

Public Notices

Business
Observer

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Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com

JANUARY 23 - JANUARY 29, 2026

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
5890 54th Ave. N, Kenneth City, FL 33709 on February 12, 2026 at 11:30 AM

Alicia Eddy - Mattress & Bedding, Household items, Furniture, Boxes
Joshua Perez - Lamps, Furniture, Tools

The auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00304N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
6780 Seminole Blvd Seminole, FL 33772 February 13, 2026 @ 12:00pm

Ronald Earl Mowbray Household goods and flooring
Kai Cruz Furniture TV nightstand and clothes
Clinton Lee Clothes art collectible video games

The auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00313N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
3201 32nd Ave S St. Petersburg FL, 33712 February 13, 2026 at 10:30am

Barbara J Mirabella - Furniture etc
Johann Everett - household goods
Cynthia Tremper - house hold item, clothes, boxes

The auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00332N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

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 Haven Co. 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 14th day of January, 2026
CHIC & SETTLED, LLC
January 23, 2026 26-00293N

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 Florida Dumpster Company located at 1601 Canal St Unit A in the City of New Smyrna Beach, Pinellas, FL 32168-8515 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of January, 2026
Botanicals Trading Corp.
January 23, 2026 26-00318N

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 Bare Origins located at 7901 4th St N Ste 300 in the City of Ste 300, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of January, 2026
Botanicals Trading Corp.
January 23, 2026 26-00322N

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 Richual Management LLC located at 4238 Alternate 19 in the City of Palm Harbor, Pinellas, FL 34683 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 23rd day of January, 2026
Richual Management LLC
January 23, 2026 26-00327N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 1159 94th Ave N. St. Petersburg FL, 33702 on February 11, 2026 at 12:30 PM

Lajuan Myrick-Clothes, boxes
Linda Skinner- Boxes, toys, holiday decorations
Wayne Thompson-Speakers, furniture, decorations
Lindsey Payne- Boxes, art
Roger Shaffer- Boxes, bags

The auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00336N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on February 13th, 2026 at 11AM

Tiffany Byers- totes, bags, and bike
James Borum-Clothing, suitcase, TV, flag, ladder, totes, boxes, books, mattress, and tools
Mikal Steiniger-TV, couch, mattress, and boxes
Destiny Brokenbaugh-Furniture, toys, weights, wheel chair, totes, and luggage
Gregory F Hartner-Golf clubs, ladders, tools, tubing, pylon cones, backpack, and boxes
Stephanie Punda-Clothing, wall art, furniture, totes, and bags

This auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made in cash only and paid at the above referenced facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00333N

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1650 7th Ave N St Petersburg FL 33713 February 12, 2026 @ 11:00 AM

Martha Luz Tirado- Household items
Michael Kraussman- Household items
Susie Skelton- Household items

The auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00298N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 8610 66th St N Pinellas Park, FL 33782, on 02/13/2026 @ 12:30pm. Site 8640

Desiree Hogan- Household items
Judy Vellenga Hambrick - Misc Household items/Boxes
Mariah Fields - 40 boxes

The auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00306N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 7220 4th St N. St. Petersburg, FL. 33702 February 13, 2026 -1:00 p.m.

Delancey Simpkins- Bags
Tshwanda McKinney- Bags, carpet, chair, vacuum, totes
Barbara Clark- Totes, vacuum cleaner

The auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00305N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 1855 32nd St. N. St. Petersburg, FL 33713 on February 12, 2026, at 10:30 AM.

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
930 Pasadena Ave S. South Pasadena FL 33707 on February 12, 2026 @ 11:15 AM

Marc Engel- Household items

The auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00303N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Rashonda Mitchell - furniture, household items
Vonya Joseph - lawn mower, ladder, totes

This auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00300N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 1855 32nd St. N. St. Petersburg, FL 33713 on February 12, 2026, at 10:30 AM.

Stephanie Ward - Contents of house
Christopher Coston - Clothing
Zuleyka Torres - House hold goods
Jamison Cox - lamp and clothing

The auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00301N

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

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 Eaglewell Partners located at 7901 4TH ST N STE 8035 in the City of St. Petersburg, Pinellas, FL 32607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 22nd day of January, 2026
Stangei, LLC
January 23, 2026 26-00330N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 2925 Tyrone Blvd N. St. Petersburg FL,33710 on February 13,2026 at 11:30 AM

Felicia Robinson - Electronics, household goods, furniture
Terry Coleman - appliances, household goods, furniture, bicycle
Jennie Spencer - business/events supplies, appliances, furniture, shelving

The auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00340N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on February 12, 2026 at 10:00 AM

Linda Fleshman - household goods
Amar Torres - Mattress and boxes
Annette Maher - Boxes
Jerry Walker - Tools & supplies
Logan Roth - Bicycle
Willamina Cooper - household goods
Kristina Burgos - Clothes, kitchen items, misc
Mykel Ford - household goods
Brandon Kelly - household goods

The auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00299N

SUBSCRIBE TO THE BUSINESS OBSERVER
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Business
Observer

--- 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 Side Kick Logistics 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 20th day of January, 2026

Quick Step Group Inc.

January 23, 2026 26-00347N

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 PipelineIQ LLC 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 19th day of January, 2026

PipelineIQ LLC

January 23, 2026 26-00337N

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 Esthetica Medspa Tampa 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 19th day of January, 2026

MidnightCyber LLC

January 23, 2026 26-00335N

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 CircadianSpan 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 20th day of January, 2026

Sleepspan, PLLC

January 23, 2026 26-00355N

FICTITIOUS NAME NOTICE

Notice is hereby given that Philo Publishing LLC, owners) desiring to engage in business under the fictitious name of "KIRKMAN located in Pinellas County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 23, 2026 26-00357N

FICTITIOUS NAME NOTICE

Notice is hereby given that Dale's Coins, Inc., desiring to engage in business under the fictitious name Coins & Valuables located at 1346 Main St., Dunedin, FL, 34698 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 23, 2026 26-00295N

FIRST INSERTION

Public Notice - Demolition of MIDFLORIDA Credit Union, Bay Pines VA Medical Center, St. Petersburg, Florida

NOTICE

The U.S. Department of Veterans Affairs (VA) is seeking information to inform consultation in accordance with the National Historic Preservation Act of 1966, as amended. VA is proposing to demolish the MIDFLORIDA Credit Union building on the Bay Point VA Medical Center campus at 10000 Bay Pines Blvd, Bay Pines, FL, near the intersection of Cemetery Road and Hoover.

The MIDFLORIDA Credit Union building is a non-contributing resource to the Bay Pines VA Medical Center historic district, which is listed on the National Register of Historic Places. If you have any information about historic properties in the vicinity of this project, or if you would like to comment on the potential effects of this project, please contact VA Deputy Federal Preservation Officer Alec Bennett at Alec.Bennett@va.gov. The opportunity to provide information or comment will be open until February 27, 2026 at 5:00 PM Eastern time.

Jan. 23, 30; Feb. 6, 13, 2026

26-00372N

FIRST INSERTION

NOTICE OF AUCTION FOR SURPLUS VEHICLES & EQUIPMENT
TO: ALL INTERESTED PARTIES

AUCTION FOR SURPLUS VEHICLES & EQUIPMENT
FOR PINELLAS COUNTY, FLORIDA

Notice is hereby given that surplus vehicles & equipment will be sold at Public Auction, as approved by the Board of County Commissioners on Jan. 20, 2026. Miscellaneous surplus consisting of various types of vehicles and equipment will be sold on auction at the **Tampa Machinery Auction**, (dba J. J. Kane) 11720 US-301, Thonotosassa, Florida 33592. Please note; Auctions for Tampa Machinery/J. J. Kane are held the 4th Tuesday of every month. Our current surplus at TMA / J. J. Kane will be available the Tuesday Feb 24th 2026.

"PERSONS WITH DISABILITIES REQUIRING REASONABLE ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING/EVENT SHOULD CALL (727) 464-4062 (VOICE/TDD) FAX (727) 464-4157, NOT LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING."

If you have any further questions, please contact the Pinellas County Fleet Management Division at (727) 464-4546.

Robert Mills, Director,

Board of County Commissioners

Don Moore,

Fleet Management Division Manager

January 23, 30, 2026

26-00346N

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 #
04	BMW	WBABD53494PD96743
04	BUICK	2G4WS527841300897
89	CHEVY	1GCCS14Z5K8112545
96	FORD	1FTEF15Y1TLB15718
18	JEEP	ZACCBDB5JPG76411
20	KAUFFMAN	5SHFW503XLB000360
05	MITSUBIS	4A3AE75H85E032490
18	NISSAN	1N4AA6AP0JC409458
17	NISSAN	1N6AA1E51HN549357

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 02-20-2026 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

26-00369N

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 289 34th St N St Petersburg FL 33713, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 2/12/26 at 2:30 p.m. Contents include personal property along with the described belongings to those individuals listed below.

1012	Blickensderfer - Aviles, Dana	Artwork, Paints, Electronics
1029	Coleman, Kendra	Electronics, Kitchenware, Furniture
1100	Lovett, Marquita	Furniture
1213	Harrell, Lorenzo	Clothing, Totes
1331	Rogers, Jennell	Lamps, Furniture, Electronics
2018	Padilla, Mathias	Tools, Totes, Furniture
2026	Mitchell, Conchita	Electronics, Suitcases, Totes, Boxes
2027	Enso Wellness, LLC / Mathias Padilla	Appliances, Furniture, Totes
2130	Mendelsohn, Roy	Clothes, Boxes, Bags
2136	Mitchell, Dominique	Appliances, Furniture, Totes
2178	Gadson, Ashley	Appliances, Furniture, Totes
2211	Green, Shanita	Boxes, Bags, Furniture
2214	Isley, Brenda Kaye	Tools, Appliances, Electronics
2347	Armstead, Lisa	Electronics, Kitchenware, Totes
3003	Hedden, James	Clothing, Suitcases, Totes
3227	Pruitt, Michael	Shoes, Furniture, Totes
3232	Mobley, Chara	Totes, Clothing
3329	Prestigious Life Assisted Living / Kathy Long	Washer, Hospital beds, Wheelchairs
3429	Lewis, Pamela	Lamps, Sports items, Appliances
3506	Taylor, Michelle	Electronics, Outdoor items, Totes

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

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

January 23, 30, 2026

26-00292N

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No.: 25-010049-ES

Division Probate

IN RE: ESTATE OF

ROBERTA LUTTRELL

Deceased.

The administration of the estate of ROBERTA LUTTRELL, deceased, whose date of death was August 15, 2025, File Number 25-010049-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division; the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME 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 23, 2026.

Co-Personal Representative:

Julie Davis
1485 Georgetown Court
Nashville, TN 37215

Co-Personal Representative:

Steven Davis
1485 Georgetown Court
Nashville, TN 37215

NOTICE TO CREDITORS
IN 3 MONTHS AFTER THE DATE
OF THE FIRST PUBLICATION OF
THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 732.702 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 23, 2026.

Co-Personal Representative:

Julie Davis
1485 Georgetown Court
Nashville, TN 37215

Co-Personal Representative:

Steven Davis
1485 Georgetown Court
Nashville, TN 37215

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-011932-ES DIVISION 003

IN RE: ESTATE OF

MATTHEW PAUL HAASCH,

Deceased.

The administration of the estate of Matthew Paul Haasch, deceased, whose date of death was September 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:

Susan Miccio-Kikta
214 Earl Street
Tarpon Springs, Florida 34689

Attorney for Personal Representative:
Jeffrey A. Herzog, Attorney
Florida Bar Number: 16089

LAW OFFICES OF
JEFFREY A. HERZOG, P.A.
3106 Alternate US 19
Palm Harbor, Florida 34683

Telephone: (727) 789-4000
Fax: (727) 789-4002
E-Mail: service@jherzoglaw.com
Secondary E-Mail: probate@jherzoglaw.com

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-010049-ES

Division Probate

IN RE: ESTATE OF

ROBERTA LUTTRELL

The administration of the estate of ROBERTA LUTTRELL, deceased, whose date of death was September 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 23, 2026.

Personal Representative:

Susan Miccio-Kikta
214 Earl Street
Tarpon Springs, Florida 34689

Attorney for Personal Representative:
Jeffrey A. Herzog, Attorney
Florida Bar Number: 16089

LAW OFFICES OF
JEFFREY A. HERZOG, P.A.
3106 Alternate US 19
Palm Harbor, Florida 34683

Telephone: (727) 789-4000
Fax: (727) 789-4002
E-Mail: service@jherzoglaw.com
Secondary E-Mail: probate@jherzoglaw.com

NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-010873-ES
Division Probate
IN RE: ESTATE OF
LYNN S. EVANS,
Deceased.

The administration of the estate of LYNN S. EVANS, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Pinel-

las County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33656. 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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.

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, pursuant to FS. §732.216-732.228, applies or may apply, unless a written demand is made by the creditor as specified under FS. §732.221.

The date of first publication of this notice is: January 23, 2026.

JOSEPH LICATA
Co-Personal Representative
1903 Cashes Valley Road
Cherry Log, GA 30522
MICHAEL A. ZAS
Co-Personal Representative
18713 Chaville Road
Lutz, FL 33558
GREGORY A. FOX, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 382302
FOX & FOX, P.A.
2515 Countryside Blvd. Ste G
Clearwater, Florida 33763
Telephone: 727-796-4556
Email: greg@foxlawpa.com
January 23, 30, 2026 26-00342N

FIRST INSERTION

NOTICE TO CREDITORS

(Intestate)
IN THE CIRCUIT COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY,
FLORIDA

PROBATE DIVISION
Case No: 25-011834-ES-04
IN RE: ESTATE OF

CHARLES JAMES ZAK,
Decedent.

The administration of the estate of Charles James Zak, Deceased, whose date of death was November 29, 2024; Case Number 25-011834-ES-04, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The name and address of the Personal Representative are Jeffrey David Zak, 5315 Boardwalk Street, Holiday, FL 34690, and the name and address of the Personal Representative's attorney are set forth below.

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

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

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

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

The 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, pursuant to FS. §732.216-732.228, applies or may apply, unless a written demand is made by the creditor as specified under section 732.221, Florida Statutes.

The date of the first publication of this notice is January 23, 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 23, 30, 2026 26-00371N

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 732.221.

The date of first publication of this notice is: January 23, 2026.

Signed on this 6th day of November, 2025.

NANCY LANE
Personal Representative
177 Chesapeake Drive
Owingsville, KY 40360

/s/ Travis D. Finchum
TRAVIS D. FINCHUM
Attorney for Personal Representative
Florida Bar No. 75442
Special Needs Lawyers, PA
901 Chestnut Street,
Suite C
Clearwater, FL 33756
Telephone: (727) 443-7898
Email:
Travis@specialneedslawyers.com
Liz@specialneedslawyers.com
January 23, 30, 2026 26-00341N

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-000035-ES

IN RE: ESTATE OF

RICHARD DOUGLAS MOSHER,
Deceased.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 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.

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 23, 2026.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

Ref # 26-000021-ES

IN re: Estate of

Suzanne Jean Dinnella

Deceased.

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:

DEBRA SENTNER

247 Old Brunswick Road

Durham, ME 04222

Attorney for Personal Representative:

/s/ Kit Van Pelt

Kit Van Pelt, Esq.

Florida Bar Number: 106754

Older, Lundy, Koch & Martino

200 N Garden Avenue

Clearwater, Florida 33755

Telephone: (813) 254-8998

Fax: (813) 839-4411

E-Mail: kvanpelt@olderlundylaw.com

Secondary E-Mail:

kholland@olderlundylaw.com

January 23, 30, 2026 26-00373N

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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
File No. 26-000164-ES
PROBATE DIVISION
IN RE: ESTATE OF
FRANK DENNIS ZAIC
Deceased.

The administration of the estate of Frank Dennis Zaic, deceased, whose date of death was October 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 23, 2026.

Personal Representative:
Gabrielle S. Mason
760 19th Ave S.

St. Petersburg, Florida 33705
Attorney for Personal Representative:
Michael J. Heath
Attorney
Florida Bar Number: 0010419
167 108th Ave
Treasure Island, FL 33706
Telephone: (727) 360-2771
Fax: (727) 475-5323
Mike@attorneysmichaelheath.com
Jennifer@attorneysmichaelheath.com
January 23, 30, 2026 26-00308N

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-006498-ES
IN RE: ESTATE OF
RICHARD CURTIS MERRILL,
aka RICHARD C. MERRILL
Deceased.

The administration of the estate of Richard Curtis Merrill, also known as Richard C. Merrill, deceased, whose date of death was March 27, 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.

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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

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 23, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnblaw.com
Secondary Email:
jrivera@hnblaw.com
January 23, 30, 2026 26-00325N

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE: 25-011295-ES

IN RE: ESTATE OF
MARGARET J. STEPANICK, a.k.a
MARGARET STEPANICK,
Deceased.

The administration of the estate of Margaret J. Stepanick, deceased, whose date of death was November 28, 2025 is pending in the Sixth Judicial 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 the 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 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claim with this court WITHIN THREE 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. 732.221, 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

FIRST INSERTION

NOTICE OF SHERIFF'S SALE
 NOTICE IS HEREBY GIVEN That pursuant to an Amended Writ of Execution issued in the Circuit Court of Pinellas County, Florida, on the 25th day of November A.D. 2025, in the cause wherein, Steven Shi, was plaintiff(s) and Christine Jutras, was defendant(s), being Case No. 23-006556-CI in the said Court, I, Bob Gualtieri, as Sheriff of Pinellas County, Florida, have levied upon all right, title and interest of the above named defendant(s), Christine Jutras, and subject to a judgment lien, in and to the following described real property located and situated in Pinellas County, Florida, to-wit:

Physical Address: 811 Bay Pointe Dr., Madeira Beach, FL 33708

Legal description: Lot 21, Block 1, Second Addition to Bay Point Estates, according to the plat thereof as recorded in Plat Book 27, pages 72 and 73, of Public Records of Pinellas County, Florida. Parcel Identification Number: 10-31-15-04500-001-0210

Physical Address: 811 Bay Pointe Dr., Madeira Beach, FL 33708

and on the 23rd day of February A.D., 2026, at 14500 49th St. N., Suite 106, in the City of Clearwater, Pinellas County, Florida, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer for sale all of the said defendant's, right, title and interest in the aforesaid real property at public outcry and will sell the same, subject to all taxes, prior liens, encumbrances and judgments, if any, as provided by law, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the described Execution.

Bob Gualtieri, Sheriff
 Pinellas County, Florida
 By: Marvin Mitchell, Sergeant D.S.
 57848
 Court Processing
 Shumaker Loop & Kendrick LLP
 1000 Jackson Street
 Toledo, OH 43604
 Jan. 23, 30; Feb. 6, 13, 2026
 26-00368N

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
 PROBATE DIVISION
FILE NO. 25-010403-ES
 IN RE: ESTATE OF
MARY CANFIELD TUNITIS,
 Deceased.

This administration of the Estate of MARY CANFIELD TUNITIS, deceased, whose date of death was July 29, 2025, File Number 25-010403-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 732.702 OF THE FLORIDA STATUTES WILL BE FOREVER BARRED.

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 732.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is: January 23, 2026

bruce canfield
 box SIGN 4LJ2J2LX-IV9K73J6
 BRUCE CANFIELD
 Personal Representative
 9190 64th Way N
 Pinellas Park, FL 33782

/s/ Chelsea Scott
 Chelsea Scott, Esq.
 Attorney for Personal Representative
 Florida Bar No. 119394
 Fresh Legal Perspective, PL
 6930 W. Linebaugh Avenue
 Tampa, Florida 33625
 813-448-1042
 Service@FLPLawFirm.com
 CScott@FLPLawFirm.com
 January 23, 30, 2026 26-00317N

FIRST INSERTION

NOTICE OF ADMINISTRATION
 IN THE CIRCUIT COURT FOR
 PINELLAS COUNTY,
 FLORIDA
 PROBATE DIVISION
FILE NO. 25-1259-ES
 IN RE: ESTATE OF:
BONNIE LOU POSEY
 Deceased.

The administration of the Estate of BONNIE LOU POSEY, deceased, File Number 25-1259-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Probate Court, 315 Court Street, Suite 300, Clearwater, FL 33756. The name and address of the Personal Representative and the Attorney for the Estate are set forth below.

All interested persons are required to file with this court, **WITHIN THREE MONTHS OF THE FIRST PUBLICATION OF THIS NOTICE:** (1) all claims against the estate and (2) any objection by an interested person on whom this notice was served that challenges the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of the court.

ALL CLAIMS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. Publication of this Notice has begun on January 23, 2026.

Personal Representative:
RICHARD V. LEE
 912 7th Avenue East
 Bradenton, FL 34208

Attorney for the
 Personal Representative:
 Richard V. Lee
 Florida Bar No.: 51111
 912 7th Avenue East
 Bradenton, Florida 34208
 941-750-8383
 941-741-9997 Fax
 courts@richardvleecattorney.com
 January 23, 30, 2026 26-00343N

FIRST INSERTION

NOTICE OF TRUST
 IN THE CIRCUIT COURT FOR
 PINELLAS COUNTY,
 FLORIDA
 Probate Division
File No. 26-000035-ES
 IN RE: ESTATE OF:
NANCY C. LITTEN
 Deceased.

NANCY C. LITTEN, a resident of Pinellas County, Florida, who died on December 21, 2025, was the grantor of a trust entitled:

**THE EUGENE V. LITTEN AND
 NANCY C. LITTEN TRUST**
 U/A/D NOVEMBER 23, 2010,
 as amended.

which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Probate Code.

The name and address of the Trustees are set forth below.

The Clerk shall file and index this Notice of Trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this Notice of Trust must be filed in the probate proceeding and the Clerk shall send a copy to the Personal Representative.

Signed on this 13th day of January, 2026.

ROGER E. CUNDIFF
 13230 75th Ave, Seminole, FL 33776
RICHARD J. CUNDIFF
 8500 95th Ave N, Seminole, FL 33777

Copy mailed to Cynthia E. Orozco,
 Attorney for the Trustee on
CLERK OF THE CIRCUIT COURT
 By:
 January 23, 30, 2026 26-00350N

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR THE
 SIXTH JUDICIAL CIRCUIT IN AND
 FOR PINELLAS COUNTY, FLORIDA
 FLORIDA
 PROBATE DIVISION
FILE NO. 26-000029-ES
 IN RE: ESTATE OF
ROBERT LESLIE OWENS,
 Deceased.

as specified under s. 732.2211. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:
WILLIAM RUSSELL OWENS
 Personal Representative
 c/o BATTAGLIA, ROSS,
 DICUS, MCQUAID, P.A.
 5858 Central Avenue
 St. Petersburg, Florida 33707

Attorney for Personal Representative:
 C. Hunter Rawls
 BATTAGLIA, ROSS,
 DICUS & MCQUAID, P.A.
 5858 Central Avenue
 St. Petersburg, FL 33701
 (727) 381-2300
 FBN: 59432
 Primary Email: hrawl@brdwlaw.com
 Secondary Email:
 mflah@brdwlaw.com
 January 23, 30, 2026 26-00312N

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PINELLAS COUNTY, FLORIDA
 PROBATE DIVISION
File No. 26-000026-ES
 Division: 3
 IN RE: ESTATE OF
GRACE ELLEN BERGMANN,
 Deceased.

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

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:
WILLIAM J. BERGMANN

Attorney for Personal Representative:
 London L. Bates
 LONDON L. BATES, ESQUIRE
 Attorney for Personal Representative
 Florida Bar No. 193356
 BATES | WALLACH
 P.O. Box 1213, Dunedin, FL 34697
 1022 Main Street,
 Suite K,
 Dunedin, FL 34698
 Telephone: (727) 734-8700
 Facsimile: (727) 734-8722
 Email: London@BatesWallach.com
 January 23, 30, 2026 26-00319N

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT IN AND
 FOR PINELLAS COUNTY,
 FLORIDA
 PROBATE DIVISION
26-000036-ES
 IN RE: Estate of
Danny Ray Brantley,
 Deceased.

The administration of the Estate of Danny Ray Brantley, deceased, whose date of death was November 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Circuit Court for Pinellas County, 545 1st Avenue N., Attn: Probate Division, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 01/23/2026.

Deborah Womack
Personal Representative:

9614 Hwy 495
 Meridian, MS 39305

Robert D. King, Esq.
 Email: bobby@kingfirm.com
 Florida Bar No. 89104
 The King Firm, PA
 4430 Park Blvd.
 Pinellas Park, Florida 33781
 Telephone: (727) 800-3040
 Attorney for Personal Representative
 January 23, 30, 2026 26-00329N

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 PINELLAS COUNTY, FLORIDA
 PROBATE DIVISION
UCN:522025CP011150XXESXX
File No. 25-011150-ES
 IN RE: ESTATE OF
JUDY GAY FRIEDMAN,
 Deceased.

The administration of the estate of JUDY GAY FRIEDMAN, deceased, whose date of death was February 20, 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 PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.

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

The case number and decedent's name are: CAROL ALLARD BOYCE, File Number 2025-CP-10681.

The address of the court where this probate is pending is: Circuit Court for Pinellas County, Florida, 315 Court St., Clearwater, FL, 33756.

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

Date of death of the decedent is: 09/14/2025.

The date of first publication of this notice is: January 23, 2026.

The second week of publication is: January 30, 2026

Personal Representative(s):

Russell Gerard Boyce.

Attorney for the representative(s):
 By/s/ Matthew T. Morrison
 Matthew T. Morrison, Esquire
 Florida Bar No. 1005203
 5121 S. Lakeland Dr, Suite 2
 Lakeland, Florida 33813
 January 23, 30, 2026 26-00377N

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
 PROBATE DIVISION
UCN 522026CP000125XXESXX
Ref No. 26-000125ES4
 IN RE: ESTATE OF
CAROLINE A. ZIMMERMAN,
 Deceased.

The administration of the estate of CAROLINE A. ZIMMERMAN, deceased, whose date of death was December 9, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 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 **WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF**

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-008014-CO
SILVER LAKE MHC, LLC and LSC MOBILE SALES, INC.,
Plaintiffs, vs.**THE ESTATE OF MICHEL JOTHAM GOULD; ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF MICHEL JOTHAM GOULD; CHRISTOPHER BRUNK a/k/a Christy Brunk, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.**TO: The Estate of Michel Jotham Gould
4000 24th Street North
Lot No. 422
Saint Petersburg, Florida 33714
Christopher Brunk a/k/a Christy Brunk
4000 24th Street North
Lot No. 422
Saint Petersburg, Florida 33714All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Michel Jotham Gould
4000 24th Street North
Lot No. 422
Saint Petersburg, Florida 33714

YOU ARE NOTIFIED that an action for Declaratory Judgment as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at:

4000 24th Street North, Lot No.

422, Saint Petersburg, Florida

33714

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise 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, Ken Burke, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Pinellas County, Florida.

Dated: January 20, 2026
KEN BURKE
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
As Deputy Clerk
Jan. 23, 30; Feb. 6, 13, 2026
26-00360N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-008352-CO**DREW ROOFING, LLC,**
Plaintiff, vs.**JUANITA SUBER,**
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 13, 2026, and entered in 25-008352-CO of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Drew Roofing, LLC is the Plaintiff and Juanita Suber is the Defendant(s). Ken Burke, CPA, the Clerk of the Circuit Court for Pinellas County, Florida, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM ET, on February 18, 2026, the following described property as set forth in said Final Judgment, to wit:

Lot, 23 Block 12, REPLAT OF PALLANZA PARK, according to the map or plat thereof, as recorded in Plat Book 14, Pages 1 through 4, Public Records of Pinellas County, Florida.

2900 Pallanza Drive South,
Saint Petersburg, Florida 33705

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION**CASE NO. 25-001101-CI**
U.S. BANK NATIONAL ASSOCIATION,Plaintiff, vs.
SHARON SMITH, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 23, 2025, and entered in 25-001101-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and SHARON SMITH; UNKNOWN SPOUSE OF SHARON SMITH; TARPON LAKE VILLAGES HOMEOWNERS' ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; PINELLAS COUNTY, FLORIDA are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on February 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 62, FAIRWAY FOREST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 16, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 3506 FAIRWAY FOREST DRIVE, PALM HARBOR, FL 34685

Any person claiming an interest in the

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION**CASE NO. 25-000400-CI****FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-2,**
Plaintiff, vs.**MALINDA F. JACKSON F/K/A MALINDA F. GLENN, et al.**
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 13, 2025, and entered in 25-000400-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-2 is the Plaintiff and MALINDA F. JACKSON F/K/A MALINDA F. GLENN; JAMES JACKSON are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on February 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 11, REVISION OF VINSETTA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 71, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 4717 11TH AVE.
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-52376
January 23, 30, 2026 26-00361N

FIRST INSERTION

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDACase No. 25-001076-CI
PEDRO FRANCISCO,
Plaintiff, vs.**JOSEPH A. MORABITO, et al.,**
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 14, 2026, and entered in 25-CA-001076 of the Circuit Court for the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein PEDRO FRANCISCO is the Plaintiff and JOSEPH A. MORABITO, n/k/a LEAH MORABITO are the Defendants. Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 a.m., on February 17, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 112, IMPERIAL PARK UNIT 3, according to the map or plat thereof as recorded in Plat Book 60, Page 96 of the Public Records of Pinellas County, Florida.
Alt. 1 Email: Sean@theLopezLawGroup.com
Alt. 2 Email: Alaina@theLopezLawGroup.com
Admin@theLopezLawGroup.com
January 23, 30, 2026 26-00364N

Clearwater, FL 33764
FOLIO: 24-29-15-41976-000-1120
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.

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

Dated January 20, 2026.
/S/ Leslie M. Conklin, Esquire

LESLIE M. CONKLIN, ESQUIRE

ATTORNEY FOR THE PLAINTIFF

801 West Bay Drive, Suite 341

Largo, FL 33770

(727) 449-0004

Service E-Mail:

conklinlaw@yahoo.com

Florida Bar No. 228710

January 23, 30, 2026 26-00378N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION**File No. 25-011840-ES****Division 003****IN RE: ESTATE OF****LEO J. MCCORMICK A/K/A****LEO JOSEPH MCCORMICK JR.****Deceased.**

The administration of the estate of Leo J. McCormick a/k/a Leo Joseph McCormick Jr., deceased, whose date of death was August 16, 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 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is January 23, 2026.

Personal Representative:

Christine McCormick

1457 Mark Lane

Pottstown, Pennsylvania 19465

Attorney for Personal Representative:

Sarah Voss, Esq.

Florida Bar Number: 1025128

Sarah Voss Law, PLLC

2555 Enterprise Rd., Suite 11-1

Clearwater, Florida 33763

Telephone: (727) 487-9455

sarah@sarahvosslaw.com

celeste@sarahvosslaw.com

January 23, 30, 2026 26-00354N

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION**CASE NO. 25-005792-CI****SELECT PORTFOLIO SERVICING, INC.,****Plaintiff, vs.****JAMES NICK TSACRIOS AND****IRENE KAY O'BRIEN, et al.****Defendant(s),**

TO: IRENE KAY O'BRIEN, UNKNOWN SPOUSE OF IRENE KAY O'BRIEN,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

SITUATED IN COUNTY OF PINELLAS, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS, TO-WIT:
UNIT 103, WINDWARD POINTE, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 5726, PAGE 299, AND ALL ITS ATTACHMENTS AND AMENDMENTS, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 75, PAGE(S) 26, AND AS AMENDED IN CONDOMINIUM PLAT BOOK 107, PAGES 41 AND 42, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BEING THAT PARCEL OF LAND CONVEYED OR ASIGNED TO KATHERINE M. TSACRIOS, AS SURVIVING SPOUSE FROM OWNER OF RECORD BY DATED

12/07/1994 AND RECORDED
12/08/1999 IN DEED VOLUME
8860 ON PAGE 1486 OF THE

PINELLAS COUNTY, FLORIDA PUBLIC REGISTRY.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this 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 20th day of January, 2026.

KEN BURKE

Clerk of the Circuit Court and Comptroller

FIRST INSERTION

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

CASE NO.: 24-005267-CI

FENNARIO INVESTMENTS, LLC.,

a Florida Limited Liability Company,

Plaintiff, vs.

5117 HOLDINGS, LLC.,

a Florida Limited Liability Company,

JUAN JOHN HENRY AARON

a/k/a JOHN HENRY AARON,

as Guarantor, and MICHAEL

BROOKER, and any and all others

in possession,

Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure dated August 12, 2025, and Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated January 5, 2026, entered in the above-styled cause now pending in said court, the Pinellas County Clerk of Court will sell to the highest and best bidder for cash online at www.Pinellas.RealForeclose.com at 10:00a.m. on January 27, 2026, the following described property:

Lot 19, Rogers-Scott Subn, according to the map or plat there-

of as recorded in plat Book 8, Page 5, Public Records of Pinellas County, Florida. Folio No.: 28-31-16-76392-000-0190 (the "Property") Commonly known as 5117 16th Avenue S., Gulfport, Florida 33707

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

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

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

January 23, 30, 2026 26-00323N

FIRST INSERTION

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

CASE NO.: 24-0009967-CO

SEVILLE CONDOMINIUM 2, INC. a

Florida not-for-profit corporation,

Plaintiff, vs.

JULIAN HOXHULKA and ANY

UNKNOWN OCCUPANTS IN

POSSESSION,

Defendants.

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

Unit 103, of SEVILLE CONDOMINIUM #2, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 3316, Page 809, and all exhibits and amendments thereof, and as recorded in Condominium Plat Book 5, Page 56, of the Public Records of Pinellas County, Florida; together with Carport Space No. 25 as shown on the Condominium Plat described herein, as amended, together with an undivided interest in the common elements appurtenant thereto. With the following street address: 1001 Pearce Dr., #103, Clearwater,

Florida, 33764. at public sale, to the highest and best bidder, for cash, at www.pinellas.realforeclose.com, at 10:00 A.M. on March 26, 2026.

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

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

Dated this 19th day of January, 2026.

KEN BURKE

CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
January 23, 30, 2026 26-00344N

FIRST INSERTION

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

CIVIL DIVISION

Case No. 23-008560-CI

BAY AREA LENDING SERVICES

LLC, a Florida limited liability

company,

Plaintiff, vs.

FAMILY INTERNATIONAL

HOME BUILDERS LLC, a Florida

limited liability company, TATIANA

MURRAY, individually, RANDELL

J. WALDEN, SR., individually,

FREDDIE MURRAY, individually,

ALPHONSO DEROSIERS,

individually, and MORRISSEY &

MORRISSEY ENTERPRISES, LLC,

a Florida limited liability Lender,

Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the "Uniform Final Judgment of Foreclosure," entered March 6, 2025, and the "Order Granting Motion to Reschedule Foreclosure Sale," entered on January 18, 2026, the Clerk of this Court will sell the property situated in Pinellas County, Florida, as described below at a Public Sale, to the highest bidder, for cash, online at www.pinellas.realforeclose.com at 10:00 A.M. on the 3rd day of March, 2026.

Lot 1, Morrissey Commercial Center, according to the map or plat thereof as recorded in Plat Book 142, Page 15, Public Records of Pinellas County, Florida. Property address: 7210 Gulf Blvd, Saint Petersburg, Florida

33706 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after 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."

/s/ Stephenie Biernacki Anthony
FRANK A. LAFALCE, ESQ.
Florida Bar No. 0980609
flafalce@anthonyandpartners.com

STEPHENIE BIERNACKI

ANTHONY, ESQ.

Florida Bar No. 0127299

santhony@anthonyandpartners.com

Florida Bar No.: 1028374

cpandringa@anthonyandpartners.com

Anthony & Partners, PLLC

100 S. Ashley Drive,

Suite 1600

Tampa, Florida 33602

Telephone: 813-273-5616

Telecopier: 813-221-4113

Attorneys for Bay Area Lending

Services, LLC

January 23, 30, 2026 26-00348N

SAVE TIME



E-mail your Legal Notice
legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION

CASE NO.: 25-004905-CI

**LAKEVIEW LOAN SERVICING,
LLC,**

Plaintiff, vs.

**DAKOTA RAYMOND BENNETT,
et. al.**

Defendant(s),

TO: DAKOTA RAYMOND BENNETT,

UNKNOWN SPOUSE OF DAKOTA

RAYMOND BENNETT,

whose residence is unknown and all

parties having or claiming to have any

right, title or interest in the property

described in the mortgage being fore-

closed herein.

"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."

YOU ARE HEREBY NOTIFIED

that an action to foreclose a mortgage on the

following described property:

THE EAST 30 FEET OF LOT 26

AND THE WEST 40 FEET OF

LOT 25, GROVEMONT SUBN.

NO. 2, ACCORDING TO THE

MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK

17, PAGE(S) 39. 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 counsel for

Plaintiff, whose address is 6409 Congress

Avenue, Suite 100, Boca Raton, Florida

33487 on or before /30 days

from Date of First Publication of this

Notice) and file the original with the

clerk of this court either before service

on Plaintiff's attorney or immediately

thereafter; otherwise a default will be

entered against you for the relief de-

manded in the complaint or petition

filed herein.

"If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Human Rights Office, 400

S. Ft. Harrison Ave., Ste. 300, Clearwater,

FL 33756, (727) 464-4062 (V/TDD)

at least 7 days before your scheduled

court

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

TROPICANA STORAGE - CLEARWATER, located at 29712 US HWY 19 N, Clearwater, FL 33761, gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien.

#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

SECOND INSERTION

NOTICE OF PUBLIC SALE

TROPICANA MINI STORAGE - LARGO, located at **220 Belcher Rd., Largo, FL 33771**, gives notice that the following units will be advertised and sold by competitive bidding on www.storagetreasures.com to satisfy the owner's lien.

CP004 - Carlos Aldamuy, E034 - Annabelle Catania, E077 - Laura Fagan, G231 - Sheena McConnell, D300 - Jose G Rivera

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 at 11AM**. Purchases must be made with cash only and paid at the above referenced facility to finalize the transaction. Tropicana Mini Storage - Largo may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 16, 23, 2026

26-00275N

SECOND INSERTION

NOTICE OF PUBLIC HEARING BY THE SCHOOL BOARD OF PINELLAS COUNTY, FLORIDA

Pursuant to Section 1006.283, a public hearing is being scheduled to receive public comment on recommended instructional materials.

The public hearing will be held on January 27, 2026 during a meeting of the School Board in Conference Hall at the School Board of Pinellas County, 301 4th Street SW, Largo, Florida, which begins at 5:00 pm.

Drafts of the above instructional materials are available for review at the following website <https://www.pesb.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

SECOND 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/PCS>.

RFQu#: 25-JG-027-B **Bid Title:** Chemical Fire Suppression Systems: Maintenance & Repair Services (Re-Post)

SCOPE: The purpose and intent of this Request for Quotation is to select a properly certified licensed contractor to ensure high levels of operational standards to Chemical Fire Suppression Systems at Pinellas County School facilities, countywide.

The selected contractor shall provide all labor, material and equipment necessary to perform corrective and preventative maintenance and repair services of pre-engineered fire suppression systems in compliance with reference codes, regulations, rules, standards and/or statutes on an as needed basis.

Bidder Due Diligence - The Bidder, having visited the proposed site of the project, familiarized themselves with the local conditions, nature and extent of the work, Bidding Requirements, Contract Documents, including all insurance requirements, as prepared does submit the following bid to furnish all labor, materials, tools, both consumable or not, equipment, rentals, rolling stock, transportation, freight, Federal, State, County, City or local Municipal taxes of any kind, permits, licenses and fees for fuel surcharges, environmental disposal, waste management or any other fees necessary to complete the work indicated by the above referenced project and documents shall be included in your bid.

Bidding documents are available at <https://procurement.opengov.com/portal/PCS>

Insurance is required for this project. The Owner reserves the right to reject all bids.

January 16, 23, 2026

26-00245N

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-011548-ES

Division Probate
IN RE: ESTATE OF CRISTIANE WESTFALL LECLAIR, aka

CRYSTAL WESTFALL LECLAIR Deceased.

The administration of the estate of CRISTIANE WESTFALL LECLAIR, also known as CRYSTAL WESTFALL LECLAIR, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

January 16, 23, 2026

26-00213N

SECOND INSERTION

Notice of Public Sale
Multiple Facilities - Multiple Units

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

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

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

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

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

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

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

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

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 2/6/2026 @ 10:30 AM:
Kelly Clark -hshld gds/furn
Qawiyia Poole-totes, bags, clothes, pictures, documents

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

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

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

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

January 16, 23, 2026

26-00283N

SECOND 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

26-00284N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/30/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 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

26-00289N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

January 16, 23, 2026

26-00272N

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

N20878_V21

SECOND 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

--- ESTATE ---

SECOND 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

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

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

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

Personal Representative:**ANGELO CARACCIOLI**

4090 Hodges Blvd., Apt. 2109

Jacksonville, Florida 32224

Attorney for Personal Representative: /S/CHRISTINA KANE

CHRISTINA KANE Attorney

Florida Bar Number: 97970

LYONS LAW GROUP PA

8362 Forest Oaks Blvd.

Spring Hill, FL 34606

Telephone: (352) 515-0101

Fax: (352) 616-0055

E-Mail: ckane@lyonslawgroup.com

Secondary E-Mail:

cyndi@lyonslawgroup.com

January 16, 23, 2026 26-00270N

SECOND 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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

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

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

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

The administration of the estate of SERPIL KIZILKAYA, deceased, whose date of death was June 24, 2025, File Number 25-011880-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is 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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25-011488-ES
IN RE: ESTATE OF
NESTOR BETANCOURT,
Deceased

The administration of the estate of NESTOR BETANCOURT, deceased, whose date of death was May 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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 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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT IN AND
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

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

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

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

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

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 7

--- PROBATE ---

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN: 522024CP004086XXESPR
REF #: 24-004086-ES - Section 003
IN RE: THE ESTATE OF LARRY WILHARM Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 37,067.32 are being held for JOHN RANDOLF WILHARM in the registry of court, deposited per order of February 19, 2025, in IN RE: THE ESTATE OF LARRY WILHARM, deceased; case number 24-004086-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 19th day of December, 2025.

KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Dec. 26, 2025; Jan. 23, 2026
25-05599N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN: 522024CP003084XXESPR
REF #: 24-003084-ES - Section 004
IN RE: THE ESTATE OF MILISSA DIANE FOX Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 979.60 are being held for MARK C FARLEY in the registry of court, deposited per order of November 4, 2025, in IN RE: THE ESTATE OF MILISSA DIANE FOX, deceased; case number 24-003084-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 19th day of December, 2025.

KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Dec. 26, 2025; Jan. 23, 2026
25-05598N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN: 522023CP010384XXESPR
REF #: 23-010384-ES - Section 004
IN RE: THE ESTATE OF JANE M DUNAWAY Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 1,962.50 are being held for ETHAN DUNAWAY in the registry of court, deposited per order of October 17, 2025, in IN RE: THE ESTATE OF JANE M DUNAWAY, deceased; case number 23-010384-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 19th day of December, 2025.

KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Dec. 26, 2025; Jan. 23, 2026
25-05596N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN: 522023CP005524XXESXX
REF #: 23-005524-ES - Section 003
IN RE: THE ESTATE OF CHRISTINE KREGER Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 181,486.38 are being held for MEGAN CRETER in the registry of court, deposited per order of July 24, 2025, in IN RE: THE ESTATE OF CHRISTINE KREGER, deceased; case number 23-005524-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 19th day of December, 2025.

KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Dec. 26, 2025; Jan. 23, 2026
25-05595N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN: 522022CP002296XXESXX
REF #: 22-002296-ES - Section 004
IN RE: THE ESTATE OF JOHN F ORMSBY, III Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 70,114.38 are being held for BRADLEY ORMSBY in the registry of court, deposited per order of August 25, 2025, in IN RE: THE ESTATE OF JOHN F ORMSBY, III, deceased; case number 22-002296-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 19th day of December, 2025.

KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Dec. 26, 2025; Jan. 23, 2026
25-05593N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN: 522022CP002296XXESXX
REF #: 22-002296-ES - Section 004
IN RE: THE ESTATE OF JOHN F ORMSBY, III Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 70,114.38 are being held for BRADLEY ORMSBY in the registry of court, deposited per order of August 25, 2025, in IN RE: THE ESTATE OF JOHN F ORMSBY, III, deceased; case number 22-002296-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 19th day of December, 2025.

KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Dec. 26, 2025; Jan. 23, 2026
25-05592N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN: 522016CP002411XXESXX
REF #: 16-002411-ES - Section 003
IN RE: THE ESTATE OF LOUIS VICTOR D'ALESSANDRO Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 326.68 are being held for LOUIS VICTOR D'ALESSANDRO in the registry of court, deposited per order of March 10, 2022, in IN RE: THE ESTATE OF LOUIS VICTOR D'ALESSANDRO, deceased; case number 16-002411-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 19th day of December, 2025.

KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Dec. 26, 2025; Jan. 23, 2026
25-05601N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN: 522025CP003093XXESPR
REF #: 25-003093-ES - Section 003
IN RE: THE ESTATE OF TIMOTHY OWEN EVANS Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 7,890.38 are being held for THOMAS O EVANS in the registry of court, deposited per order of September 26, 2025, in IN RE: THE ESTATE OF TIMOTHY OWEN EVANS, deceased; case number 25-003093-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 19th day of December, 2025.

KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Dec. 26, 2025; Jan. 23, 2026
25-05600N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN: 522023CP002833XXESXX
REF #: 23-002833-ES - Section 003
IN RE: THE ESTATE OF CARMELLA GUASTELLA Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 18,302.11 are being held for CHRISTOPHER IMPELLITI in the registry of court, deposited per order of September 9, 2025, in IN RE: THE ESTATE OF CARMELLA GUASTELLA, deceased; case number 23-002833-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 19th day of December, 2025.

KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Dec. 26, 2025; Jan. 23, 2026
25-05594N

SECOND INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION
UCN: 522016CP002411XXESXX
REF #: 16-002411-ES - Section 003
IN RE: THE ESTATE OF LOUIS VICTOR D'ALESSANDRO Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 5,167.59 are being held for LOUIS A D'ALESSANDRO in the registry of court, deposited per order of March 10, 2022, in IN RE: THE ESTATE OF LOUIS VICTOR D'ALESSANDRO, deceased; case number 16-002411-ES.

Six months after the posting or the first publication of this notice, the Clerk of Court will deposit these funds with the Department of Financial Services after deducting fees and any costs of publication. Any person or entity entitled to such funds may obtain them by compliance with applicable provisions of Section 733.816, Fla. Stat., within 10 years from the date of deposit with the Department of Financial Services, after which time the funds will escheat to the state.

Dated this 19th day of December, 2025.

KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb
Dec. 26, 2025; Jan. 23, 2026
25-05589N

THIRD INSERTION

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

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

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

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

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

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

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

Pinellas County

P: (727) 447-7784 F: (727) 447-3944



SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com

--- PUBLIC NOTICE ---

SECOND INSERTION

THIRD INSERTION
NOTICE OF APPLICATION
FOR TAX DEEDTHIRD INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

--- TAX DEEDS ---

THIRD INSERTION
NOTICE OF APPLICATION
FOR TAX DEEDTHIRD INSERTION
NOTICE OF APPLICATION
FOR TAX DEEDTHIRD INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

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, 2026 26-00284N

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

NOTICE OF PUBLIC SALE
Notice is hereby given that on 02/24/2026 at 11 a.m. the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant/owner HARRY ANTHONY SELCH/ Ashley Calecas/ Alex Mavrakis 2016 Ka-peft /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, 2026 26-00272N

NOTICE OF PUBLIC SALE
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

NOTICE OF PUBLIC SALE
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: 01016

Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

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

Name in which assessed:
WILLIAMS FAMILY LAND
TRUST 860
ASSET PRESERVATION
TRUST SVCS INC TRE

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

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

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

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

NOTICE OF PUBLIC SALE
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: 01016

Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

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

Name in which assessed:
L L HEATH TRE
HERO/PEREZ ESTATE LAND
TRUST

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

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

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

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

NOTICE OF PUBLIC SALE
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: 01016

Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

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

Name in which assessed:
LEON ANGEL REVOCABLE
TRUST

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

NOTICE OF PUBLIC SALE
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: 01016

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 26-00075N

NOTICE OF PUBLIC SALE
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: 01016

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

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

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

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

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

NOTICE OF PUBLIC SALE
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: 01016

Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

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

Name in which assessed:
PATRICIA ELIZABETH HAZ

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

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

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

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

Q

Are there different types of legal notices?

A

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

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

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



VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

--- ACTIONS / SALES ---

THIRD INSERTION

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

has been filed against you in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, and you are required to file written defenses with the Clerk 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

--- TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Certificate Number: 00403

Year of Issuance: 2023

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

ATHENS SUB BLK 2, LOTS 8,9
AND 10
PARCEL: 13-27-15-01692-002-0080

Name in which assessed:

LEE WINTHROP LLC

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

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

KEN BURKE

Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

January 9, 16, 23, 30, 2026

26-00068N

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Certificate Number: 01704

Year of Issuance: 2023

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

HIBISCUS GARDENS BLK H,
LOT 24
PARCEL: 15-29-15-38574-008-0240

Name in which assessed:

RICHARD J SMITH

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

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

KEN BURKE

Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

January 9, 16, 23, 30, 2026

26-00076N

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Certificate Number: 06929

Year of Issuance: 2023

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

PLUMOSA PARK LOT 3
PARCEL: 06-31-16-72270-000-0030

Name in which assessed:

JEFFREY J LEBO

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

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

KEN BURKE

Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

January 9, 16, 23, 30, 2026

26-00088N

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
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 G255AKPX2001, 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

--- TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Certificate Number: 01827

Year of Issuance: 2023

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

BELLEAIR HIGHLANDS BLK B, LOTS 1 THRU 8 LESS RD R/W ON W TOGETHER WITH LOTS 51 THRU 54
PARCEL: 21-29-15-06948-002-0010

Name in which assessed:
CLEARWATER HOSPITALITY 1 LLC

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

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Certificate Number: 00480

Year of Issuance: 2023

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

GULFVIEW RIDGE BLK F, LOT 24
PARCEL: 14-27-15-34767-006-0240

Name in which assessed:

CHRISTOPHER ROBERTS

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

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

KEN BURKE

Clerk of the Circuit Court
and Comptroller
Pinellas County, Florida

January 9, 16, 23, 30, 2026

26-00069N

THIRD 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 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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Certificate Number: 07511

Year of Issuance: 2023

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

ROSE GARDEN UNIT NO. 1 BLK 2, LOT 6
PARCEL: 18-31-16-76734-002-0060

Name in which assessed:

ELIZABETH MARIE WALDRON

MARGARET TIERNEY WATKINS

MARY R TIERNEY EST

SECOND INSERTION

--- ACTIONS / SALES ---

SECOND INSERTION

SECOND INSERTION

SECOND 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 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

Faximile: (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
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, on or before 30 days from first publication, and file the origi-

nal 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, 30, 2026

26-00242N

SECOND INSERTION

--- ACTIONS / SALES ---

SECOND 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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 22-001716-CI REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.

NINA BROOKS A/K/A NINA R. BROOKS A/K/A/ NINA RUTH BROOKS, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-001716-CI of the Circuit Court of the 6TH Judicial Circuit in and for PINELLAS County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and NINA BROOKS A/K/A NINA R. BROOKS A/K/A/NINA RUTH BROOKS et. al., are Defendants, Clerk of Court, Ken Burke, will sell to the highest bidder for cash at WWW.PINELLASREALFORECLOSE.COM, at the hour of 10:00 AM, on the 17th day of February, 2026, the following described property:

THE WEST 12 1/2 FEET OF LOT 12 AND THE EAST 37.5 FEET OF LOT 13, BLOCK 8, BAYOU BONITA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 4 AND 5, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

DATED this 7th day of January, 2026.

GREENSPOON MARDER LLP

TRADE CENTRE SOUTH,

SUITE 700

100 WEST CYPRESS CREEK ROAD

FORT LAUDERDALE, FL 33309

Telephone: (954) 343 6273

Hearing Line: (888) 491-1120

Facsimile: (954) 343 6982

Email 1:

Karissa.Chin-Duncan@gmlaw.com

Email 2: gmforeclosure@gmlaw.com

By: Karissa Chin-Duncan, Esq.

Florida Bar No. 98472

58341.1377 / JSchwartz

Publish in: Business Observer

Bidder #10250

January 16, 23, 2026 26-00211N

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. 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, 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

By: /s/ Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

24-244836 - MaS

January 16, 23, 2026 26-00287N

SECOND 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.pinellasrealforeclose.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. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 V/TDD. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated this 13th day of January 2026.

LIESER SKAFF, PLLC

403 North Howard Avenue

Tampa, FL 33606

Tel: (813) 280-1256

Fax: (813) 251-8715

/s/ Stephanie M. Martin

STEPHANIE M. MARTIN

Fla. Bar No.: 30585

Primary: stephanie@lieserskaff.com

LAUREN M. MAIER

Fla. Bar No. 1039654

Primary: lauren@lieserskaff.com

Secondary: efile@lieserskaff.com

Counsel for Plaintiff,

Party of Five Investments, LLC

January 16, 23, 2026 26-00278N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO. 25-005328-CI LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

AMNON ESHEL, ET AL. Defendants

To the following Defendant(s):

AMNON ESHEL (CURRENT RESIDENCE UNKNOWN)

Last Known Address:

100 WAVERLY WAY, UNIT 205, CLEARWATER, FL 33756

Additional Address:

14 S AURORA AVE., CLEARWATER, FL 33756

Additional Address:

100 WAVERLY WAY #404, CLEARWATER, FL 33756

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

UNIT 205 OF WAVERLY TOWERS INC., A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3633, PAGES 237 THROUGH 324, AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 8, PAGES 95 THROUGH 96, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

A/K/A 100 WAVERLY WAY, UNIT 205, CLEARWATER FL 33756

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC,

January 16, 23, 2026 26-00230N

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-001954-CI DIVISION: 7

BRICKELL BAY MORTGAGE OPPORTUNITY FUND, LP,

SECOND INSERTION

--- ACTIONS / SALES ---

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

SECOND 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

This action has been filed against you as the Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff attorney, whose address is: Karen E. Maller, Esq., Johnson Pope Bokor Ruppel & Burns, LLP, 360 Central Avenue, Suite 500, St. Petersburg, FL 33701 on or before the 30th day after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

DATED this 13th day of January, 2026.

Clerk of Court, Ken Burke, CPA
By: /s/ Thomas Smith
Deputy Clerk

Karen E. Maller, Esq.
Johnson Pope Bokor
Ruppel & Burns, LLP
360 Central Avenue, Suite 500
St. Petersburg, Florida 33701
Jan. 16, 23, 30; Feb. 6, 2026
26-00265N

Q & A

Who benefits from legal notices?

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

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

SECOND INSERTION

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

CASE NO. 25-001203-CI
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R8, Plaintiff, vs.

UNKNOWN HEIRS OF SEBASTIANO J. RICCIARDI A/K/A SEBASTIANO RICCIARDI, ET AL. Defendants

To the following Defendant(s): JOSEPH LOPARRINO (CURRENT RESIDENCE UNKNOWN)

Last Known Address: 356 MANVILLE RD,

PLEASANTVILLE, NY 10570

Additional Address: 17 LAKESIDE DR 2,

VALHALLA, NY 10595 1944

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

THAT CERTAIN CONDOMINIUM PARCEL DESCRIBED AS UNIT 208, SHOREVIEW EAST BUILDING, TERRACE PARK OF FIVE TOWNS NO. 11-A, A CONDOMINIUM, AND AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURtenant THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF TERRACE PARK OF FIVE TOWNS NO. 11-A, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 4736, PAGES 1617, AND AMENDMENTS THERETO, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 29, PAGES 103-105, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. A/K/A 5980 TERR PK DR N #208, SAINT PETERSBURG FL 33709

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 30 days from first publication and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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 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 8th day of January, 2026.

Ken Burke
PINELLAS COUNTY CLERK OF COURT

By Stevie Ayars
As Deputy Clerk

KEN BURKE,
CLERK CIRCUIT COURT

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

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
PHH20663-25/cam
January 16, 23, 2026 26-00229N

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CIVIL ACTION
CASE NO. 24-003313-CI
FINANCE OF AMERICA REVERSE LLC,

Plaintiff, vs.
SHEILA M. KILMARTIN AKA SHEILA KILMARTIN, et al., Defendants

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 11, 2025, and entered in Case No. 24-003313-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which Finance of America Reverse LLC, is the Plaintiff and Sheila M. Kilmartin aka Sheila Kilmartin, United States of America Acting through Commissioner of Housing and Urban Development, are defendants, the Pinellas County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.pinellas.realforeclose.com, Pinellas County, Florida at 10:00 am on the February 3, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

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

OF PINELLAS COUNTY, FLORIDA.
A/K/A 1430 WILSON RD
CLEARWATER FL 33755

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

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727-464-4062 V/TDD
Or 711 for the hearing impaired

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

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

Dated this 08 day of January, 2026.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171

eService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948

Silver Jade Bohn, Esq.
IN/24-012712
January 16, 23, 2026 26-00268N

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 25-007115-CI

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH A. RASMUSSEN, DECEASED, et al. Defendants

TO: GREGORY MCKINNEY,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH A. RASMUSSEN, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, liens, 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:

LOT 4, AND THE SOUTH 10 FEET OF LOTS 2 AND 3,

BLOCK 2, BARTLETT LAWNS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 43, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 1/30 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 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 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 (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.

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 13th day of January, 2026.

KEN BURKE
Clerk of the Circuit Court and Comptroller

315 Court Street Clearwater, Pinellas County, FL 33756-5165
Clerk of the Circuit Court

By /s/ Thomas Smith
Deputy Clerk

SECOND INSERTION

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

--- TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 10360

Year of Issuance: 2023

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

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

Name in which assessed:

SMESH LLC

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

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

KEN BURKE

Clerk of the Circuit Court and Comptroller
Pinellas County, Florida

January 9, 16, 23, 30, 2026

26-00104N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 10088

Year of Issuance: 2023

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

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

Name in which assessed:

AGANA ST PETE 7777777 LLC

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

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

KEN BURKE

Clerk of the Circuit Court and Comptroller
Pinellas County, Florida

January 9, 16, 23, 30, 2026

26-00102N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 08408

Year of Issuance: 2023

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

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

Name in which assessed:

CURRENT OWNER

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

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

KEN BURKE

Clerk of the Circuit Court and Comptroller
Pinellas County, Florida

January 9, 16, 23, 30, 2026

26-00094N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 08144

Year of Issuance: 2023

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

NEBRASKA TERRACE LOTS 42 AND 43
PARCEL: 25-31-16-28908-000-0190

Name in which assessed:

GT INVESTMENTS OF FLORIDA LLC

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

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

KEN BURKE

Clerk of the Circuit Court and Comptroller
Pinellas County, Florida

January 9, 16, 23, 30, 2026

26-00092N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 08026

Year of Issuance: 2023

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

FOREST HILL LOT 19
PARCEL: 23-31-16-28908-000-0100

Name in which assessed:

2751 3RD AVE LAND TRUST

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

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

KEN BURKE

Clerk of the Circuit Court and Comptroller
Pinellas County, Florida

January 9, 16, 23, 30, 2026

26-00091N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 07824

Year of Issuance: 2023

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

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

Name in which assessed:

2751 3RD AVE LAND TRUST

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

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

KEN BURKE

Clerk of the Circuit Court and Comptroller
Pinellas County, Florida

January 9, 16, 23, 30, 2026

26-00090N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 09860

Year of Issuance: 2023

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

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

Name in which assessed:

ERIC ZVEJNIEKS

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

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

KEN BURKE

Clerk of the Circuit Court and Comptroller
Pinellas County, Florida

January 9, 16, 23, 30, 2026

26-00100N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 09763

Year of Issuance: 2023

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

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

Name in which assessed:

FELICIA R SCHNEIDER

YAPHET MARTIN

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

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

KEN BURKE

Clerk of the Circuit Court and Comptroller
Pinellas County, Florida

January 9, 16, 23, 30, 2026

26-00099N

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that KEYS FUND

SECOND 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 Representatives' attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or de-

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

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

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

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

Personal Representatives:
Carl A. 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

SECOND 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

SECOND INSERTION

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

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

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

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

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

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

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

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
FILE NUMBER: 25-011501-ES

Probate Division
In Re: Estate of
Florence Marion (Pavlik) Rush,
Deceased.

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The address of the court where this probate is pending is:

Pinellas County Courthouse

315 Court Street

Clearwater, Florida 33756

The date of death of the decedent is: November 2, 2025.

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

Scott David Krueger,
Attorney for Brian P. Rush,
Personal Representative

Florida Bar No. 0558966
2750 Northwest 43rd Street, Suite 201
Gainesville, Florida 32606

Telephone: (352) 376-3090

Email:

FloridaCourtService@SDKrueger.com

Secondary Email:

CourtDocumentsBackup@gmail.com

January 16, 23, 2026 26-00248N

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

The administration of the estate of GEORGE HOFMAN, deceased, whose date of death was October 14, 2025; is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 25-011252-ES4; the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative'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, 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 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Dorothy G. Bost
DOROTHY G. BOST
Personal Representative
612 Pineland Ave
Belleair, FL 33756

/s/ Kole J. Long
Kole J. Long, Esq.
Attorney for Personal Representative
Florida Bar No. 99851
Special Needs Lawyers, PA
901 Chestnut Street,
Suite C
Clearwater, FL 33756

Telephone: (727) 443-7898
Email: Kole@specialneedslawyers.com

Email: Liz@specialneedslawyers.com

January 16, 23, 2026 26-00222N

January 16, 23, 20

--- ESTATE ---

SECOND 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.

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011925-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

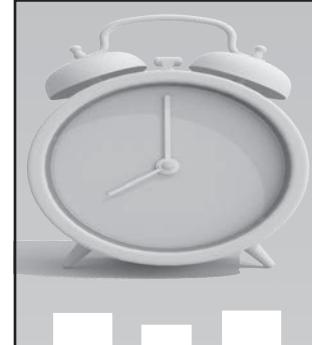
Denise N. Murphy, Esquire
531 Main Street, Suite F
Safety Harbor, FL 34695

Phone: (727) 725-8101

denise@denisemurphyph.com

Florida Bar No: 0119598

Attorney for Personal Representative
January 16, 23, 2026 26-00291N



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

Curator:

James A. Byrne

540 4th Street North

St. Petersburg, FL 33701

Attorney for Personal Representative:

James A. Byrne, Esquire

540 - 4th Street North

St. Petersburg, Florida 33701

(727) 898-3273

FBN #302481

January 16, 23, 2026 26-00288N

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN#: 522025CP012377XXESPR
Ref. No.: 25-012377-ES
IN RE: ESTATE OF
JOAN E. ANDERSON,
a/k/a

JOAN EDWINA ANDERSON,
and a/k/a
JOAN FORSGREN ANDERSON,
Deceased.

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

All other creditors of the Decedent
and other persons who have claims or
demands against the Decedent's estate,
including unmatured, contingent
or unliquidated claims, must file their
claims with the Court ON OR BEFORE
THE DATE THAT IS 3 MONTHS AFTER
THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN
THE PERIODS SET FORTH IN
F.S. §733.702 WILL BE FOREVER
BARRED.

EVEN IF A CLAIM IS NOT
BARRED BY THE LIMITATIONS
DESCRIBED ABOVE, ALL CLAIMS
WHICH HAVE NOT BEEN FILED
WILL BE BARRED 2 YEARS AFTER
THE DECEDENT'S DEATH.

The address of the court where this
probate is pending is 315 Court Street,
Clearwater, Florida 33756.

The Personal Representatives have
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 F.S. §§ 732.216-
732.228 applies, or may apply, unless a
written demand is made by a creditor as
specified under F.S. §732.2211.

The date of death of the Decedent is

November 23, 2025.

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

Cynthia I. Rice, Esq.

CYNTHIA I. RICE, P.A.

1744 N. Belcher Rd.,

Ste. 200

Clearwater, FL 33765

Tel.: (727) 799-1277

Fax: (727) 799-1276

crice@cricelaw.com

FBN#0603783/SPN648738

The History
How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY MILTON & ROSE FRIEDMAN

The presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his "brain trust," as it was christened. They devised measures to be taken after his inauguration that grew into the "New Deal" FDR had pledged to the American people in accepting the Democratic nomination for president.

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that "the only thing we have to fear is fear itself." And he immediately launched a frenetic program of legislative measures — the "100 days" of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

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The role of the federal government in the economy has multiplied roughly tenfold in the past half-century.



ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the "general interest," even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, "Looking Backward," by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. "Looking backward," his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security "from cradle to grave" — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt's advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish "economic royalists" had abused. In the words of Roosevelt's first inaugural address, "The money changers have fled from the high seats in the temple of our civilization."

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck's Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be aban-

doned when they were declared unconstitutional by the Supreme Court, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included "make work" projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the “arsenal of democracy” and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than “unplanned capitalism.”

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government’s responsibility for maintaining “maximum employment, production and purchasing power” and, in effect, enacted Keynesian policies into law.

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined “public interest” shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, “intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production.”

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a “War on Poverty” in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

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The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a “mess” saturated with fraud and corruption. As government has paid a larger share of the nation’s medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.