

# Public Notices

Business  
Observer

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

JANUARY 16 - JANUARY 22, 2026

## 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

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 26-00207N

#### FICTITIOUS NAME NOTICE

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 26-00208N

#### 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 26-00285N

#### 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 Forneas Gonzalez, desiring to engage in business under the fictitious name Vape ATM located at 2343 26th St S, in the County of Pinellas, in the City of Saint Petersburg, Florida 33712 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

#### 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 22390, 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

#### 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 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 Mavrikis 2016 Kaliopeft /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 26-00289N

#### 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 [www.storagetreasures.com](http://www.storagetreasures.com) to satisfy the owner's lien. #0573- Cedrick Vaughn, #0614- Terry Bates, #0638- Jordan Clark, #2119- Kelly Christansen, #U026- Linda Cooke #0649- Stephen Watterson. The bidding will CONCLUDE, and the Lien sale will be deemed Complete upon the owner's acceptance of a bid on **Monday February 2nd, 2026 @ 11:00am** Purchases must be made with cash only and paid at the storage facility to finalize the transaction. Tropicana Storage - CLW may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 16, 23, 2026 26-00282N

26-00282N

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 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 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

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 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 <https://www.pcsb.org/departments/facilities-and-operations/instructional-materials/k-12-english-language-arts-ela-adoption-personal-financial-literacy-money-management-adoption>

January 16, 23, 2026 26-00246N

#### FIRST INSERTION

##### ADVERTISEMENT FOR BIDS

The Pinellas County School District is soliciting sealed electronic bids in response to **Chemical Fire Suppression Systems: Maintenance & Repair Services**. Bids are due before 3:00 pm on **Tuesday, February 10, 2026**. Bids may be received up to but not later than, the date and time listed above, via the District e-Procurement Portal located at <https://procurement.opengov.com/portal/PCSB>.

26-00246N

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 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 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 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

## --- 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 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

Page & Evan LLC

January 16, 2026 26-00249N

## 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 Lunexa 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 13th day of January, 2026

Lunexa Learning LLC

January 16, 2026 26-00263N

## 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.

Dated this 12th day of January, 2026

Lance

January 16, 2026 26-00261N

## 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 Gast Consulting located at 205 150th Ave in the City of Madeira Beach, Pinellas, FL 33708 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

Lance

January 16, 2026 26-00260N

## 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 DiscreteZero located at 7901 4th Street N, Suite 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 13th day of January, 2026

SIDRA MIAMI ADVISORY LLC

January 16, 2026 26-00264N

## 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 DiscreteZero located at 7901 4th Street N, Suite 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

StellarSummit, LLC

January 16, 2026 26-00253N

## 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 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, 2026 26-00220N

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

Dated this 11th day of January, 2026

Andrew Crane

January 16, 2026 26-00240N

## 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 Jobcuda 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

Secrest Ventures LLC

January 16, 2026 26-00244N

## 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 Amore Musicae located at 7901 4th St N #30907, 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 14th day of January, 2026

Cadence Nova LLC

January 16, 2026 26-00239N

## 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 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, 2026 26-00238N

## 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 Biohazard Frontier 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

ALIGNED DYNAMICS LLC

January 16, 2026 26-00252N

## 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, 2026 26-00212N

## 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 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, 2026 26-00237N

## 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. 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

AFTER DARK VENDING LLC

January 16, 2026 26-00251N

## 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 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 Department of State, Tallahassee, Florida.

Dated this 12th day of January, 2026

TUI Publishing and Media Company, LLC

January 16, 2026 26-00250N

## NOTICE OF PUBLIC SALE

Jims'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, 2026

26-00202N

## 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 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 deposited 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, 2026

26-00234N

## 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# 2TIBU4EE2DC017256

January 16, 2026

26-00203N

## --- ESTATE ---

## 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

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-011733-ES  
Division Probate  
IN RE: ESTATE OF  
NANNETTE RUDOLPH  
Deceased.

The administration of the estate of Nannette Rudolph, deceased, whose date of death was November 2, 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.

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY STATE OF  
FLORIDA  
PROBATE DIVISION  
File Number 25-011783-ES  
IN RE: ESTATE OF  
DANIEL D. GRANGER,  
Deceased.

The administration of the estate of DANIEL D. GRANGER, deceased, whose date of death was October 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is: Clerk of Court, Probate Department, 315 Court Street, Clearwater, FL 33756.

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

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

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

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

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

Signed on this 9th day of January, 2026.

/s/ Kathleen Markiewicz

KATHLEEN MARKIEWICZ

Personal Representative

6130 3rd Ave N

St. Petersburg, FL 33710

/s/ Charles F. Reischmann

Charles F. Reischmann

Attorney for Personal Representative

Florida Bar No. 0443247/

SPN#: 00428701

Reischmann & Reischmann, PA

PO Box 40966

St. Petersburg, FL 33743

Telephone: 727-345-0085

Email: charles@reischmannlaw.com

Secondary Email:

cynthia@reischmannlaw.com

January 16, 2026 26-00243N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-011768-ES  
Division Probate  
IN RE: ESTATE OF  
DORIS J KUNZMAN  
Deceased.

The administration of the estate of Doris J Kunzman, deceased, whose date of death was August 14, 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.

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:

Hubert A. Abner

2285 Israeli Dr #15

Clearwater, FL 33763

Attorney for Personal Representative:

Rachel M. Wagoner

E-mail Addresses:

Rachel@coleenwagoner.com

probate@coleenwagoner.com

Florida Bar Number: 736066

Colen & Wagoner, P.A.

1756 N Belcher Rd

Clearwater, FL 33765

Telephone: (727) 545-8114

January 16, 23, 2026 26-00225N

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-011768-ES  
Division Probate  
IN RE: ESTATE OF  
DORIS J KUNZMAN  
Deceased.

The administration of the estate of Doris J Kunzman, deceased, whose date of death was August 14, 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.

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:

Lawrence K. Kunzman

5025 S Shore Dr

Attorney for Personal Representative:

Rachel M. Wagoner

E-mail Addresses:

Rachel@coleenwagoner.com

probate@coleenwagoner.com

Florida Bar Number: 736066

Colen & Wagoner, P.A.

1756 N Belcher Rd

Clearwater, FL 33765

Telephone: (727) 545-8114

January 16, 23, 2026 26-00247N

## FIRST INSERTION

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-011925-ES  
IN RE: ESTATE OF  
LEVI, JOSEPH H., JR.  
Deceased.

The administration of the estate of JOSEPH H. LEVI, JR, deceased, whose date of death was September 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.

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:

Denise N. Murphy, Esquire

531 Main Street, Suite F

Safety Harbor, FL 34695

Phone: (727) 725-8101

denise@denisemurphyph.com

Florida Bar No: 0119598

Attorney for Personal Representative

January 16, 23, 2026 26-00291N

THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 733.702 WILL BE FOREVER  
BARRED.

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

Neither the personal representative  
nor 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,  
Florida Statutes.

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

Personal Representative:

GAYLA RUSSELL

1062 Emerald Dr

Brandon, FL 33511

Attorney for Personal Representative:

MURPHY LAW

Denise N. Murphy, Esquire

531 Main Street, Suite F

Safety Harbor, FL 34695

Phone: (727) 725-8101

denise@denisemurphyph.com

Florida Bar No: 0119598

Attorney for Personal Representative

January 16, 23, 2026 26-00291N

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

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

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

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

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

All

## 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 Disposition

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

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

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

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

The date of first publication of this notice is 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.

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.

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 date of 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  
PO. 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 FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
Case Number: 25-011488-ES  
IN RE: ESTATE OF  
SERPIL KIZILKAYA,  
Deceased

The administration of the estate of SERPIL KIZILKAYA, deceased, whose date of death was June 24, 2025, File Number 25-011488-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 required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE 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 sections 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 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: kdlineone@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  
MICHAEAL EUGENE ALLEN SR.,  
Deceased.

The administration of the estate of MICHAEL EUGENE ALLEN SR., 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 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 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 sections 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.

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:****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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

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:****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

## --- ESTATE ---

## 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 Feddele, 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 Representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or 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. Feddele, 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/ Jolyn D. Acosta  
Jolyn 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:  
lsamuilloff@bushross.com  
January 16, 23, 2026 26-00228N

**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 surviving spouse is property to which the Florida Uniform Disposi-

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. FALKNER, 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 on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

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

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

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

Primary Email: lalqa@brdwlaw.com  
Secondary Email:  
probatecasemgr@brdwlaw.com  
January 16, 23, 2026 26-00235N

## FIRST INSERTION

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-012267-ES  
IN RE: ESTATE OF  
SCHUYLER V. BORST,  
Deceased.

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.

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

(727) 821-6888

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

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CASE NO.: 23-006514-CI

RRA CP OPPORTUNITY TRUST 2, Plaintiff, vs.  
DONALD M. CARRINGTON; UNKNOWN SPOUSE OF DONALD M. CARRINGTON; UNKNOWN TENANT IN POSSESSION #1; UNKNOWN TENANT IN POSSESSION #2, Defendants.

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 [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com) at 10:00 o'clock, a.m., on Friday, February 13, 2026, the following described property:

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.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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.

KHL LAW

Bidder Number 59165

169 E. Flagler Street, Suite 500

Miami, Florida 33131

Telephone: (305) 854-9700

Faxsimile: (305) 854-0508

cal@khllaw.com

shf@khllaw.com

Cary A. Lubetsky, Esquire

Florida Bar No. 961360

Salvatore H. Fusalo, Esquire

Florida Bar No. 143952

January 16, 23, 30, 2026

26-00199N

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 24-003523-CI

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs.

CAROL DEAN MORRISON, et al.

Defendant(s),  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF 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

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 5457, 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

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: fmail@raslg.com  
24-20453 - Kil  
January 16, 23, 2026 26-00258N

## FIRST INSERTION

Notice of Issuance of Harassment Restraining Order by Publication  
State of Minnesota  
County St. Louis  
District Court  
Judicial District: Sixth  
Court File Number:  
69DU-CV-25-3682  
Case Type: Harassment  
Amy Valentino Johnson and OBO  
Minor Children  
Petitioner  
vs  
Paul Andrew Valentino  
Respondent

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 Request for Hearing 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

## FIRST INSERTION

## NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by **WYNDHAM VACATION RESORTS, INC., A DELAWARE CORPORATION** for the purposes of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856. The following owners are hereby notified that you are in default of the note and mortgage for the following properties located in Pinellas County, Florida:

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".

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.** Failure to cure the default set forth herein to 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., 3950 Hazeltine National Drive, Suite 650, Orlando, FL 32822

January 16, 23, 2026 26-00273N

## PUBLISH YOUR LEGAL NOTICE

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

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

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

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

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CASE NO.: 25-005805-CI

LAKEVIEW LOAN SERVICING, LLC., Plaintiff, vs.

THOMAS F. EVANS; MARK EVANS; MICHAEL EVANS; et al., Defendant(s).

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:

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

1184-2318B

Ref# 14300

January 16, 23, 2026 26-00242N

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

## FIRST INSERTION

**NOTICE OF ACTION**  
TERMINATION OF PARENTAL RIGHTS  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY  
CASE NO. 25-00131dp5

IN THE INTEREST OF:

N.H. DOB: 7/21/2025,

MINOR CHILD

TO: 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 DIS-

POSITION HEARING.

FAILURE TO

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 25-002788-CO IMPERIAL COVE COMMUNITY ASSOCIATION, INC., Plaintiff, vs. DAVID HENNESSY, BONNIE HENNESSY, and UNKNOWN TENANT(S), Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the 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:

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

the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.

PARCEL ID NO.: 20-29-16-41948-000-2070 ("Property")

Property Address: 19029 US Hwy 19 N, Unit 9-207, Clearwater, Florida 33764

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.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 South Fort Harrison Avenue, Suite 500,

Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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](mailto: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

## FIRST INSERTION

NOTICE OF SALE

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

FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 25-002081-CI

WILMINGTON SAVINGS FUND

SOCIETY, FSB, NOT IN ITS

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE OF

OBX 2024-NQM4 TRUST,

Plaintiff, vs.

DAVID M. TOMS, JR. A/K/A

DAVID TOMS, et al.

Defendant(s).

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](http://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:

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

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 13 day of January, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &

PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave.,

Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: [flmail@raslg.com](mailto:flmail@raslg.com)

By: /s/ Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

[dsalem@raslg.com](mailto:dsalem@raslg.com)

24-244836 - MaS

January 16, 23, 2026 26-00287N

## FIRST INSERTION

NOTICE OF SALE

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

STATE OF FLORIDA

CIVIL DIVISION

Case No.: 23-007900-CI

PARTY OF FIVE INVESTMENTS,

LLC, a Florida Limited Liability

Company,

Plaintiff, v.

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, Defendants.

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:

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

by the office of the Pinellas County Clerk of the Circuit Court, Ken Burke, at the following website: [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com).

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 V/TDD; 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 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](mailto:stephanie@lieserskaff.com)

LAUREN M. MAIER

Fla. Bar No. 1039654

Primary: [lauren@lieserskaff.com](mailto:lauren@lieserskaff.com)

Secondary: [efile@lieserskaff.com](mailto:efile@lieserskaff.com)

Counsel for Plaintiff,

Party of Five Investments, LLC

January 16, 23, 2026 26-00278N

## FIRST INSERTION

NOTICE OF SALE PURSUANT

TO CHAPTER 45

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

FLORIDA

CIVIL ACTION

CASE NO.: 24-001954-CI

DIVISION: 7

BRICKELL BAY MORTGAGE

OPPORTUNITY FUND, LP,

Plaintiff, vs.

ANDY JUDNATH,

Defendant(s).

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](http://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:

/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.

P.O. Box 5162

Largo, FL 33779

Telephone: (727) 538-4160

Facsimile: (727) 240-4972

Email 1: [damian@waldmanlaw.com](mailto:damian@waldmanlaw.com)

Email 2: [dmiller@waldmanlaw.com](mailto:dmiller@waldmanlaw.com)

E-Service: [service@waldmanlaw.com](mailto:service@waldmanlaw.com)

Attorneys for Plaintiff

January 16, 23, 2026 26-00254

## FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
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).

TO: UNKNOWN TENANT #1 AND UNKNOWN TENANT #2  
LAST KNOWN ADDRESS: 4034 HELENA ST. NE, ST. PETERSBURG, FL 33703

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

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.

PROPERTY ADDRESS: 4034 Helena St Ne, St Petersburg, FL 33703

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broadwalk 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

petition filed.

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

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

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 7th day of January, 2025.

KEN BURKE  
Clerk of the Circuit Court  
and Comptroller

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

CLERK OF THE CIRCUIT COURT

BY: /s/ Thomas Smith

DEPUTY CLERK

FRENKEL LAMBERT

WEISMAN & 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@flflaw.com

04-102492-FOO

January 16, 23, 2026 26-00210N

## FIRST INSERTION

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

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, GRANTEES, 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.

TO: THE ESTATE OF ROBERT LAWRENCE JOHNSON; THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, 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 12766 Seminole Boulevard Lot #73, Largo Florida 33778

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:

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

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.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

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

## SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

For more information, visit [www.rockwellcollins.com](http://www.rockwellcollins.com) or call 800.447.4636.

SARACOTA ~ MANATEE ~ LILLI GROBOUGH ~ BASCO ~ PINELLAS ~ POLK ~ LEE ~ COLlier ~ CHARLOTTE

# Business Observer

## --- PUBLIC NOTICE ---

## SECOND INSERTION

SECOND INSERTION  
NOTICE OF APPLICATION  
FOR TAX DEEDSECOND INSERTION  
NOTICE OF APPLICATION  
FOR TAX DEED

## --- TAX DEEDS ---

## SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

## SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

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

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

January 9, 16, 2026      26-00170N

## SECOND INSERTION

NOTICE OF  
PUBLIC SALE

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

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

## PREPARED BY:

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

January 9, 16, 2026      26-00125N

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

NOTICE OF APPLICATION  
FOR TAX DEED

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

Certificate Number: 06667

Year of Issuance: 2023

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

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

Name in which assessed:

CAROL D O'SHEA

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).

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

NOTICE OF APPLICATION  
FOR TAX DEED

## SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

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

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      26-00101N

## SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

## SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was 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      26-00086N

## --- TAX DEEDS ---

## SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

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

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      26-00097N

## SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was 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      26-00077N

## SECOND INSERTION

NOTICE OF APPLICATION  
FOR TAX DEED

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

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

NOTICE OF APPLICATION  
FOR TAX DEED

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

Certificate Number: 08977

Year of Issuance: 2023

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

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

Name in which assessed:

TAMPETE HOUSING LAND  
TRUST # 2226  
ASSET PRESERVATION  
TRUST SERVICES INC TRE

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).

## --- PUBLIC SALES ---

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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

Boats for sale:

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

2. Vessel Reg. No. FL2626MG HIN: DNF2073A000  
Description: 26ft Donzi  
Trailer: VIN: 4DJAB2423HA0123464, Plate: 06BGNA  
Owner: Konstantino Kouris  
Reserve to be met (\$10,000.00)

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

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

January 9, 16, 2026 26-00191N

## SECOND INSERTION

## NOTICE OF Corporate Dissolution

This notice is submitted by the dissolved corporation named below for resolution of payment of unknown claims against this corporation as provided in s. 607.1407, F.S.

Name of Corporation: CTC GROUP INC.

The above named corporation is the subject of dissolution and the effective date of a dissolution is: December 31, 2025

Description of information that must be included in a claim:

Name, Address, Phone number and Email Address of Claimant

Description of Claim

Amount of Claim

Date Claim initially 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, 2026 26-00168N

## SECOND INSERTION

## NOTICE of Limited Liability Company Dissolution

This notice is submitted by the dissolved limited liability company named below for resolution of payment of unknown claims against this limited liability company as provided in s. 605.0712, F.S.

Name of Limited Liability Company: GPE RENTALS LLC

Document number of Limited Liability Company is: L21000242289

Date of dissolution was: 1-7-2026

Description of information that must be included in a written claim:

Name, Address, Phone Number and Email Address of Claimant

Description of Claim

Amount of Claim

Date Claim Initially occurred

Mailing address where claims can be sent: (Claims cannot be sent to the Division of Corporations)

2861 RE MANAGEMENT, INC.

2861 34TH STREET SOUTH

ST. PETERSBURG, FL 33711

A claim against the above named limited liability company will be barred unless a proceeding to enforce the claim is commenced within 4 years after the filing of this notice.

H2600003111 3

January 9, 16, 2026 26-00167N

## SECOND INSERTION

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

## NOTICE OF SALE

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

NAME: GANT, CORTNEY  
HURLEY, LEANNA  
UNIT#: M633  
K357  
CONTENTS: HOUSEHOLD  
HOUSEHOLD  
Purchases must be made in cash only and paid to the above referenced facility in order to complete the transaction. Barney's Mini Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 9, 16, 2026 26-00186N

## --- TAX DEEDS ---

## SECOND INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 01827

Year of Issuance: 2023

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

BELLEAIR HIGHLANDS BLK B, LOTS 1 THRU 8 LESS RD R/W ON W TOGETHER WITH LOTS 51 THRU 54

PARCEL: 21-29-15-06948-002-0010

Name in which assessed:

CLEARWATER HOSPITALITY 1 LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at [www.pinellas.realtaxdeed.com](http://www.pinellas.realtaxdeed.com) on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

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

January 9, 16, 23, 30, 2026 26-00068N

## SECOND INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 00480

Year of Issuance: 2023

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

GULFVIEW RIDGE BLK F, LOT 24

PARCEL: 14-27-15-34767-006-0240

Name in which assessed:

CHRISTOPHER ROBERTS

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at [www.pinellas.realtaxdeed.com](http://www.pinellas.realtaxdeed.com) on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

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

January 9, 16, 23, 30, 2026 26-00069N

## SECOND INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 01827

Year of Issuance: 2023

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

BACK BAY HOMES LOT 22

PARCEL: 28-31-16-02034-000-0220

Name in which assessed:

CAPRICE INC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at [www.pinellas.realtaxdeed.com](http://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 26-00078N

## SECOND INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 01827

Year of Issuance: 2023

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

SUTHERLAND, TOWN OF

BLK 105, LOTS 20,21 AND 22

(SEE SO2-28-15)

PARCEL: 01-28-15-88560-105-0050

Name in which assessed:

KENDRA JKLM VENTURES LLC

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at [www.pinellas.realtaxdeed.com](http://www.pinellas.realtaxdeed.com) on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD)

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

January 9, 16, 23, 30, 2026 26-00095N

## SECOND INSERTION

## NOTICE OF APPLICATION FOR TAX DEED

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

ROSE GARDEN UNIT NO. 1

BLK 2, LOT 6

PARCEL: 18-31-16-76734-002-0060

Name in which assessed:

ELIZABETH MARIE WALDRON

MARGARET TIERNEY WATKINS

MARY R TIERNEY EST

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

## --- 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, Mish; C026 - Harrison, Brandon; C058 - Simpson, Carly; c065 - contreras, fernando; D046 - STEVENS, MARY; D054 - Beaverland, Jason; D093 - Velez, Adnry; D101 - STEVENS, MARY; D164 - STEVENS, MARY; E012 - Bark, Greg; F008 - Jacobson, Brian; G016 - kanosh, Caitlin; G022 - Stephens, Billie; G064 - Grover, Montoya; 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; F244 - Wilt, Justin; F383 - HUNTER, SHANTELL; 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

## NOTICE OF PUBLIC SALE

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

Name Unit  
Jose Castillo AC293

January 9, 16, 2026 26-00177N

## SECOND INSERTION

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

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

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

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

The Pinellas County Sheriff's Office uses the services of PropertyRoom.com Auction Company. Please contact them for further information regarding time of any sale or the viewing of any property.

Visit Property Room.com at <http://www.propertyroom.com>

January 9, 16, 2026 26-00153N

## 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/pctv1> 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.flri.org/relay/faqs>.

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

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

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

## SPECIAL ACCOMMODATIONS

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

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

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 - sneak, Michael; 3228 - Cox, Latearia; B126 - Johnson, Keisha; 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, Sylvie; 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 - Kolatos, Joyce; 3713 - kirchner, Eric; 4211 - Seary, Brittany; 4412 - Simpson, Jessica; 4428 - White, Jerylene; 4440 - Harper, Alyssa; 4548 - Magnolia 46 Photography Keraghan, Jeremy; 5010 - Grosjan, 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).

A016 - 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 - mayor, Breanna; D015 - Gianino, Mike; D026 - Hall, Teresa; E022 - Buxton, Chantel; E023 - Stewart, Kyle; E035 - Pinder, Jeanne; 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, Jaiera; 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, Dfasha; 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 # 2**

## 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 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.

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

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

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

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

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

Attorney for Personal Representative:  
MARIE R. ZORRILLA, Attorney  
ROOTH & ROOTH P.A.  
7600 Seminole Blvd

Suite 102  
Seminole, FL 33772  
Telephone: (727) 397-4768  
Florida Bar No. 0118979  
E-Mail: marie@roothlaw.com  
E-Mail: ryan@roothlaw.com  
January 9, 16, 2026 26-00144N

## 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. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

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

Attorney for Personal Representative:

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

## 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

**Personal Representative:**  
Raj S. Barra  
8207 Bubry 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

## --- ESTATE ---

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

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

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

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

Attorney for Personal Representative:  
MARIE R. ZORRILLA, Attorney  
ROOTH & ROOTH P.A.  
7600 Seminole Blvd

Suite 102  
Seminole, FL 33772  
Telephone: (727) 397-4768  
Florida Bar No. 0118979  
E-Mail: marie@roothlaw.com  
E-Mail: ryan@roothlaw.com  
January 9, 16, 2026 26-00144N

## 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 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 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 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@mwpawfirm.com  
January 9, 16, 2026 26-00152N

## SECOND INSERTION

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

DIANE LYNN GRAVATT  
Deceased.

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

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

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

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

**Personal Representative:**  
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. 25-010689-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 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.**

## SECOND INSERTION

## NOTICE TO CREDITORS

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

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE 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 THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.** NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

## Personal Representative:

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

## SECOND INSERTION

## NOTICE TO CREDITORS

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

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

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

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

## Personal Representative:

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

## SECOND INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION  
File No. 25-01923-ES  
IN RE: ESTATE OF  
ADRIENNE MARIE KILEY,  
Deceased.

The administration of the estate of Adrienne Marie Kiley, deceased, whose date of death was October 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE 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 THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.**

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

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

## Personal Representative:

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

## SECOND INSERTION

## NOTICE TO CREDITORS

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

The administration of the Estate of Robert A. Radulski, deceased, whose date of death was May 11, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida. The names

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

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN THREE (3) MONTHS AFTER THE 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 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.

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

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

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

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 TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.**

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

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

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

## SECOND INSERTION

## NOTICE TO CREDITORS

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

File No. 25-011887-ES Division 003

IN RE: ESTATE OF  
FREDERIC H. ENGELBRECHT,  
Deceased.

The administration of the estate of Frederic H. Engelbrecht, deceased, whose date of death was September 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756.

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

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

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **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:

William S. Engelbrecht

63 Sprucewood

Aliso Viejo, California 92656

Attorney for Personal Representative:

ROBERT J. KELLY, ESQ.

Florida Bar Number: 238414

Kelly & Kelly, LLP

28163 U.S. 19, North, Suite 200

Clearwater, FL 33761

Telephone: (727) 733-0468

Fax: (727) 733-0469

E-Mail:

mpowell@kellyandkellyllp.com

Secondary E-Mail:

rob@kellyandkellyllp.com

January 9, 16, 2026 26-00117N

## SECOND INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-011887-ES Division 003

IN RE: ESTATE OF  
FREDERIC H. ENGELBRECHT,  
Deceased.

The administration of the estate of Frederic H. Engelbrecht, deceased, whose date of death was September 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756.

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

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

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **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:

William S. Engelbrecht

63 Sprucewood

Aliso Viejo, California 92656

Attorney for Personal Representative:

ROBERT J. KELLY, ESQ.

Florida Bar Number: 238414

Kelly & Kelly, LLP

28163 U.S. 19, North, Suite 200

Clearwater, FL 33761

Telephone: (727) 733-0468

Fax: (727) 733-0469

E-Mail:

mpowell@kellyandkellyllp.com

Secondary E-Mail:

rob@kellyandkellyllp.com

January 9, 16, 2026 26-00117N

## SECOND INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-011887-ES Division 003

IN RE: ESTATE OF  
FREDERIC H. ENGELBRECHT,  
Deceased.

The administration of the estate of Frederic H. Engelbrecht, deceased, whose

## --- ACTIONS / SALES ---

## SECOND INSERTION

## SECOND INSERTION

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION  
CASE NO.: 25-006044-CI

LAKEVIEW LOAN SERVICING, LLC,  
Plaintiff, vs.

TYLER J. SMITH, et al., Defendants.

TO:  
TYLER J. SMITH  
1003 LAKE AVOCAS DR,  
TARPON SPRINGS, FL 34689  
UNKNOWN SPOUSE OF TYLER J. SMITH  
1003 LAKE AVOCAS DR,  
TARPON SPRINGS, FL 34689

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 or before, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OB-

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

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

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

KEN BURKE  
As Clerk of the Court

By /s/ Thomas Smith  
As Deputy Clerk

De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
FORT LAUDERDALE, FL 33310  
25-04203

January 9, 16, 2026 26-00187N

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

PROBATE DIVISION  
FILE NO. 25-011254-ES  
IN RE: ESTATE OF  
PATRICIA ANN DELANEY,  
DECEASED.

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

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

The personal representative or creditor 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.

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

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

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

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

**Personal Representative:**  
WAYNE L. TURNBERG  
5858 Central Ave  
St. Petersburg, FL 33707

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

## SECOND INSERTION

## SECOND INSERTION

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION  
Case No. 24-000592-CI  
Division 19

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF BARBARA WOLLMAN, DECEASED, GERALD BARRY WOLLMAN, KNOWN HEIR OF BARBARA WOLLMAN, DECEASED, JOYCE VANMILL, KNOWN HEIR OF BARBARA WOLLMAN, DECEASED, UNKNOWN SPOUSE OF GERALD BARRY WOLLMAN, UNKNOWN SPOUSE OF JOYCE VANMILL, AND UNKNOWN TENANTS/ OWNERS, Defendants.

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

LOT 9 AND THE NORTHWESTERLY 2 FEET OF LOT 10, BLOCK 2, VARIETY VILLAGE REPLAT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE

73, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, and commonly known as: 1210 TYRONE BLVD N, SAINT PETERSBURG, FL 33710; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at the Pinellas County auction website at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), on JANUARY 22, 2026 at 10:00 A.M.

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

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

Dated: December 31, 2025  
By: /s/ Jennifer M. Scott  
Jennifer M. Scott  
Attorney for Plaintiff

Invoice to:  
Jennifer M. Scott  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
31800/2323122/wl  
January 9, 16, 2026 26-00132N

## SECOND INSERTION

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA CIVIL DIVISION  
CASE NO.: 24-004160-CI

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs.

SHANNON LEE QUINLAN, et al., Defendants.

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

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

LOTS 5 AND THE WEST 20 FEET OF LOT 6, BLOCK 4, CLEARVIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN

PLAT BOOK 6, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

## IMPORTANT

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062 V/TDD, Or 711 for the hearing impaired

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

Dated: This 30th day of December, 2025.

Respectfully submitted,  
HOWARD LAW  
902 Clint Moore Road,  
Suite 220

Boca Raton, FL 33487  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail:  
Pleadings@HowardLaw.com

By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
Andrea Pershard, Esq.  
January 9, 16, 2026 26-00130N

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

CIVIL DIVISION  
Case #: 24-002417-CI  
DIVISION: 15

North American Savings Bank F.S.B.  
Plaintiff, vs.

Cindy Eve Bonsignori f/k/a Cindy E. Tendler; Unknown Spouse of Cindy Eve Bonsignori f/k/a Cindy E. Tendler; Bethpage Federal Credit Union; Camali Nada; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-002417-CI of the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein North American Savings Bank F.S.B., Plaintiff and Cindy Eve Bonsignori f/k/a Cindy E. Tendler are defendant(s), I, Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), at 10:00 A.M. on February 25, 2026, the following described property, to-wit:

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

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

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

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

Human Rights Office  
400 S. Ft. Harrison Ave., Ste. 500

Clearwater, FL 33756

Phone: 727-464-4062 V/TDD

Or 711 for the hearing impaired  
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

LOGS LEGAL GROUP LLP

Attorneys for Plaintiff

750 Park of Commerce Blvd, Suite 130

Boca Raton, Florida 33487

Telephone: (561) 998-6700 Ext. 55139

Fax: (561) 998-6707

For Email Service Only:

FLeService@logs.com

For all other inquiries:

mtbibi@logs.com

By: /s/ Amanda Friedlander, Esq.

Amanda Friedlander, Esq.

FL Bar # 72876

24-33118 FC01 NAS

January 9, 16, 2026 26-00161N

## SECOND INSERTION

**NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY  
CASE NO. 25-00131dp

IN THE INTEREST OF:

N.H. DOB: 7/21/2025,  
MINOR CHILD

TO: Maria Harris

address unknown

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

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

CHILD OR CHILDREN NAMED IN THIS NOTICE.

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

## --- ESTATE ---

## SECOND INSERTION

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

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

Signed on this day of 12/31/2025.

**Collette P. McDonagh**  
Trustee

15 Fairview Avenue  
Braintree, Massachusetts 02184  
CLERK OF THE  
CIRCUIT COURT

January 9, 16, 2026 26-00163N

## --- PUBLIC NOTICE ---

## SECOND INSERTION

**NOTICE OF PUBLIC SALE:** THE LOCK UP SELF STORAGE at 1700 1st Ave S. St Petersburg, FL 33712 will sell the contents of the following units to satisfy a lien to the highest bidder on January 28, 2026 by 11:00AM at www.storagegettreasures.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

## 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 [www.storagegettreasures.com](http://www.storagegettreasures.com) on (1-21-26) at (10am).

(Unit 311) - (Campenella)

January 9, 16, 2026 26-00198N

## SECOND INSERTION

## Pinellas County Sheriff's Office Property &amp; Evidence

## Unclaimed Abandoned or Lost Property, Unclaimed Evidence

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

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

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

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 DIGIULIO, Registered Owner DSN YACHT LLC / Bridal Path Plc. / Lien Holder Servisfirst vessel(s) 2020 53ft VHS (Hydrasports) VIN: VHS53AOEH920 DO# 1305832 Including 4 (HCB) Motors Yamaha Motors XZ425NSA7 serial #s 1001755-1001572-1000761-1002258 vessel (2) 2024 25ft BDF (BARLETTA BOAT COMPANY LLC) VIN: BDF19752A424 Title: 0155361433 Tag: FL7535TV Including Yamaha Motor F300XSB Serial 1018891 Tenant(s) Rhodes George Stathas III/ Elissa Stathas registered owner JEAN MARIE STATHAS lien holder TRUITST 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 from or/ landlord Michael J Moses II Revocable Trust 7525 Blind Pass Road St Pete Beach Fl 33706

January 9, 16, 2026 26-00155N

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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

Starting at 10 am on Wednesday January 21, 2026.

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

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

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

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

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

D-4 Nicholas Ford  
P-8 Matthew Henkel

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

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

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

P-8 Edward Lawson

January 9, 16, 2026 26-00154N

## SECOND INSERTION

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

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

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

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

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

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

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

MARY J. KEENAN

Personal Representative

12 Beacon Street  
Bedford, MA 01730

PEGGY CLARIE, ESQUIRE

Attorney for Personal Representative

Florida Bar No. 0727946

CLARIE LAW OFFICES, P.A.

5922 9th Avenue North

St. Petersburg, FL 33710

Telephone: (727) 345-0041

Faximile: (727) 344-6659

E-service: [enotify@clarielaw.com](mailto:enotify@clarielaw.com)

Email: [email@clarielaw.com](mailto:email@clarielaw.com)

January 9, 16, 2026 26-00128N

## SECOND INSERTION

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

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

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

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

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

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

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

Personal Representative:

Gergeo 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 33701

Telephone: (727) 384-3800

Fax: (727) 343-1685

Service E-Mail:

[mmckeown@barber-law.com](mailto:mmckeown@barber-law.com)

FBN: 22043

January 9, 16, 2026 26-00181N

## SECOND INSERTION

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

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

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

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

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

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

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

JOHN C. GAST

Personal Representative

33-47 14th Street #15A

Long Island City, NY 11106

Sarah E. Williams

Attorney for Personal Representative

Florida Bar No. 0506014

SPN#01702333

Sarah E. Williams, P.A.

840 Beach Drive NE

St. Petersburg, FL 33701

Telephone: 727-898-6525

Email:

[swilliams@sarahwilliamspa.com](mailto:swilliams@sarahwilliamspa.com)

Secondary Email:

[legalassistant@sarahwilliams.com](mailto:legalassistant@sarahwilliams.com)

January 9, 16, 2026 26-00127N

## SECOND INSERTION

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

## --- ESTATE ---

## SECOND INSERTION

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

The administration of the estate of KHOI HUYNH DINH, Deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, File No. 25-010581-ES, the address of which is: 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

A PERSONAL REPRESENTATIVE  
OR CURATOR HAS NO DUTY TO  
DISCOVER WHETHER ANY PROPERTY  
HELD AT THE TIME OF THE  
DECEDENT'S DEATH BY THE DECEDENT  
OR THE DECEDENT'S SURVIVING SPOUSE  
IS PROPERTY TO WHICH THE FLORIDA  
UNIFORM DISPOSITION OF COMMUNITY  
PROPERTY RIGHTS AT DEATH ACT AS  
DESCRIBED IN SS. 732.216-732.228,  
APPLIES, OR MAY APPLY, UNLESS A WRITTEN  
MAND IS MADE BY A CREDITOR AS  
SPECIFIED UNDER S. 732.221.

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

Personal Representative:  
JENNIFER K. DINH  
17406 Isbell Lane  
Odessa, Florida 33552

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

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

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

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

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

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

All other creditors of the Decedent

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

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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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes.

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

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

All creditors of the Decedent

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## SECOND INSERTION

## --- ACTIONS / SALES ---

## NOTICE OF ACTION

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

Case No. 2025-011301-CO

INVERNESS CONDOMINIUM V ASSOCIATION INC., Plaintiff, vs.

JUDITH K. BERRY, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JUDITH K. BERRY (DECEASED), and UNKNOWN TENANT(S) Defendants.

TO: JUDITH K. BERRY, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JUDITH K. BERRY (DECEASED), and UNKNOWN TENANT(S) Defendants.

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

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

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

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

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

Ken Burke, Clerk of Court  
BY: STEVIE AYARS  
DEPUTY CLERK  
KEN BURKE,  
CLERK CIRCUIT COURT

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

RABIN PARKER GURLEY, P.A.  
2653 McCormick Drive  
Clearwater, Florida 33759

Telephone: (727)475-5535  
Counsel for Plaintiff  
For Electronic Service:  
Pleadings@RPGLaw.com

10622-005

January 9, 16, 2026 26-00172N

## 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.pinellasrealforeclosure.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, AS A POINT OF BEGINNING, PROCEED NORTH 72 DEGREES 00' WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT A DISTANCE OF 65.0 FEET; THENCE SOUTH 18 DEGREES 00' WEST, A DISTANCE OF 70.21 FEET; THENCE SOUTH 72 DEGREES 00' EAST, A DISTANCE OF 65.0 FEET; THENCE NORTH 18 DEGREES 00' EAST, A DISTANCE OF 70.21 FEET TO THE POINT OF BEGINNING.

Property Address: 2718 Woodhall Terrace, Palm Harbor, Florida 34685

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

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

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

Dated: 1/5/26

McCabe, Weisberg & Conway, LLC

By: Craig Stein

Craig Stein, Esq.

Fl Bar No. 0120464

McCabe, Weisberg & Conway, LLC

3222 Commerce Place, Suite A

West Palm Beach, Florida, 33407

Telephone: (561) 713-1400

Email: FLpleadings@mwc-law.com

File No: 25-400160

January 9, 16, 2026 26-00162N



# SAVE TIME

E-mail your Legal Notice  
legal@businessobserverfl.com

1/10/26



## SECOND INSERTION

## NOTICE OF ACTION

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

Case No.: 24-003203-CI

KERLISHA ALLAN-THOMPSON Plaintiff, vs.

PURE GROUP1 LLC, a Florida Limited Liability Company, Defendant.

TO: RALPH WILLIAMS

1175 PINELLAS POINT DRIVE

SOUTH #110

ST. PETERSBURG, FL 33705

YOU ARE NOTIFIED that an action

## SECOND INSERTION

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

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

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

Ken Burke, CPA

Clerk of the Circuit Court

and Comptroller  
Pinellas County, Florida  
BY: /s/ Thomas Smith  
Deputy Clerk

YESNER LAW, PL

Shawn M. Yesner, Esq.

2753 S.R. 580,

Suite 106

Clearwater, FL 33761

Telephone: (813) 774-5737

Facsimile: (813) 344-0905

Email: Shawn@YesnerLaw.com

Email: Lauryn@YesnerLaw.com

Email: Eservice@YesnerLaw.com

January 9, 16, 23, 30, 2026

26-00136N

## SECOND INSERTION

## NOTICE OF FORECLOSURE SALE

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

GENERAL JURISDICTION

DIVISION

CASE NO. 24-005742-CI

DEUTSCHE BANK NATIONAL

TRUST COMPANY, AS TRUSTEE

FOR GSAMP TRUST 2006-NC2,

MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES

2006-NC2,

Plaintiff, vs.

KEVIN SPARKMAN A/K/A

KEVIN M. SPARKMAN, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 16, 2025, and entered in 24-005742-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2 is the Plaintiff and KEVIN SPARKMAN A/K/A KEVIN M. SPARKMAN; UNKNOWN SPOUSE OF KEVIN SPARKMAN A/K/A KEVIN M. SPARKMAN N/K/A ANDREA POGGI; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellasrealforeclosure.com, at 10:00 AM, on January 28, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 31.00 FEET OF LOT 52, OLD KENTUCKY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 48, TOGETHER

WITH THE SOUTH 15.00 FEET OF LOT V, REVISED MAP OF BELLWOOD SUBDIVISION,

ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 2, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

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

Dated this 7 day of January, 2026.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com

By: \S\Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
24-240292 - EuE  
January 9, 16, 2026 26-00197N

Property address:

2186 Scotland Drive

Clearwater, FL 33763

Robert Cabrera

2186 Scotland Drive

Clearwater, FL 33763

## SECOND INSERTION

## NOTICE OF ACTION

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

CIVIL DIVISION

CASE NO. 25-004967-CI

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;

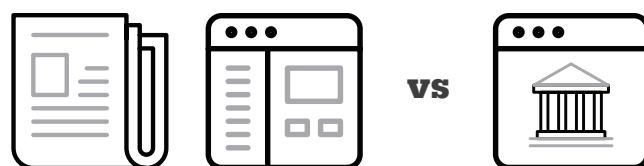
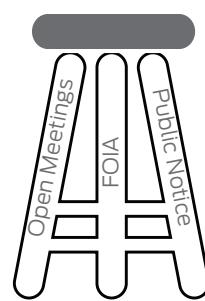
GREENBRIAR CLUB, INC.; Et Al,

Defendants

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

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

## prevent government officials from hiding information

they would prefer the public not to see

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

### essential elements of public notice:

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

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



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



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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

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

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



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

because reading a newspaper is a serendipitous process.

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

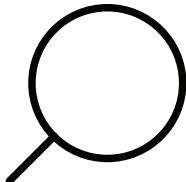


### Citizens continue to learn about vital civic matters from newspaper notices.

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

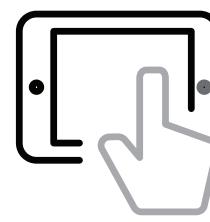
### Verifying publication is difficult-to-impossible on the web.

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



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

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



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

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

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



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



### Types Of Public Notices

#### Citizen Participation Notices

 Government Meetings and Hearings	 Land and Water Use
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 Agency Proposals	 School District Reports
 Proposed Budgets and Tax Rates	 Zoning, Annexation and Land Use Changes

#### 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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