p>26-00099N</p>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <p>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:</p> <p>Certificate Number: 08186 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>SMITH'S, S.V. REVISED LOT 39 PARCEL: 25-31-16-83142-000-0390</p> <p>Name in which assessed: EDWARD CHOI &amp; CHANG HEE 2000 REV TRUST</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> 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) .</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026</p> <p>26-00093N</p>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <p>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:</p> <p>Certificate Number: 05280 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>IMPERIAL COURT APT CON-DO 3 BLDG E, UNIT 18 PARCEL: 19-29-16-41926-000-0180</p> <p>Name in which assessed: PAYTON DOUGLAS SUDEN-GA</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> 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) .</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026</p> <p>26-00085N</p>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <p>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:</p> <p>Certificate Number: 03410 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>HARBOR SHORES 2ND ADD LOT 86 PARCEL: 31-30-15-36324-000-0860</p> <p>Name in which assessed: CJ REAL ESTATE PARTNERS LLC</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> 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) .</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026</p> <p>26-00082N</p>	<div>SECOND INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <p>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:</p> <p>Certificate Number: 03409 Year of Issuance: 2023</p> <p>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</p> <p>HARBOR SHORES 2ND ADD LOT 85 PARCEL: 31-30-15-36324-000-0850</p> <p>Name in which assessed: CJ REAL ESTATE PARTNERS LLC</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="http://www.pinellas.realtaxdeed.com">www.pinellas.realtaxdeed.com</a> 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) .</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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)</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026</p> <p>26-00081N</p>

SAVE TIME



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

BusinessObserver

LV20906\_V35



--- PUBLIC NOTICE ---

SECOND INSERTION													
<b>NOTICE OF PUBLIC SALE</b> 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 - Country-side 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.													
<table><tr><th>Name</th><th>Unit</th></tr><tr><td>Robert Caron</td><td>377</td></tr><tr><td>Josiah Lopez</td><td>108</td></tr><tr><td>Joanne Moore</td><td>136</td></tr><tr><td>Margaret Polosino</td><td>318</td></tr><tr><td>Zachary Smith</td><td>296</td></tr></table>	Name	Unit	Robert Caron	377	Josiah Lopez	108	Joanne Moore	136	Margaret Polosino	318	Zachary Smith	296	
Name	Unit												
Robert Caron	377												
Josiah Lopez	108												
Joanne Moore	136												
Margaret Polosino	318												
Zachary Smith	296												
January 9, 16, 2026	26-00170N												

SECOND INSERTION	
<b>NOTICE OF PUBLIC SALE</b> 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

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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) . 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	
	26-00087N

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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) . 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	
	26-00086N

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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) . 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	
	26-00101N

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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) . 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	
	26-00077N

--- TAX DEEDS ---

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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) . 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	
	26-00097N

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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) . 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	
	26-00075N

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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) . 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	
	26-00083N

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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) . 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	
	26-00073N

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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) . 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	
	26-00096N

SECOND INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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) . 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	
	26-00071N

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



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PUBLIC SALES

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SECOND INSERTION
<b>NOTICE OF PUBLIC SALE</b> 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 @ <b>11:00 -11:30 AM</b> <a href="#">www.CoveCayMarina.com</a> (727) 475-8910
Boats for sale:
<div><div>1. <b>HIN:</b> US-DNAZC001H910 <b>Description:</b> 42ft Donzi <b>Owner:</b> Konstantino Kouris <b>Reserve to be met</b> (\$12,802.00)</div><div>2. <b>Vessel Reg. No.</b> FL2626MG HIN: DNAF2073A000 <b>Description:</b> 1985 Oday 192 – 19’ White Sailboat <b>Trailer:</b> VIN: 4DJAB2423HA0123464, Plate: 06BGNA <b>Owner:</b> Konstantino Kouris <b>Reserve to be met</b> (<b>\$10,000.00</b>)</div><div>3. <b>Vessel Reg. No.</b> RI2770X &amp; HIN: XDYE0070A585 <b>Description:</b> 1985 Oday 192 – 19’ White Sailboat <b>Owner:</b> Frederico Martinez <b>Trailer:</b> Reg No. 89646 <b>Owner:</b> Frederico Martinez <b>Reserve to be met</b> (<b>\$3,505.16</b>)</div></div>

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, 202626-00191N

SECOND INSERTION
<b>Notice of Corporate Dissolution</b> 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 occurred 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, 202626-00168N

SECOND INSERTION
<b>Notice of Limited Liability Company Dissolution</b> 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, 202626-00167N

SECOND INSERTION
<b>BARNEY’S MINI STORAGE</b> <b>10891 OAK STREET N.E.</b> <b>ST. PETERSBURG, FL 33716</b> <b>Phone: (727) 578-9543</b>
<b>NOTICE OF SALE</b>  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 <a href="#">www.storage treasures.com</a> with bidding to begin online JANUARY 9, 2026 at 1pm and is scheduled to end JANUARY 26, 2026 at 1pm.
NAME:UNIT#:CONTENTS:
GANT, CORTNEYM633HOUSEHOLD HURLEY, LEANNAK357HOUSEHOLD
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, 202626-00186N

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TAX DEEDS

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SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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 <a href="#">www.pinellas.realtaxdeed.com</a> 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, 202626-00068N

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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 <a href="#">www.pinellas.realtaxdeed.com</a> 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, 202626-00076N

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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 LEB0 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at <a href="#">www.pinellas.realtaxdeed.com</a> 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, 202626-00088N

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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 <a href="#">www.pinellas.realtaxdeed.com</a> 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, 202626-00095N

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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 CON-DO 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 <a href="#">www.pinellas.realtaxdeed.com</a> 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, 202626-00079N

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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 4, 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 <a href="#">www.pinellas.realtaxdeed.com</a> 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, 202626-00072N

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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 <a href="#">www.pinellas.realtaxdeed.com</a> 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, 202626-00070N

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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 <a href="#">www.pinellas.realtaxdeed.com</a> 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, 202626-00067N

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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 WAL-DRON MARGARET TIERNEY WAT-KINS 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 <a href="#">www.pinellas.realtaxdeed.com</a> 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, 202626-00089N

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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 <a href="#">www.pinellas.realtaxdeed.com</a> 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, 202626-00074N



--- PUBLIC SALES ---

SECOND 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](http://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](http://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](http://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](http://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](http://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, SHANTELE; 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

SECOND INSERTION		SECOND INSERTION	
NOTICE OF PUBLIC SALE		Pinellas County Sheriff’s Office Property & Evidence Unclaimed Abandoned or Lost Property, Unclaimed Evidence	
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 <a href="http://www.StorageTreasures.com">www.StorageTreasures.com</a> 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 fol- low unit (s). Unit (s) contain general household goods.		Pursuant to State Statute 705, any unclaimed abandoned or lost property, or un- claimed 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, COM- PUTER 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/EYEGGLASS- ES, 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 <a href="http://www.propertyroom.com">http://www.propertyroom.com</a>	
January 9, 16, 2026	26-00177N	January 9, 16, 2026	26-00153N

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@businessobservervfl.com](mailto:legal@businessobservervfl.com)

Business Observer

SECOND 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/pctcv1> 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](mailto: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

SECOND 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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://www.storagetreasures.com).**  
B007 - Campbell, Isha; B012 - Cohens, Terryelle; C003 - Thompson, Marcia; C007 - Vannoy, Holly Lynn; C011 - Pittman, Emanuel; C015 - Price, Jai; C075 - Garcia, Enrique Quintero; C083 - Nadezhda, Poplavsky; C085 - Marion, Devonte; C088 - Baker, Ciara K; C094 - Cooper, Mercedes; C102 - Simmons, Gregory; C116 - Griffin, SaNya; D006 - Mccleendon, 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](http://www.storagetreasures.com).**  
A003 - Mckinnie, Christopher; A016 - Mcneil, Beonka; A021 - Rawls, Shane M; A026 - Walker, Ahmad; A027 - corsa, Leslie; A041 - Mccranelly, Tranessa; A046 - Batista, Herminio; A050 - Davis, Donald; A057 - Duff, Eric; B007 - Smith, Robert; B014 - curbeelo, luis; B020 - Spotts, Christen; B021 - Jones, Eri; B026 - akins, Dorenzio; B028 - stubbins, Laneks; B033 - Goodwin, Ken; B061 - White, Dwane; B063 - Koser, Frank; B064 - Rhaney, Leslie; B072 - Smith, Dominique; B082 - Scott, Madrid; C009 - Bryant, Porschaonna; C020 - Martinez, Bryan; C037 - butler, travyon; 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, Vonchinnia; E039 - Williams, Zelda; E049 - Scott, Jerika; E057 - mcnearly, 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](http://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](http://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](http://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](http://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, Gustavo; 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](http://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](http://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; 0729 - 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



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ESTATE

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SECOND 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

SECOND 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 & ROTH 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

SECOND 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

SECOND 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 25-01138-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

SECOND 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 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

SECOND 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

SECOND 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

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<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>Case Number: 25-010396-ES</b> <b>IN RE: THE ESTATE OF BRUCE PAUL ESPOSITO</b> <b>Deceased.</b> 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. <b>Personal Representative</b> 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, 202626-00148N		<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-011923-ES</b> <b>IN RE: ESTATE OF ADRIENNE MARIE KILEY,</b> <b>Deceased.</b> 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 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. <b>Personal Representative:</b> <b>Tamatha J. Smith</b> 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, 202626-00184N		<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>Ref. No.: 25-007998-ES</b> <b>IN RE: ESTATE OF ROBERT A. RADULSKI,</b> <b>DECEASED.</b> 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 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 of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 9, 2026. <b>Personal Representative:</b> <b>TIMOTHY L. CUMMINGS</b> 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 eservice@baskineisel.com January 9, 16, 202626-00194N		<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>NO. 25-011292-ES</b> <b>IN RE: ESTATE OF AVA JOYCE WOLTERS THOMAS,</b> <b>Deceased.</b> 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. 732.221. The date of the first publication of this Notice is January 9, 2026. <b>Teresa Dean Wolters</b> <b>Personal Representative</b> 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, 202626-00179N		<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>NO. 25-011248-ES</b> <b>IN RE: ESTATE OF GERARD PATRICK GILMORE,</b> <b>Deceased.</b> 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. 732.221. The date of the first publication of this Notice is January 9, 2026. <b>Patricia Ann Gilmore</b> <b>Personal Representative</b> 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, 202626-00180N		<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-011352-ES</b> <b>IN RE: ESTATE OF AMPHONE BOUNPHAKHOM</b> <b>Deceased.</b> 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 9, 2026. <b>Personal Representative:</b> <b>Ken Boonpakom</b> 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, 202626-00190N	
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<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO.: 25-007923-ES</b> <b>IN RE: ESTATE OF ELENORA ROSE SABIN</b> <b>Deceased.</b> The administration of the estate of Elenora Rose Sabin, deceased, whose date of death was July 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 9, 2026. <b>Personal Representative:</b> <b>DAVID A. PEEK</b> 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, 202626-00150N		<b>NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY STATE OF FLORIDA <b>CASE NO.: 25-011303-ES</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF ALFRED REED YEASTED,</b> <b>Deceased.</b> 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 creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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. <b>JOSEPHINE C. YEASTED</b> <b>Personal Representative</b> 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: swwscott@virtuallawoffice.com Secondary Email: wlawprobate2@gmail.com January 9, 16, 202626-00149N		<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-009541-ES, Section 003</b> <b>IN RE: ESTATE OF ROSALIE FAIRCHILD,</b> <b>Deceased.</b> 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. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 9, 2026. <b>Personal Representative:</b> <b>Carla Nadine Fairchild</b> 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, 202626-00178N		<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>NO. 25-011292-ES</b> <b>IN RE: ESTATE OF AVA JOYCE WOLTERS THOMAS,</b> <b>Deceased.</b> 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. 732.221. The date of the first publication of this Notice is January 9, 2026. <b>Teresa Dean Wolters</b> <b>Personal Representative</b> 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, 202626-00179N		<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>NO. 25-011248-ES</b> <b>IN RE: ESTATE OF GERARD PATRICK GILMORE,</b> <b>Deceased.</b> 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. 732.221. The date of the first publication of this Notice is January 9, 2026. <b>Patricia Ann Gilmore</b> <b>Personal Representative</b> 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, 202626-00180N		<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-011352-ES</b> <b>IN RE: ESTATE OF AMPHONE BOUNPHAKHOM</b> <b>Deceased.</b> 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 9, 2026. <b>Personal Representative:</b> <b>Ken Boonpakom</b> 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, 202626-00190N	



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--- ESTATE ---

SECOND INSERTION	
<b>NOTICE OF TRUST</b> IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>Case Number:26-000057-ES</b> <b>IN RE: ESTATE OF LENA H. MCDONAGH, Deceased.</b> 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. <b>Collette P. McDonagh</b> <b>Trustee</b> 15 Fairview Avenue Braintree, Massachusetts 02184 CLERK OF THE CIRCUIT COURT January 9, 16, 2026 26-00163N	

--- PUBLIC NOTICE ---

SECOND INSERTION	
<b>NOTICE OF PUBLIC SALE:</b> 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
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SECOND 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 <a href="http://www.storagetreasures.com">www.storagetreasures.com</a> on (1-21-26) at (10am).	

( Unit 311) – (Campenella)

January 9, 16, 2026	26-00198N
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SECOND INSERTION	
<b>Pinellas County Sheriff's Office Property &amp; Evidence Unclaimed Abandoned or Lost Property, Unclaimed Evidence</b>	
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 <a href="http://www.propertyroom.com">http://www.propertyroom.com</a>	
January 9, 16, 2026	26-00153N

SECOND 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 DIGI-ULIO, Registered Owner DSN YACHT LLC / Bridal Path Pit llc. / Lien Holder Servisfirst vessel(1) 2020 53ft VHS (Hydrazports)VIN: VHS53A0EH920 DO# 1305832 Including 4 (HCB) Motors Yamaha Motors XZ425NSA7 serial #s 1001755-1001572-1000761-1002258 vessel (2) 2024 25ft BDF (BAR-LETTA 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

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.

LV 18237\_V9

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

<b>Personal Representative:</b> <b>MARY J. KEENAN</b> <b>Carol L. Howard</b> 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: <a href="mailto:enotify@clarielaw.com">enotify@clarielaw.com</a> Email: <a href="mailto:email@clarielaw.com">email@clarielaw.com</a> January 9, 16, 2026 26-00128N	
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SECOND INSERTION	
NOTICE TO CREDITORS	
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>UCN: 522025CP010675XXESPR</b> <b>REF NO: 25-010675-ES</b> <b>IN RE: ESTATE OF NOLA MAE WOLDSETH, Deceased.</b> 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.	

<b>Personal Representative:</b> <b>Geroge Paul Woldseth</b> 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: <a href="mailto:mmckeown@barber-law.com">mmckeown@barber-law.com</a> FBN: 220043 January 9, 16, 2026 26-00181N	

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

<b>Personal Representative:</b> <b>Carol L. Howard</b> 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: <a href="mailto:jeff@colemanlaw.com">jeff@colemanlaw.com</a> Secondary E-Mail: <a href="mailto:emily@colemanlaw.com">emily@colemanlaw.com</a> ; <a href="mailto:joanne@colemanlaw.com">joanne@colemanlaw.com</a> January 9, 16, 2026 26-00118N	
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SECOND INSERTION	
NOTICE TO CREDITORS	
IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO AND PINELLAS COUNTIES, FLORIDA PROBATE DIVISION <b>Case No.: 25-010780-ES</b> <b>IN RE: ESTATE OF SHARYN LEE BRODNAX Deceased</b> 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.	

<b>Shannon Lee Brodnax</b> <b>Personal Representative</b> 2303 1st Street East, Apartment 123W Bradenton, FL 34208 <b>Ian Charles Brodnax</b> <b>Personal Representative</b> 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: <a href="mailto:Eric@hoonhoutlaw.com">Eric@hoonhoutlaw.com</a> January 9, 16, 2026 26-00147N	
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SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-012271-ES</b> <b>IN RE: ESTATE OF CHARLES L. GAST, Deceased.</b> 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.	

<b>Personal Representative</b> <b>Raj S. Brar</b> 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: <a href="mailto:swilliams@sarahewilliams.com">swilliams@sarahewilliams.com</a> Secondary Email: <a href="mailto:legalassistant@sarahewilliams.com">legalassistant@sarahewilliams.com</a> January 9, 16, 2026 26-00127N	
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SECOND INSERTION	
NOTICE TO CREDITORS	
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-010684-ES</b> <b>Division ES</b> <b>IN RE: ESTATE OF JOHN EDWARD LACHAPPELLE, Deceased.</b> 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.	

<b>Pearl Marie LaChappelle</b> <b>Personal Representative</b> 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: <a href="mailto:Jonathan@HKHElderLaw.com">Jonathan@HKHElderLaw.com</a> Secondary Email: <a href="mailto:staff2@HKHElderLaw.com">staff2@HKHElderLaw.com</a> January 9, 16, 2026 26-00145N	
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SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>UCN: 522025CP011053XXESPR</b> <b>REF NO: 25-011053-ES</b> <b>IN RE: ESTATE OF ANDREW S. BARR, Deceased.</b> 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.	

<b>Personal Representative:</b> <b>Raj S. Brar</b> 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: <a href="mailto:kjackson@barber-law.com">kjackson@barber-law.com</a> Florida Bar No.: 0100158 January 9, 16, 2026 26-00164N	
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SECOND INSERTION	
Notice to Creditors	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY FLORIDA PROBATE DIVISION <b>File Number: 25-012295-ES</b> <b>Division: PROBATE</b> <b>IN RE: ESTATE OF Janice Post Deceased.</b> 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 732.221.	

<b>Personal Representative</b> <b>Wendy McLeod</b> 15421 61st Street North Clearwater, FL 33760 727-560-1788 January 9, 16, 2026 26-00120N	
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--- ESTATE ---		
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION <b>UCN: 522025CP010581XXESP</b> <b>FILE NO. 25-010581-ES</b> <b>IN RE: ESTATE OF</b> <b>KHOI HUYNH DINH,</b> <b>Deceased.</b></p> <p>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.</p> <p>All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including un-matured, 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.</p> <p>All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including un-matured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS</p>	<p>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.</p> <p>A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.</p> <p>THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: January 9, 2026</p> <p><b>Personal Representative:</b> <b>JENNIFER K. DINH</b> 17406 Isbell Lane Odessa, Florida 335562</p> <p>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</p>	<p>and persons having claims or demands against the Decedent's Estate, including un-matured, 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.</p> <p>ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The 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.</p> <p>The date of the first publication of this Notice is January 9, 2026.</p> <p>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</p>

--- ACTIONS / SALES ---

SECOND INSERTION		
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO: 25-5412-CO</b> <b>BREZEWAY VILLAS, A</b> <b>CONDOMINIUM, a Florida</b> <b>not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>ESTATE OF OKTAY BARAN</b> <b>VURAL, AND ANY AND ALL</b></p>	<p><b>UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.</b> 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:</p> <p>Unit 33, Building 11, BREEZE-</p>	<p>WAY 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.</p> <p>Property Address: 4951 91st Avenue N., #33, Pinellas Park, Florida, 33782.</p> <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</p> <p>"If you are a person with a disability who needs any accommodation in</p>

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<p><b>NOTICE OF SALE</b> IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION <b>Case No. 25-000348-CI</b> <b>Division 15</b> <b>NEWREZ LLC D/B/A</b> <b>SHELLPOINT MORTGAGE</b> <b>SERVICING</b> <b>Plaintiff, vs.</b> <b>HEATHER TARANTINO</b> <b>A/K/A HEATHER LAVAUGHN</b> <b>TARANTINO, NORMANDY</b> <b>HOMEOWNERS ASSOCIATION,</b> <b>INC., UNKNOWN SPOUSE</b> <b>OF HEATHER TARANTINO</b> <b>A/K/A HEATHER LAVAUGHN</b> <b>TARANTINO, UNKNOWN SPOUSE</b> <b>OF CLARK RICHARD COLE</b> <b>A/K/A CLARK R. COLE A/K/A</b> <b>CLARK COLE, AND UNKNOWN</b> <b>TENANTS/OWNERS,</b> <b>Defendants.</b></p> <p>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:</p> <p>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</p>	<p>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.</p> <p>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..</p> <p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated: December 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</p>	<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 25-005890-CI</b> <b>UNION HOME MORTGAGE</b> <b>CORP,</b> <b>Plaintiff, vs.</b> <b>UNKNOWN HEIRS,</b> <b>BENEFICIARIES, DEVISEES,</b> <b>ASSIGNEES, LIENORS,</b> <b>CREDITORS, TRUSTEES AND ALL</b> <b>OTHERS WHO MAY CLAIM AN</b> <b>INTEREST IN THE ESTATE OF</b> <b>OLIVIER ROUSSET A/K/A</b> <b>OLIVIER GASTON ROUSSET</b> <b>N/K/A OLIVIER GASTON</b> <b>ROUSSET, et al.,</b> <b>Defendants.</b> 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</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>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.</p> <p>has been filed against you and you are</p>

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<p>required to serve a copy of your written defenses, if any, to it, on De Cubas &amp; 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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>WITNESS my hand and the seal of this Court this 31st day of December, 2025.</p> <p>KEN BURKE As Clerk of the Court By /s/ Thomas Smith As Deputy Clerk</p> <p>De Cubas &amp; Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, FORT LAUDERDALE, FL 33310 25-03985 January 9, 16, 2026      26-00135N</p>	<p>order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated this 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</p>	<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO: 24-001641-CI</b> <b>PENNYMAC LOAN SERVICES,</b> <b>LLC,</b> <b>Plaintiff, vs.</b> <b>HARRIET MCKINNIE;</b> <b>UNKNOWN SPOUSE OF HARRIET</b> <b>MCKINNIE; UNKNOWN TENANT</b> <b>#1; UNKNOWN TENANT #2,</b> <b>Defendant(s).</b> 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:</p> <p>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.</p>

# SAVE TIME

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



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ACTIONS / SALES

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SECOND 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, DE-  
VISEES, GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES,  
OR OTHER CLAIMANTS CLAIM-  
ING BY, THROUGH, UNDER OR  
AGAINST JUDITH K. BERRY (DE-  
CEASED)  
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, In-  
verness 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 Coun-  
tryside 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, DE-  
CEASED, AND THE UNKNOWN  
HEIRS, DEVISEES, GRANTEES, AS-

SIGNEES, LIENORS, CREDITORS,  
TRUSTEES, OR OTHER CLAIM-  
ANTS CLAIMING BY, THROUGH,  
UNDER OR AGAINST JUDITH K.  
BERRY (DECEASED) and you are re-  
quired 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 de-  
manded 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. Con-  
tact should be initiated at least seven  
days before the scheduled court ap-  
pearance, or immediately upon receiv-  
ing this notification if the time before  
the scheduled appearance is less than  
seven days  
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

SECOND INSERTION

NOTICE OF SALE PURSUANT  
TO CHAPTER 45  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
CASE NO.: 25-003309-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.realeforeclose.com](http://www.pinellas.realeforeclose.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 PINEL-  
LAS COUNTY, FLORIDA, TO-  
GETHER 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 RE-  
CORDS OF PINELLAS COUN-  
TY, FLORIDA, BEING MORE  
PARTICULARLY DESCRIBED  
AS FOLLOWS: FROM THE  
SOUTHEASTERLY CORNER  
OF LOT 4, BLOCK 1, OF SAID  
WINDMILL POINTE OF TAR-  
PON LAKE UNIT TWO, AS A  
POINT OF BEGINNING, PRO-  
CEED NORTH 72 DEGREES 00'  
WEST ALONG THE SOUTHER-  
LY 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 DIS-  
TANCE 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 mort-  
gage.  
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](mailto:FLpleadings@mwc-law.com)  
File No: 25-400160  
January 9, 16, 2026 26-00162N

<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>Case No.: 24-003203-CI</b> <b>KERLISHA ALLAN-THOMPSON Plaintiff, v. PURE GROUP LLC, a Florida Limited Liability Company, Defendant.</b> TO: RALPH WILLIAMS 1175 PINELLAS POINT DRIVE SOUTH #110 ST. PETERSBURG, FL 33705 YOU ARE NOTIFIED that an action</p>	
<p>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 of the court and to serve a copy within thirty (30) days after the first date of publication on or before of this notice on Plaintiff's attorney, Shawn M. Yesner, Esq., whose address is 2753 S.R. 580, Suite 106, Clearwater, FL 33761, otherwise a default will be entered against you for the relief demanded in the complaint or petition. "If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you</p>	

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 24-005742-CI</b> <b>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).</b> 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 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.realeforeclose.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,</p>	
<p>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 &amp; 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, 202626-00197N</p>	

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 2025-011280-CO</b> <b>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.</b> 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</p>	
<p>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, 202626-00171N</p>	

<p><b>SECOND INSERTION</b></p>	
<p>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</p>	
<p>and Comptroller Pinellas County, Florida BY: /s/ Thomas Smith Deputy Clerk</p>	
<p>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: Lauryan@YesnerLaw.com Email: Eservice@YesnerLaw.com January 9, 16, 23, 30, 2026 26-00136N</p>	

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 25-004967-CI</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN 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</b> 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.</p>	
<p>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 Pleadings@Gassellaw.com January 9, 16, 202626-00160N</p>	
<p>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, 202626-00160N</p>	

SECOND INSERTION	
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 25-007066-CI</b> <b>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).</b> 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:</p>	
<p>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</p>	
<p>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.</p>	
<p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress 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, 202626-00188N</p>	

SAVE TIME

E-mail your Legal Notice  
legal@businessobserverfl.com



# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

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

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

**prevent government officials from hiding information**

they would prefer the public not to see

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

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

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

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

## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)





**Newsprint is inherently superior to the internet for public notice** because reading a newspaper is a serendipitous process.

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

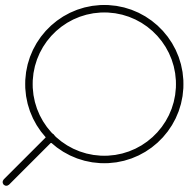


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

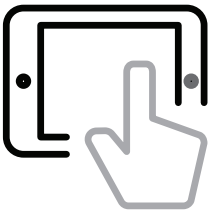
**Verifying publication is difficult-to-impossible on the web.**

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



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

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

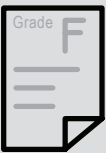


**Moreover, the real digital divide for public notice is growing**

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

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

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



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Meeting Minutes or Summaries



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Agency Proposals



School District Reports



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**Commercial Notices**



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Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

**Court Notices**



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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