





--- 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 Illumination and Inspiration located at 7901 4th ST N SUITE 300 in the City of SAINT PETERSBURG, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 15th day of January, 2026  
MIGHTY JO LLC  
January 23, 2026 26-00310N

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

NOTICE IS HEREBY GIVEN that Jeannie Robinson will engage in business under the fictitious name JEANNIE'S CLEANING SERVICE, with a physical address 3981 55th ave n St pete, Fl 33714, with a mailing address 3981 55th ave n St pete, Fl 33714, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.  
January 23, 2026 26-00296N

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 Contract Towing located at 8963 131st Ave in the City of Largo, Pinellas, FL 33773 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  
Denis Phelan  
January 23, 2026 26-00356N

--- ESTATE ---

FIRST INSERTION

**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 WITH-

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 PRO Systematic Capital Management 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 15th day of January, 2026  
PRO INVESTING GROUP LLC  
January 23, 2026 26-00314N

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 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.

**Co-Personal Representative:**  
**Julie Davis**  
1485 Georgetown Court  
Nashville, TN 37215

**Co-Personal Representative:**  
**Steven Davis**  
1485 Georgetown Court  
Nashville, TN 37215  
January 23, 30, 2026 26-00379N

FIRST INSERTION

**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 personal representative has no duty to discover whether any property held at the time of the decedent's death

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 One Love Construction 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 16th day of January, 2026  
ONE LOVE HANDYMAN SERVICES, LLC  
January 23, 2026 26-00321N

FICTITIOUS NAME NOTICE

Notice is hereby given that MASTRY ENTERPRISES, LLC, OWNER, desiring to engage in business under the fictitious name of ZESTY YOU located at 270 NEWBURY PL N, SAINT PETERSBURG, FLORIDA 33716 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
January 23, 2026 26-00367N

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 RAHDERT, MORTIMER & THURLOW located at 535 Central Avenue in the City of St. Petersburg, Pinellas, FL 33701 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  
RAHDERT & MORTIMER, PLLC  
GEORGE A.D. THURLOW, MBR  
January 23, 2026 26-00366N

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:  
4319 Duhme Rd. St Petersburg Fl. 33708  
Auction date is 02/11/2026 @ 10:30 AM

Felicia Hackbarth - ebikes, suitcase  
Jodi Moore - Household items  
Beverly Ann Plant - Household goods  
Kierra Thomas - King Bed, totes, toys

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 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 26-00352N

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Liv Tajpreet, located at 2739 Enterprise Road East, in the City of Clearwater, County of Pinellas, State of FL, 33759, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 20 of January, 2026.

Keryn Elizabeth Kametz  
2739 Enterprise Road East  
Clearwater, FL 33759  
January 23, 2026 26-00358N

FIRST INSERTION

NOTICE OF AUCTION

**TO: ALL INTERESTED PARTIES**  
**NOTICE IS** hereby given that the Pinellas County Sheriff will sell at auction approximately ten (10) vehicles. The auction will be held online, only proxy bid (in person viewing per dates set on website) at JJ Kane, https://www.jjkane.com on Tuesday and Wednesday, January 27-28, 2026. If you have any questions, please contact the Purchasing Manager at (727) 582-6866.

PINELLAS COUNTY  
SHERIFF'S OFFICE

Eric Vincent,  
Purchasing Manager  
January 23, 2026 26-00359N

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

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 Post Hospital Discharge Concierge Support 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  
MLH Healthsource, LLC  
January 23, 2026 26-00339N

FICTITIOUS NAME NOTICE

Notice is hereby given that PHARMACY4HUMANITY, INC., OWNER, desiring to engage in business under the fictitious name of AHF PHARMACY located at 3135 SR 580, STE 1, SAFETY HARBOR, FLORIDA 34695 intends to register the said name in PINELLAS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
January 23, 2026 26-00334N

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 American Heritage Travel Association located at 7901 4TH ST N STE 300 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  
Association Management Institute, LLC  
January 23, 2026 26-00331N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

TRI J CO TOWING & RECOVERY INC GIVES NOTICE THAT ON 2-20-2026 AT 10:00AM THE FOLLOWING VEHICLE (S) MAY BE SOLD BY PUBLIC SALE FOR CASH AT 125 19TH ST SOUTH ST PETERSBURG, FL 33712 TO SATISFY THE LIEN FOR THE AMOUNT OWED ON EACH VEHICLE FOR ANY RECOVERY, TOWING, OR STORAGE SERVICES, CHARGES, AND ADMINISTRATIVE FEES ALLOWED PURSUANT TO FLORIDA STATUTE 713.78.

1012 Blickensderfer - Aviles, Dana  
1029 Coleman, Kendra

1100 Lovett, Marquita  
1213 Harrell, Lorenzo  
1331 Rogers, Jennell  
2018 Padilla, Mathias  
2026 Mitchell, Conchita

2027 Enso Wellness, LLC / Mathias Padilla  
2130 Mendelsohn, Roy  
2136 Mitchell, Dominique  
2178 Gadson, Ashley  
2211 Green, Shanita  
2214 Isley, Brenda Kaye  
2347 Armstead, Lisa  
3003 Hedden, James  
3227 Pruitt, Michael  
3323 Moblely, Chara  
3329 Prestigious Life Assisted Living / Kathy Long

3429 Lewis, Pamela  
3506 Taylor, Michelle

January 23, 2026 26-00370N

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 Aleec Bennett at Aleec.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.  
Kathleen Peters, Chairman Robert Mills, Director,  
Board of County Commissioners Department of Administrative Services

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	WBABD5349PD96743
04	BUICK	2G4WS52J841300897
89	CHEVY	1GCCS14Z5K8112545
96	FORD	1FTEF15Y1TLB15718
18	JEEP	ZACCBDB5JPG76411
20	KAUFFMAN	5SHFW503XLB000360
05	MTSUBIS	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  
January 23, 2026 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](http://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
		Furniture
1100	Lovett, Marquita	Clothing, Totes
1213	Harrell, Lorenzo	Lamps, Furniture, Electronics
1331	Rogers, Jennell	Tools, Totes, Furniture
2018	Padilla, Mathias	Electronics, Suitcases, Totes, Boxes
2026	Mitchell, Conchita	
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
3323	Moblely, 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







--- ESTATE ---

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.

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

**bruce canfield**  
**box SIGN 4L2J2LX-1V9K73J6**  
**BRUCE CANFIELD**  
**Personal Representative**  
9190 64th Way N  
Pinellas Park, FL 33782  
/s/ 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



SAVE TIME

IV10175

E-mail your Legal Notice  
legal@businessobserverfl.com

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 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@richardvleeattorney.com  
January 23, 30, 2026 26-00343N

FIRST INSERTION

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

The administration of the estate of ROBERT LESLIE OWENS, deceased, whose date of death was September 7, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

**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 administration of the estate of GRACE ELLEN BERGMANN, deceased, whose date of death was August 8, 2024, and whose Social Security Number is xxx-xx-9538, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Steet, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION

**NOTICE OF TRUST**  
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
Probate Division  
**File No. 26-000355-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

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

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

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 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.

Signed on this 16th day of January, 2026.

**/s/Sarah Meachen**  
**SARAH MEACHEN**  
**Personal Representative**  
5165 Sterling Manor Drive  
Tampa, FL 33647

/s/Danielle Mc Manus Noble  
Danielle McManus Noble  
Attorney for Personal Representative  
Florida Bar No. #119451  
McMANUS & McMANUS, P.A.  
79 Overbrook Blvd.  
Largo, Florida 33770-2899  
Telephone: (727) 584-2128  
Fax: (727) 586-2324  
Email: danielle@mcmanusstateplanning.com  
Secondary Email: lawoffice@mcmanusstateplanning.com  
January 23, 30, 2026 26-00324N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA, PROBATE DIVISION  
**Case No: 25-010730 ES**  
**IN RE: ESTATE OF CURT CAIRELLI**  
**aka CURT J. CAIRELLI**  
**aka CURT JAMES CAIRELLI Deceased**

The administration of the estate of CURT CAIRELLI, deceased, whose date of death was on September 16, 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 the decedent's curatorship / estate, including unmaturred, 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 SERVICES OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THAT 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:**  
**Teri St. Hilaire**  
**c/o McLane McLane & McLane**  
275 Clearwater-Largo Road North  
Largo, FL 33770

Attorney for Personal Representative:  
Sara Evelyn McLane, Esquire  
275 Clearwater-Largo Road North  
Largo, FL 33770  
(727) 584-2110  
Florida Bar #0845930  
E-mail: McLane@McLane-Law.com  
January 23, 30, 2026 26-00338N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-10681**  
**IN RE: ESTATE OF CAROL ALLARD BOYCE Deceased.**

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmaturred, 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 unmaturred, 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 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 Division, Ref No. 25-000125-ES4, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Personal Representative:**  
**ALLEN E. ZIMMERMAN, JR.**  
3110 Grand Avenue, Apt. 2409  
Pinellas Park, Florida 33782

Attorney for Personal Representative:  
THOMAS G. TRIPP  
4930 Park Boulevard, Suite 12  
Pinellas Park, Florida 33781  
Phone (727) 544-8819  
Facsimile (727) 546-0529  
Email: tom@tomtrippilaw.com  
FL Bar No. 0377597  
January 23, 30, 2026 26-00316N

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE SIXTH CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-4561**  
**IN RE: ESTATE OF BEVERLY ANN HAND Deceased.**

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmaturred, 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 unmaturred, 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 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: BEVERLY ANN HAND, File Number 2025-CP-4561.

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: 03/13/2025.

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

The second week of publication is: January 30, 2026

**Personal Representative(s):**  
**Karen H. Mason.**

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 26-00376N



SAVE TIME

IV10175

E-mail your Legal Notice  
legal@businessobserverfl.com



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ACTIONS / SALES

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FIRST INSERTION
<p><b>NOTICE OF ACTION</b></p> <p>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-008014-CO SILVER LAKE MHC, LLC and LSC MOBILE SALES, INC.,</b></p> <p><b>Plaintiffs, vs.</b></p> <p><b>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,</b></p> <p><b>Defendants.</b></p> <p>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 33714 All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Michel Jotham Gould 4000 24th Street North Lot No. 422 Saint Petersburg, Florida 33714</p> <p>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:</p> <p>4000 24th Street North, Lot No. 422, Saint Petersburg, Florida</p>
FIRST INSERTION

FIRST INSERTION
<p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 25-006806-CI ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>THOMAS NORMAN NORRIS, et al.,</b></p> <p><b>Defendant.</b></p> <p>To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JAMES NORRIS III, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS</p> <p>ADDRESS: UNKNOWN</p> <p>ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF DAWN H NORRIS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS</p> <p>ADDRESS: UNKNOWN</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 2, OAKWOOD-HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p>
FIRST INSERTION

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-005812-CI NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>RICKIE ROSS; NEVA ROSS; HOMEOWNERS' ASSOCIATION OF MIDDLECREEK, INC.; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al.,</b></p> <p><b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated January 16, 2026, entered in Civil Case No.: 25-005812-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and RICKIE ROSS; NEVA ROSS; HOMEOWNERS' ASSOCIATION OF MIDDLECREEK, INC.; UNITED STATES OF AMERICA, are Defendants.</p> <p>KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose.com, at 10:00 AM, on the 10th day of March, 2026, the following described real property as set forth in said Judgment, to wit:</p> <p>LOT 34, MIDDLECREEK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 44, OF THE PUBLIC RE-</p>
FIRST INSERTION

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	

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>Case No.: 25-008352-CO DREW ROOFING, LLC,</b></p> <p><b>Plaintiff, v.</b></p> <p><b>JUANITA SUBER, Defendant(s).</b></p> <p>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:</p> <p>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.</p> <p>2900 Pallanza Drive South, Saint Petersburg, Florida 33705</p>
FIRST INSERTION

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 25-001101-CI U.S. BANK NATIONAL ASSOCIATION,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>SHARON SMITH, et al. Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 23, 2025, and entered in 25-001101-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and SHARON SMITH; UNKNOWN SPOUSE OF SHARON SMITH; 'TARPON LAKE VILLAGES HOMEOWNERS' ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; PINELLAS COUNTY, FLORIDA are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on February 12, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 62, FAIRWAY FOREST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 16, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 3506 FAIRWAY FOREST DRIVE, PALM HARBOR, FL 34685</p>
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 20 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 25-273938 - RaO
January 23, 30, 2026
26-00363N
FIRST INSERTION

S., SAINT PETERSBURG, FL 33711	
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 20 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 24-224381 - RaO	
January 23, 30, 2026	26-00362N
FIRST INSERTION	

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p><b>Case No. 25-001076-CI PEDRO FRANCISCO,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>JOSEPH A. MORABITO, et al., Defendant(s).</b></p> <p>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, THE UNKNOWN SPOUSE OF 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:</p> <p>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.</p> <p>ADDRESS: 2036 Nursery Road, Clearwater, FL 33764</p> <p>FOLIO: 24-29-15-41976-000-1120</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated January 20, 2026.</p> <p>/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</p> <p>26-00378N</p>
FIRST INSERTION

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<p><b>NOTICE TO CREDITORS</b></p> <p>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p><b>File No. 25-011840-ES Division 003</b></p> <p><b>IN RE: ESTATE OF LEO J. MCCORMICK A/K/A LEO JOSEPH MCCORMICK JR. Deceased.</b></p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>
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 23, 2026.
<b>Personal Representative:</b> <b>Christine McCormick</b> 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@sarahvossllaw.com celeste@sarahvossllaw.com January 23, 30, 2026
26-00354N
FIRST INSERTION

FIRST INSERTION
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b></p> <p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 25-005792-CI SELECT PORTFOLIO SERVICING, INC.,</b></p> <p><b>Plaintiff, vs.</b></p> <p><b>JAMES NICK TSACRIOS AND IRENE KAY O'BRIEN, et al. Defendant(s),</b></p> <p>TO: IRENE KAY O'BRIEN, UNKNOWN SPOUSE OF IRENE KAY O'BRIEN,</p> <p>whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>SITUATED IN COUNTY OF PINELLAS, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS, TO-WIT:</p> <p>UNIT 103, WINDWARD POINTE, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APURTENANT 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.</p> <p>BEING THAT PARCEL OF LAND CONVEYED OR ASSIGNED 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.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 20th day of January, 2026.</p> <p>KEN BURKE</p> <p>Clerk of the Circuit Court and Comptroller</p> <p>315 Court Street Clearwater, Pinellas County, FL 33756-5165</p> <p>CLERK OF THE CIRCUIT COURT</p> <p>BY: /s/ Thomas Smith</p> <p>DEPUTY CLERK</p> <p>Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-289361</p> <p>January 23, 30, 2026</p> <p>26-00374N</p>
FIRST INSERTION



--- ACTIONS / SALES ---

FIRST INSERTION		
<b>NOTICE OF JUDICIAL SALE BY THE CLERK</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO.: 24-005267-CI</b> <b>FENNARIO INVESTMENTS, LLC., a Florida Limited Liability Company, Plaintiff, vs.</b> <b>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.</b> 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 <a href="http://www.Pinellas.RealForeclose.com">www.Pinellas.RealForeclose.com</a> 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		
<b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO.: 24-0009967-CO</b> <b>SEVILLE CONDOMINIUM 2, INC. a Florida not-for-profit corporation, Plaintiff, vs.</b> <b>JULIAN HOXHULKA and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.</b> NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, the Clerk of Court will sell all the property situated in Pinellas County, Florida described as: 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 <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> , 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		
<b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 23-008560-CI</b> <b>BAY AREA LENDING SERVICES LLC, a Florida limited liability company, Plaintiff, vs.</b> <b>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 &amp; MORRISSEY ENTERPRISES, LLC, a Florida limited liability Lender, Defendants.</b> 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 <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> 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 C. PAIGE ANDRINGA, ESQ. 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

FIRST INSERTION		
<b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 25-004905-CI</b> <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.</b> <b>DAKOTA RAYMOND BENNETT, et. al.</b> <b>Defendant(s),</b> 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 foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following 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.	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 3rd day of December, 2025. KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: STEVIE AYARS DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-308506 January 23, 30, 2026	26-00311N

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

FIRST INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO.: 25-005345-CI</b> <b>FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-3, Plaintiff, v.</b> <b>SUSAN BUTLER, et al., Defendants.</b> TO: Susan Butler 4743 Del Rio Way South Gulfport, FL 33711 Susan Butler 38555 Colwell Ct. Dade City, FL 33525 Susan Butler 275 Will Hunter Rd. Athens, GA 30606 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pinellas County, Florida:  The East 35 Feet of Lot 19 and the West 30 Feet of Lot 20, Block B, BAYWOOD, as per plat thereof, recorded in Plat Book 23, Page 65, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose	address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. 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 appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pinellas County, Florida, this day of 15th day of January, 2026.  Ken Burke as Clerk of the Circuit Court of Pinellas County, Florida By: Stevie Ayars DEPUTY CLERK KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 January 23, 30, 2026	26-00307N

FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY GENERAL CIVIL DIVISION <b>CASE NO.: 24-004806-CI</b> <b>CLEARWATER CASCADE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.</b> <b>THE ESTATE OF MILDRED JANIS; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MILDRED JANIS AND UNKNOWN TENANT(S) IN POSSESSION, Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 16, 2026, entered in Case No. : 24-004806-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein CLEARWATER CASCADE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and THE ESTATE OF MILDRED JANIS; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MILDRED JANIS AND UNKNOWN TENANT(S) IN POSSESSION, are the Defendants, Ken Burke, Clerk of Court of Pinellas County, will sell to the highest and best bidder for cash online via the internet at <a href="http://www.pinellas.realforeclose.com">http://www.pinellas.realforeclose.com</a> at 10:00 AM, on the 25th day of February, 2026 the following described property as set forth in said Final Judgment: Unit/Lot No. 399 of CLEARWATER CASCADE HOMEOWN-	ERS ASSOCIATION, INC., a Florida not-for-profit corporation, according to Exhibit "B" (the "Plot Plan") of the Master Form Occupancy Agreement recorded in O.R. Book 8736, Page 1231, of the Public Records of Pinellas County, Florida, legally described in Exhibit "A" attached hereto and incorporated herein by reference. Parcel Number: 19-30-16-16438-000-3990 a/k/a 9790 66th St N Unit #399 Pinellas Park, FL 33782 Name of record owner: Estate of Mildred Janis Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (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: January 16, 2026 s/ Marielle Westerman, Esq. Florida Bar No. 13244 Westerman Law, PLLC 360 Central Ave., Ste. 800 St. Petersburg, FL 33701 mwesterman@westerman.law January 23, 30, 2026	26-00328N

FIRST INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 18-002389-CI</b> <b>Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-C, Asset Backed Pass-Through Certificates, Plaintiff, vs.</b> <b>Carolyn Maratea a/k/a Carolyn Brown-Maratea a/k/a Carolyn R. Brown Maratea, et al., Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 18-002389-CI of the Circuit Court of the SIXTH Judicial Circuit, in and for Pinellas County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-C, Asset Backed Pass-Through Certificates is the Plaintiff and Carolyn Maratea a/k/a Carolyn Brown-Maratea a/k/a Carolyn R. Brown Maratea; Bob's Quality Roofing, Inc. a/k/a Bob's Quality Roofing, "LLC" are the Defendants, that Ken Burke, Pinellas County Clerk of Court will sell to the highest and best bidder for cash at, <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> , beginning at 10:00 AM on the 25th day of February, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 10 AND 11, BLOCK "C", ROSEDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4,	PAGE 67. PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TAX ID: 01-31-16-76716-003-0100 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. 500 Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 19th day of January, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 17-F03104 January 23, 30, 2026	26-00345N

FIRST INSERTION		
<b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO.: 25-001597-CI</b> <b>SERVISFIRST BANK, Plaintiff, vs.</b> <b>I3 INVESTMENTS, LLC; IAN R. WILLIAMS; DIXIE SIGNS, INC.; and AFFY 08 LLC, Defendants.</b> Notice is given that pursuant to a Uniform Final Judgment of Foreclosure, dated January 7, 2026, in Case No. 25-001597-CI of the Circuit Court for Pinellas County, Florida in which SERVISFIRST BANK is the Plaintiff and I3 INVESTMENTS, LLC; IAN R. WILLIAMS; DIXIE SIGNS, INC.; and AFFY 08 LLC are the Defendants, Ken Burke, Pinellas County Clerk of Court, will sell to the highest and best bidder for cash at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> on February 12, 2026 at 10:00 a.m., the following-described property set forth in the order of Final Judgment:  The North 150 feet of the West 150 feet of Tract A, Re-Plat of Block "D" of Suburb Beautiful, according to the map or plat thereof as recorded in Plat Book 19, Page 100, Public Records of Pinellas County, Florida.  Any person claiming an interest in the surplus from the sale, if any, other than	the property owner, as of the date of the lis pendens, must file a claim within 60 days after the sale. NOTIFICATION 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. Contact no later than seven (7) days prior to any proceeding the Human Rights Office, 400 S. Ft. Harrison Ave., Suite 500, Clearwater, FL 33756. Telephone (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. J. Timothy Schulte, Esquire Florida Bar No.: 769169 ZIMMERMAN, KISER & SUTCLIFFE, P.A. 315 E. Robinson St., Suite 600 (32801) P.O. Box 3000 Orlando, FL 32802 Telephone: (407) 425-7010 Facsimile: (407) 425-2747 tschulte@zkslaw.com jjanerrosas@zkslaw.com service@zkslaw.com Counsel for Plaintiff JTS/jbc 14687-39 [14687-39/11914789/1] January 23, 30, 2026	26-00315N

FIRST INSERTION		
<b>AMENDED NOTICE OF SALE</b> IN THE COUNTY COURT IN AND FOR THE SIXTH JUDICIAL CIRCUIT, PINELLAS COUNTY, FLORIDA CIVIL DIVISION <b>UNC522 25CC002321XXCOCO</b> <b>Case Number 25-002321-CO-041</b> <b>BRIAN D. RIGGS, also known as BRIAN D. RIGGS, SR., Plaintiff, v.</b> <b>LEILA FARJALLAH, and unknown spouse of LEILA FARJALLAH, if any, FIGURE LENDING, LLC, DOUGLAS V. ZELMAN REVOCABLE TRUST u/t/d August 12, 2009, and unknown tenants or other parties in possession, Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure entered on November 10, 2025 and an Order on Motion to Reschedule Foreclosure sale entered on January 13, 2026 in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), KEN BURKE as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at <a href="http://www.pinellasrealforeclose.com">www.pinellasrealforeclose.com</a> , at 10:00 AM on the 19h day of February, 2026, the following described property as set forth in and Final Judgment, to wit: Unit 206 of COVE CAY CONDOMINIUM TWENTY-SIX SEVENTEEN, VILLAGE 1, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3930, Page 752, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements. A/K/A 2617 Cove Cay Drive, Unit	206, Clearwater, Florida 33760 If you are a person claiming a right to funds remaining after the sale, you must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the lis pendens may claim the surplus. SEE 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 16th day of January, 2026. D. SCOTT McLANE, ESQUIRE McLANE, McLANE & McLANE ATTORNEYS 275 Clearwater-Largo Road N. Largo, Florida 33770 Phone: (727) 584-2110 Fax: (727) 585-1687 mclane@mclane-law.com FBN: 0607551 Bidder No. 60083 January 23, 30, 2026	26-00326N



# SAVE TIME

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

W/0077







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ESTATE

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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 Disposi-

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

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

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

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

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

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

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

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

The personal representative has no duty to discover whether any property

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

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

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

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

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

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

SECOND INSERTION

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

The administration of the estate of NESTOR BETANCOURT, deceased, whose date of death was May 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

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

/s/ Richard D. Green  
Richard D Green, Esquire  
FLA BAR 205877  
Attorney for Personal Representative  
1010 Drew Street  
Clearwater, Florida 33755  
(727) 441-8813  
Email: richglaw@aol.com  
Email: kdlione@greenlawoffices.net  
January 16, 23, 2026 26-00214N

SECOND INSERTION

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

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

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

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

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

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

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

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

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

SECOND INSERTION

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

The administration of the estate of Phillip Eugene Tackett, deceased, whose date of death was October 30th, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Attn: Probate, Rm. 106, 315 Court St, Clearwater, FL 33756-5165. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
6TH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 522025CP0060505XXESPR**  
**IN RE: ESTATE OF**  
**CARRIE J FEIND,**  
**Deceased.**

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

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

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

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

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

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

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

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

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Business Observer

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--- PUBLIC NOTICE ---

SECOND INSERTION
<b>NOTICE OF PUBLIC SALE</b> Notice is hereby given that on 01/30/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 HOME mobile home bearing the vehicle identification number 22390, and all personal items located inside the mobile home. Last Tenant: Thomas Eugene Heckwolf a/k/a Tom Heckwolf. Sale to be held at: Sunshine MHC, 7403 46th Avenue North, St. Petersburg, Florida 33709 (727) 541-1079. January 16, 23, 2026      26-00284N

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

SECOND INSERTION
<b>NOTICE OF PUBLIC SALE</b> Notice is hereby given that on 02/24/2026 at 11 a m the following vessel may be sold at public sale for storage charges to Florida Statute 328.17 tenant/owner HARRY ANTHONY SELCH/ Ashley Calecas/ Alex Mavrakis 2016 Kalliopeft /Sea Born/ SVT Motor/ Hin # SVTZ2070Ks16 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

THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 06667 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: LELLMAN HEIGHTS 2ND SEC BLK 19, LOT 8 PARCEL: 03-31-16-51012-019-0080 Name in which assessed: CAROL D O'SHEA Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00087N

THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 10116 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: BUENA VISTA LOT 135 PARCEL: 30-31-17-12708-000-1350 Name in which assessed: WILLIAMS FAMILY LAND TRUST 860 ASSET PRESERVATION TRUST SVCS INC TRE Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00103N

THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 06043 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: VILLAGE AT PARK PLACE BLK 6, LOT 1 PARCEL: 27-30-16-94162-006-0010 Name in which assessed: ANHHONG T NGUYEN Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00086N

THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 09872 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: BRIDGEWAY ADD BLK H, LOT 16 PARCEL: 07-31-17-11376-008-0160 Name in which assessed: L L HEATH TRE HERO/PEREZ ESTATE LAND TRUST Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00101N

THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 01716 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: HUGHEY'S, W.F. SUB BLK 1, LOTS 7 & 8 & E 1/3 OF LOT 9 PARCEL: 15-29-15-41688-001-0070 Name in which assessed: BROWNELL TRUST LLC Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00077N

--- TAX DEEDS ---

THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 09358 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: SKY HARBOUR CONDO APTS APT 15B PARCEL: 14-32-16-82688-000-0152 Name in which assessed: LEON ANGEL REVOCABLE TRUST LEON ANGEL TRE Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00097N

THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 01593 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: SKY CREST UNIT NO. 7 BLK J, LOT 9 PARCEL: 13-29-15-82494-010-0090 Name in which assessed: DOUGLAS E FISCHER Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00075N

THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 03840 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: MADEIRA BAY RESORT II CONDO UNIT 316 PARCEL: 15-31-15-54170-000-3160 Name in which assessed: ENRIQUE FERNANDO GERMANI PATRICIA ELIZABETH HAZ Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00083N

THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> NOTICE IS HEREBY GIVEN that FNA DZ, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 01005 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: OAKLAND SUB BLK 3, LOT 20 LESS RD R/W ON S PER O.R. 6095/1268 PARCEL: 27-28-15-62874-003-0200 Name in which assessed: VISION ROW LLC Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00073N

THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 08977 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: PILLSBURY PARK BLK B, LOT 23 PARCEL: 35-31-16-68922-002-0230 Name in which assessed: TAMPETE HOUSING LAND TRUST # 2226 ASSET PRESERVATION TRUST SERVICES INC TRE Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00096N

THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> NOTICE IS HEREBY GIVEN that FNA DZ, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 00669 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: SUTHERLAND, TOWN OF BLK 138, W 1/2 OF LOT 4 (SEE S02-28-15) PARCEL: 01-28-15-88560-138-0400 Name in which assessed: BDMW IV LLC Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00071N



Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)



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ACTIONS / SALES

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THIRD INSERTION		SECOND INSERTION	
<div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div> <div>Case No.: 24-003203-CI</div> <div>KERLISHA ALLAN-THOMPSON Plaintiff, v.</div> <div>PURE GROUP1 LLC, a Florida Limited Liability Company, Defendant.</div> <div>TO: RALPH WILLIAMS</div> <div>1175 PINELLAS POINT DRIVE SOUTH #110</div> <div>ST. PETERSBURG, FL 33705</div> <div>YOU ARE NOTIFIED that an action</div>		<div>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.</div> <div>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you</div>	
		<div>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."</div> <div>WITNESS my hand and the seal of this Court on this 31st day of December, 2025.</div> <div>Ken Burke, CPA</div> <div>Clerk of the Circuit Court</div>	
		<div>and Comptroller</div> <div>Pinellas County, Florida</div> <div>BY: /s/ Thomas Smith</div> <div>Deputy Clerk</div>	
		<div>YESNER LAW, PL</div> <div>Shawn M. Yesner, Esq.</div> <div>2753 S.R. 580,</div> <div>Suite 106</div> <div>Clearwater, FL 33761</div> <div>Telephone: (813) 774-5737</div> <div>Facsimile: (813) 344-0905</div> <div>Email: Shawn@YesnerLaw.com</div> <div>Email: Lauryn@YesnerLaw.com</div> <div>Email: Eservice@YesnerLaw.com</div> <div>January 9, 16, 23, 30, 2026</div>	
		26-00136N	

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TAX DEEDS

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THIRD INSERTION		THIRD INSERTION	
<div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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:</div> <div>Certificate Number: 00403</div> <div>Year of Issuance: 2023</div> <div>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</div> <div>ATHENS SUB BLK 2, LOTS 8,9 AND 10</div> <div>PARCEL: 13-27-15-01692-002-0080</div> <div>Name in which assessed:</div> <div>LEE WINTHROP LLC</div> <div>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).</div> <div>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)</div> <div>KEN BURKE</div> <div>Clerk of the Circuit Court and Comptroller</div> <div>Pinellas County, Florida</div> <div>January 9, 16, 23, 30, 2026</div>		<div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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:</div> <div>Certificate Number: 01704</div> <div>Year of Issuance: 2023</div> <div>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</div> <div>HIBISCUS GARDENS BLK H, LOT 24</div> <div>PARCEL: 15-29-15-38574-008-0240</div> <div>Name in which assessed:</div> <div>RICHARD J SMITH</div> <div>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).</div> <div>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)</div> <div>KEN BURKE</div> <div>Clerk of the Circuit Court and Comptroller</div> <div>Pinellas County, Florida</div> <div>January 9, 16, 23, 30, 2026</div>	
		<div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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:</div> <div>Certificate Number: 06929</div> <div>Year of Issuance: 2023</div> <div>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</div> <div>PLUMOSA PARK LOT 3</div> <div>PARCEL: 06-31-16-72270-000-0030</div> <div>Name in which assessed:</div> <div>JEFFREY J LEB0</div> <div>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).</div> <div>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)</div> <div>KEN BURKE</div> <div>Clerk of the Circuit Court and Comptroller</div> <div>Pinellas County, Florida</div> <div>January 9, 16, 23, 30, 2026</div>	
		<div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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:</div> <div>Certificate Number: 08576</div> <div>Year of Issuance: 2023</div> <div>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</div> <div>BACK BAY HOMES LOT 22</div> <div>PARCEL: 28-31-16-02034-000-0220</div> <div>Name in which assessed:</div> <div>CAPRICE INC</div> <div>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).</div> <div>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)</div> <div>KEN BURKE</div> <div>Clerk of the Circuit Court and Comptroller</div> <div>Pinellas County, Florida</div> <div>January 9, 16, 23, 30, 2026</div>	
		26-00088N	

THIRD INSERTION		THIRD INSERTION	
<div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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:</div> <div>Certificate Number: 02738</div> <div>Year of Issuance: 2023</div> <div>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</div> <div>NEW ATLANTIS CLUB CON-DO BLDG 5, UNIT 525</div> <div>PARCEL: 07-30-15-59750-005-5250</div> <div>Name in which assessed:</div> <div>ALEXANDER KINDIUK</div> <div>LESYA KINDIUK</div> <div>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).</div> <div>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)</div> <div>KEN BURKE</div> <div>Clerk of the Circuit Court and Comptroller</div> <div>Pinellas County, Florida</div> <div>January 9, 16, 23, 30, 2026</div>		<div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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:</div> <div>Certificate Number: 00788</div> <div>Year of Issuance: 2023</div> <div>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</div> <div>CONCORD ARMS CONDO BLDG A, UNIT 5</div> <div>PARCEL: 15-28-15-17747-001-0050</div> <div>Name in which assessed:</div> <div>STANDARD COMMERCIAL SERVICES LLC</div> <div>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).</div> <div>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)</div> <div>KEN BURKE</div> <div>Clerk of the Circuit Court and Comptroller</div> <div>Pinellas County, Florida</div> <div>January 9, 16, 23, 30, 2026</div>	
		<div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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:</div> <div>Certificate Number: 00663</div> <div>Year of Issuance: 2023</div> <div>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</div> <div>SUTHERLAND, TOWN OF BLK 105, LOTS 20,21 AND 22 (SEE S02-28-15)</div> <div>PARCEL: 01-28-15-88560-105-2000</div> <div>Name in which assessed:</div> <div>KENDRA JKLM VENTURES LLC</div> <div>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).</div> <div>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)</div> <div>KEN BURKE</div> <div>Clerk of the Circuit Court and Comptroller</div> <div>Pinellas County, Florida</div> <div>January 9, 16, 23, 30, 2026</div>	
		26-00079N	

THIRD INSERTION		THIRD INSERTION	
<div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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:</div> <div>Certificate Number: 07511</div> <div>Year of Issuance: 2023</div> <div>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</div> <div>ROSE GARDEN UNIT NO. 1 BLK 2, LOT 6</div> <div>PARCEL: 18-31-16-76734-002-0060</div> <div>Name in which assessed:</div> <div>ELIZABETH MARIE WALDRON</div> <div>MARGARET TIERNEY WATKINS</div> <div>MARY R TIERNEY EST</div> <div>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).</div> <div>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)</div> <div>KEN BURKE</div> <div>Clerk of the Circuit Court and Comptroller</div> <div>Pinellas County, Florida</div> <div>January 9, 16, 23, 30, 2026</div>		<div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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:</div> <div>Certificate Number: 01574</div> <div>Year of Issuance: 2023</div> <div>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</div> <div>PART OF SW 1/4 OF SEC 13-29-15 DESC FROM NW COR OF SW 1/4 OF SD SEC TH S89D22'54"E 328.53FT TH S00D00'38"E 150FT FOR POB TH CONT S00D00'38"E 100FT S89D22'54"E 164.44FT TH N00D03'26"W 100FT TH N89D 22'54"W 164.35FT TO POB LESS W 25FT FOR RD R/W</div> <div>PARCEL: 13-29-15-00000-320-0500</div> <div>Name in which assessed:</div> <div>SOUTH TAMPA TRUST LLC</div> <div>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).</div> <div>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)</div> <div>KEN BURKE</div> <div>Clerk of the Circuit Court and Comptroller</div> <div>Pinellas County, Florida</div> <div>January 9, 16, 23, 30, 2026</div>	
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		26-00078N	

THIRD INSERTION		THIRD INSERTION	
<div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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:</div> <div>Certificate Number: 07511</div> <div>Year of Issuance: 2023</div> <div>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</div> <div>ROSE GARDEN UNIT NO. 1 BLK 2, LOT 6</div> <div>PARCEL: 18-31-16-76734-002-0060</div> <div>Name in which assessed:</div> <div>ELIZABETH MARIE WALDRON</div> <div>MARGARET TIERNEY WATKINS</div> <div>MARY R TIERNEY EST</div> <div>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).</div> <div>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)</div> <div>KEN BURKE</div> <div>Clerk of the Circuit Court and Comptroller</div> <div>Pinellas County, Florida</div> <div>January 9, 16, 23, 30, 2026</div>		<div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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:</div> <div>Certificate Number: 07511</div> <div>Year of Issuance: 2023</div> <div>Said certificate embraces the following described property in the County of Pinellas, State of Florida:</div> <div>ROSE GARDEN UNIT NO. 1 BLK 2, LOT 6</div> <div>PARCEL: 18-31-16-76734-002-0060</div> <div>Name in which assessed:</div> <div>ELIZABETH MARIE WALDRON</div> <div>MARGARET TIERNEY WATKINS</div> <div>MARY R TIERNEY EST</div> <div>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).</div> <div>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)</div> <div>KEN BURKE</div> <div>Clerk of the Circuit Court and Comptroller</div> <div>Pinellas County, Florida</div> <div>January 9, 16, 23, 30, 2026</div>	
		26-00067N	

Q&A

What is a public notice?

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

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

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ACTIONS / SALES

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SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO.: 23-006514-CI</b> <b>RRA CP OPPORTUNITY TRUST 2, Plaintiff, VS.</b> <b>DONALD M. CARRINGTON; UNKNOWN SPOUSE OF DONALD M. CARRINGTON; UNKNOWN TENANT IN POSSESSION #1; UNKNOWN TENANT IN POSSESSION #2, Defendants.</b> NOTICE IS HEREBY GIVEN, that pursuant to the Order on Plaintiff's, RRA CP Opportunity Trust 2, Motion to Reset Foreclosure Sale entered in the above styled cause, now pending before the Court, the property described below will be sold to the highest and best bidder for cash, online, at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> at 10:00 o'clock, a.m., on Friday, February 13, 2026, the following described property:</p> <p>LOT 8P, HI-RIDGE ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 80, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 11081 103RD TERR, LARGO, FL 33778.</p>	<p>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.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>KHL LAW Bidder Number 59165 169 E. Flagler Street, Suite 500 Miami, Florida 33131 Telephone: (305) 854-9700 Facsimile: (305) 854-0508 <a href="mailto:cal@khllaw.com">cal@khllaw.com</a> <a href="mailto:shf@khllaw.com">shf@khllaw.com</a> Cary A. Lubetsky, Esquire Florida Bar No. 961360 Salvatore H. Fasulo, Esquire Florida Bar No. 143952 January 16, 23, 30, 2026</p> <p>26-00199N</p>	<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>CASE NO.: 25-005805-CI</b> <b>LAKEVIEW LOAN SERVICING, LLC., Plaintiff, VS.</b> <b>THOMAS F. EVANS; MARK EVANS; MICHAEL EVANS; et al., Defendant(s).</b> TO: Michael Evans Last Known Residence: 5234 9th Ave N Saint Petersburg, FL 33710 TO: Unknown Spouse of Michael Evans Last Known Residence: 5234 9th Ave N Saint Petersburg, FL 33710 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PINELLAS County, Florida:</p> <p>LOT 14, BLOCK 12, CRESTMONT REVISED SUBDIVISION, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 10, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 days from first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated on January 9th, 2026.</p> <p>As Clerk of the Court By: Stevie Ayars As Deputy Clerk KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1184-2318B Ref# 14300 January 16, 23, 2026</p> <p>26-00242N</p>

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 24-003523-CI</b> <b>MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs.</b> <b>CAROL DEAN MORRISON. et. al. Defendant(s),</b> TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CAROL DEAN MORRISON, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: UNIT J-215, SHADOW LAKES CONDOMINIUM PHASE III, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED</p>	<p>SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND ALL ITS ATTACHMENTS AND AMENDMENTS, AS RECORDED IN O.R. BOOK 5424, PAGE 864, AS AMENDED IN O.R. BOOK 5475, PAGE 517, AS FURTHER AMENDED IN O.R. BOOK 5649, PAGE 642, AS FURTHER AMENDED IN O.R. BOOK 5707, PAGE 1270, AND AS FURTHER AMENDED IN O.R. BOOK 5885, PAGE 1690 AND AS RECORDED IN CONDOMINIUM PLAT BOOK 64, PAGE 108 ET SEQ., AND IN CONDOMINIUM PLAT BOOK 72 PAGE 85 THROUGH 91, IN CONDOMINIUM PLAT BOOK 74, PAGE 85 AND IN CONDOMINIUM PLAT BOOK 79, PAGE 33 AND IN CONDOMINIUM PLAT BOOK 80, PAGE 73, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately</p>	<p>thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 12th day of January, 2026.</p> <p>KEN BURKE, CLERK CIRCUIT COURT 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: Stevie Ayars DEPUTY CLERK</p> <p>ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a> 24-204535 - KIL January 16, 23, 2026</p> <p>26-00258N</p>

SECOND INSERTION	SECOND INSERTION
<p><b>RE-NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA. CIVIL DIVISION <b>CASE NO.</b> <b>522024CA004658XXCICI</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF SG ALTERNATIVE TITLE TRUST 2024-RTL5, Plaintiff, vs.</b> <b>PAVO FRESH LLC; GOOD FLOOR LOANS LLC; JOHN STEPHEN ELLINGTON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated November 5, 2025, and an Order Resetting Sale dated January 5, 2026 and entered in Case No. 522024CA004658XXCICI of the Circuit Court in and for Pinellas County, Florida, wherein Wilmington Savings Fund Society, FSB, not in its</p>	<p>individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2024-RTL5 is Plaintiff and PAVO FRESH LLC; GOOD FLOOR LOANS LLC; JOHN STEPHEN ELLINGTON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KEN BURKE, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a>, at 10:00 a.m., on March 11, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>LOT 22, EL DORO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 70, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN</p>

OFFICIAL  
COURTHOUSE  
WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH  
COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

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SECOND INSERTION
<p><b>NOTICE OF DEFAULT AND INTENT TO FORECLOSE</b> Early Law, P.A f/k/a Gasdick Stanton Early, P.A. has been appointed as Trustee by <b>WYNNDHAM VACATION RESORTS, INC., A DELAWARE CORPORATION</b> for the purposes of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856. The following owners are hereby notified that you are in default of the note and mortgage for the following properties located in Pinellas County, Florida:</p> <p>Contract Number: 642201447 - PAMELA DENISE LYNCH, ALEXIS NICOLE MCDANIEL, TIMOTHY P LYNCH, and BRYAN MCDANIEL, 35922 WILLOW WAY, EUSTIS, FL 32736; Principal Balance: \$116,838.65; Interest: \$40,539.04; Late Charges: \$140.00; TOTAL: \$157,517.69 through August 25, 2025 (per diem: \$46.383/day thereafter) for the following Property: One (1) Standard Vacation Ownership Interest ("VOI") having a 1,350,000/158,536,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1571, S1574, S1576, S1577, S1580, S1582, S1583 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"); a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 1,350,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).</p> <p>ALL within CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"), together with all appurtenances thereto, according and subject to the Declaration of Condominium of Clearwater Beach Resort VO Condominium ("Condominium Declaration"), as recorded on February 2, 2017 in Official Records Book 19507, Page 176 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; and the Declaration of Vacation Plan for Clearwater Beach Resort Vacation Ownership Plan ("Timeshare Declaration"), as recorded in Official Records Book 19519, Page 2693 et seq., public records of Pinellas County, Florida together with any and all amendments and supplements thereto; and Master Declaration of Covenants, Conditions and Restriction of Clearwater Beach Resort ("MASTER DECLARATION"), as recorded on February 2, 2017 in Official Records book 19507, Page 20 et seq., public records of Pinellas County, Florida, together with any and all appurtenances thereto; the said Condominium Declaration, Master Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declarations".</p> <p><b>The owners must pay the TOTAL listed above plus the per diem and a \$ 340.00 fee for trustee foreclosure sale plus costs as they accrue, if any.</b> Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S.721.856. You have the right to submit an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.</p> <p>Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Early Law, P.A f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822 1347.CBRNJNOA0126 January 16, 23, 2026</p> <p>26-00273N</p>

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

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ACTIONS / SALES

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SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CIVIL DIVISION <b>Case No. 25-002788-CO</b> <b>IMPERIAL COVE COMMUNITY ASSOCIATION, INC.,</b> <b>Plaintiff, vs.</b> <b>DAVID HENNESSY, BONNIE HENNESSY, and UNKNOWN TENANT(S),</b> <b>Defendants.</b></p> <p>Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25-002788-CO the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as:</p> <p>Unit 207 of IMPERIAL COVE CONDOMINIUM IX, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4249, page 1180, of</p>	<p>the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.</p> <p>PARCEL ID NO.: 20-29-16-41948-000-2070 ("Property")</p> <p>Property Address: 19029 US Hwy 19 N, Unit 9-207, Clearwater, Florida 33764</p>	<p>Clearwater, Florida 33756, (727)464-4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>Dated this 8th day of January 2026.</p> <p>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</p> <p>By: /s/ Nicholaos T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10407-024 January 16, 23, 2026 26-00231N</p>	<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA. <b>CASE No. 22-001716-CI</b> <b>REVERSE MORTGAGE FUNDING LLC,</b> <b>Plaintiff, vs.</b> <b>NINA BROOKS A/K/A NINA R. BROOKS A/K/A/ NINA RUTH BROOKS, et. al.,</b> <b>Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-001716-CI of the Circuit Court of the 6TH Judicial Circuit in and for PINELLAS County, Florida, wherein, REVERSE MORTGAGE FUNDING LLC, Plaintiff, and NINA BROOKS A/K/A NINA R. BROOKS A/K/A/NINA RUTH BROOKS et. al., are Defendants, Clerk of Court, Ken Burke, will sell to the highest bidder for cash at, WWW.PINELLAS.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 17th day of February, 2026, the following described property:</p>

SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION <b>CASE NO. 25-002081-CI</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM4 TRUST,</b> <b>Plaintiff, vs.</b> <b>DAVID M. TOMS, JR. A/K/A DAVID TOMS, et al.</b> <b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 08, 2025, and entered in 25-002081-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM4 TRUST is the Plaintiff and DAVID M. TOMS, JR. A/K/A DAVID TOMS are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on February 04, 2026, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 43, PARK VIEW ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Property Address: 1270 13TH CT SW, LARGO, FL 33770 Any person claiming an interest in the</p>	<p>surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office. 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated this 13 day of January, 2026.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-244836 - MaS January 16, 23, 2026 26-00287N</p>	<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA CIVIL DIVISION <b>Case No.: 23-007900-CI</b> <b>PARTY OF FIVE INVESTMENTS, LLC, a Florida Limited Liability Company,</b> <b>Plaintiff, v.</b> <b>NICHOLAS W. PASTIS; and any and all unknown parties claiming by, through, under, and against the herein named individual defendant(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants and all other parties occupying or in possession of any part of the subject property at the date of the filing of the Notice of Lis Pendens; Unknown Spouse of Nicholas W. Pastis,</b> <b>Defendants.</b></p> <p>Notice is hereby given that, pursuant to the Amended Order Granting Plaintiff's Agreed Motion to Cancel and Reschedule Foreclosure Sale, entered in this cause on December 1, 2025, and the Uniform Final Judgment of Foreclosure, entered in this cause on October 13, 2025, the undersigned will sell the real property situated in Pinellas County, Florida, described as:</p> <p>Lot 8 and 10, BEL-KEENE, according to plat thereof as recorded in Plat Book 53, Page 34, of the Public Records of Pinellas County, Florida. Property Address: 1579 Bel Keene Dr., Clearwater, Pinellas County, Florida 33756 at public sale, to the highest and best bidder, for cash at 10:00 a.m. on February 17, 2026. The judicial sale shall be conducted electronically online</p>	<p>by the office of the Pinellas County Clerk of the Circuit Court, Ken Burke, at the following website: www.pinellas.realforeclose.com.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</p> <p>Dated this 13th day of January 2026.</p> <p>LIESER SKAFF, PLLC 403 North Howard Avenue Tampa, FL 33606 Tel: (813) 280-1256 Fax: (813) 251-8715 /s/ Stephanie M. Martin STEPHANIE M. MARTIN Fla. Bar No.: 30585 Primary: stephanie@lieserskaff.com LAUREN M. MAIER Fla. Bar No. 1039654 Primary: lauren@lieserskaff.com Secondary: efile@lieserskaff.com Counsel for Plaintiff, Party of Five Investments, LLC January 16, 23, 2026 26-00278N</p>

SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</p> <p>CIVIL ACTION <b>CASE NO.: 24-001954-CI</b> <b>DIVISION: 7</b> <b>BRICKELL BAY MORTGAGE OPPORTUNITY FUND, LP,</b> <b>Plaintiff, vs.</b> <b>ANDY JUDNATH,</b> <b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 6, 2026, and entered in Case No. 24-001954-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which BRICKELL BAY MORTGAGE OPPORTUNITY FUND, LP, is the Plaintiff and ANDY JUDNATH; ZAHERRA JUDNATH; ELLA FITZGERALD; ROBERT SCOTTI; JND ULMERTON 3, LLC; BAYFRONT HMA MEDICAL CENTER, LLC DBA BAYFRONT HEALTH ST. PETERSBURG; UNKNOWN TENANT #1 N/K/A ANDREY JUDNATH are defendants, Ken Burke, Clerk of the Court, will sell to the highest and best bidder for cash in/on Sale to be conducted online at www.pinellas.realforeclose.com (Public computer terminals will be available for use during sales in the Clerk's Offices located in the back of the Official Records Department of the Clearwater Courthouse at 315 Court St, Room 163, and the Judicial Building in St. Petersburg at 545 1st Ave. North) in accordance with chapter 45 Florida Statutes, Pinellas County, Florida on March 11, 2026 at 10:00 am the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOT 4 AND THE WEST 25 FEET OF LOT 5, BLOCK A, JACKSON SQUARE, A SUBDIVISION ACCORDING TO THE</p>	<p>PLAT THEREOF RECORDED AT PLAT BOOK 6, PAGE 9, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 873 16TH AVE. SOUTH, SAINT PETERSBURG, FL 33701</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</p> <p><b>**See Americans with Disabilities Act**</b></p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756 Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>/s/ Damian G. Waldman [x] Damian G. Waldman, Esq. Florida Bar No. 0090502 [ ] David John Miller, Esq. Florida Bar No. 69995 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com Email 2: dmiller@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff January 16, 23, 2026 26-00254N</p>	<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>Case No. 2025-CC-006576-CO</b> <b>PALM BEACH OF INDIAN SHORES CONDOMINIUM ASSOCIATION, INC.,</b> <b>Plaintiff, vs.</b> <b>ZBIGNIEW SMAGA, UNKNOWN SPOUSE OF ZBIGNIEW SMAGA, UNKNOWN TENANT(S), UNITED STATES OF AMERICA;</b> <b>Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure electronically conformed January 12, 2026 entered in the above styled case, Case No. 2025-CC-006576-CO of the County Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein PALM BEACH OF INDIAN SHORES CONDOMINIUM ASSOCIATION, INC. is the Plaintiff and ZBIGNIEW SMAGA and UNITED STATES OF AMERICA are the Defendants, that Ken Burke, CPA, the Clerk of the Circuit Court and Comptroller, will sell the following property, in PINELLAS County, Florida, described as:</p> <p>UNIT 202 PALM BEACH OF INDIAN SHORES A CONDOMINIUM ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 131 PAGE 35 ET SEQ AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OR BOOK 13314 PAGE 44 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO AND ANY AMENDMENTS THERETO.</p>	<p>Property Address: 19817 Gulf Blvd Apt 202 Indian Shores FL 33785</p> <p>at public sale, to the highest and best bidder for cash, at www.pinellas.realforeclose.com, 10:00 A.M. on March 26, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>Dated this 13th day of January 2026.</p> <p>By: ROBERT L. TODD, ESQUIRE Florida Bar No. 045091 Association Assessment Attorneys, PA 111 Second Ave NE #539 St. Petersburg, FL 33701 727-748-2435 Telephone rtodd@AssociationAA.com Service Address: attorney@ AssociationAssessmentAttorneys.com Attorneys for Plaintiff January 16, 23, 2026 26-00274N</p>

SECOND INSERTION	
<p>THE WEST 12 1/2 FEET OF LOT 12 AND THE EAST 37.5 FEET OF LOT 13, BLOCK 8, BAYOU BONITA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 4 AND 5, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.</p> <p>IMPORTANT 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</p>	<p>scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>DATED this 7th day of January, 2026.</p> <p>GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.1377 / JSchwartz Publish in: Business Observer Bidder #10250 January 16, 23, 2026 26-00211N</p>

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

SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA <b>Case No.: 2025-006311-CO</b> <b>GATEWAY BY THE BAY CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,</b> <b>Plaintiff, v.</b> <b>MICHAEL TUFT and UNKNOWN PARTY OR PARTIES IN POSSESSION,</b> <b>Defendants.</b></p> <p>Notice is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on January 8, 2026, in this cause, in the County Court of Pinellas County, Florida, the office of Ken Burke, Clerk of the Court, shall sell the property situated in Pinellas County, Florida, described as:</p> <p>UNIT 206, GATEWAY BY THE BAY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5173, PAGE 1734, AND ALL AMENDMENTS THERETO, AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 49, PAGES 119 THROUGH 124, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.</p> <p>PARCEL IDENTIFICATION NUMBER: 30/30/17/30390/000/0206</p> <p>ALSO KNOWN AS: 350 79TH Avenue, #206, St. Petersburg, FL 33702</p> <p>at public sale, to the highest and best</p>	<p>bidder, for cash, online at www.pinellas.realforeclose.com, on February 12, 2026, beginning at 10:00 AM.</p> <p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</p> <p>If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727-464-4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p> <p>Dated at St. Petersburg, Florida this 9th day of January 2026.</p> <p>Johnson Pope Bokor Ruppel &amp; Burns, LLP 360 Central Avenue, Suite 500 St. Petersburg, Florida 33701 (727) 999-9900 - Telephone (727) 800-5981 - Facsimile Email Address: knaller@jppfirm.com Secondary email: kmurphy@jppfirm.com Attorneys for Plaintiff, GATEWAY BY THE BAY CONDOMINIUM ASSOCIATION, INC. /s/ Karen E. Maller Karen E. Maller, Esquire Florida Bar No. 822035 January 16, 23, 2026 26-00232N</p>



--- ACTIONS / SALES ---

SECOND INSERTION		
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO.: 25-005170-CI</b></p> <p><b>PENNYMAC LOAN SERVICES, LLC,</b> <b>Plaintiff, vs.</b> <b>JOHN S. HOLLAND, II A/K/A JOHN HOLLAND; UNKNOWN SPOUSE OF JOHN S. HOLLAND, II A/K/A JOHN HOLLAND; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).</b></p> <p>TO: UNKNOWN TENANT #1 AND UNKNOWN TENANT #2</p> <p>LAST KNOWN ADDRESS: 4034 HELENA ST. NE, ST. PETERSBURG, FL 33703</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 11, BLOCK 21, OVERLOOK SECTION OF SHORE ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 56, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 4034 Helena St Ne, St Petersburg, FL 33703</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN &amp; GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before , 20____, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or</p>		
<p>petition filed.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: (727) 464-4062 V/ TDD or 711 if you are hearing impaired. Contact should be initiated at least seven (7) days before the scheduled Court Appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days.</p> <p>The Court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to the Court should contact their local public transportation providers for information regarding disabled transportation services.</p> <p>WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 7th day of January, 2025.</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: /s/ Thomas Smith DEPUTY CLERK</p> <p>FRENKEL LAMBERT WEISMAN &amp; GORDON, LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD., Suite 1111 FORT LAUDERDALE, FL 33301 TELEPHONE: (954) 522-3233 Ext. FAX: (954) 200-7770 EMAIL DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-102492-F00 January 16, 23, 2026 26-00210N</p>		

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

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

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

SECOND INSERTION		
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 25-007115-CI</b></p> <p><b>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.</b> <b>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH A. RASMUSSEN, DECEASED, et. al. Defendant(s),</b></p> <p>TO: GREGORY MCKINNEY, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANT- EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH A. RASMUSSEN, DECEASED, whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p>		
<p>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.</p>		
<p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 13th day of January, 2026.</p> <p>KEN BURKE Clerk of the Circuit Court and Comptroller 315 Court Street Clearwater, Pinellas County, FL 33756-5165 CLERK OF THE CIRCUIT COURT BY: /s/ Thomas Smith DEPUTY CLERK</p> <p>Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-359061 January 16, 23, 2026 26-00267N</p>		

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

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

SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO.: 24-000914-CI</b></p> <p><b>BANK OF AMERICA, N.A., Plaintiff, vs.</b> <b>ESTHER J JAMES; MELVIN R JAMES; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; ON TOP OF THE WORLD LEASE HOLDINGS, L.L.C.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel the January 21, 2026 Foreclosure Sale Date entered in Civil Case No. 24-000914-CI of the Circuit Court of the 6TH Judicial Circuit in and for Pinellas County, Florida, wherein BANK OF AMERICA, N.A. is Plaintiff and Ester and Melvin James, et al, are Defendants. The Clerk, KEN BURKE, shall sell to the highest and best bidder for cash at PINELLAS County's On-Line Public Auction website: https://pinellas.realforeclose.com, at 10:00 AM on May 13, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in PINELLAS County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:</p>		
<p>CONDOMINIUM PARCEL: UNIT NO. 207, BUILDING NO. 95, OF ON TOP OF THE WORLD UNIT NINETY-TWO, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 121, PAGE(S) 24 THROUGH 26, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 10513, PAGE 1254 ET SEQ., TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID</p>		
<p>DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</p>		

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

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

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

Todd C. Drosky, Esq.  
FRENKEL LAMBERT WEISMAN & GORDON, LLP  
One East Broward Boulevard, Suite 1111  
Fort Lauderdale, Florida 33301  
Telephone: (954) 522-3233 |  
Fax: (954) 200-7770  
FL Bar #: 54811  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
fleservice@flwlaw.com  
04-098535-F00  
January 16, 23, 2026 26-00281N



**Who benefits from legal notices?**

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

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



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TAX DEEDS

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<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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 &amp; 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</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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 &amp; 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</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 08144 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: NEBRASKA TERRACE LOTS 42 AND 43 PARCEL: 25-31-16-59688-000-0420 Name in which assessed: LOUISE YOUNG EST Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00092N</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 08026 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: FOREST HILL LOT 19 PARCEL: 25-31-16-28908-000-0190 Name in which assessed: GT INVESTMENTS OF FLOR-IDA LLC Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00091N</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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 &amp; 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</div>
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<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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 ZVEJUNIEKS 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</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>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</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 08186 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: SMITH'S, S.V. REVISED LOT 39 PARCEL: 25-31-16-83142-000-0390 Name in which assessed: EDWARD CHOI &amp; CHANG HEE 2000 REV TRUST Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00093N</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 05280 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: IMPERIAL COURT APT CON-DO 3 BLDG E, UNIT 18 PARCEL: 19-29-16-41926-000-0180 Name in which assessed: PAYTON DOUGLAS SUDEN-GA Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00085N</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 03410 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: HARBOR SHORES 2ND ADD LOT 86 PARCEL: 31-30-15-36324-000-0860 Name in which assessed: CJ REAL ESTATE PARTNERS LLC Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00082N</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows: Certificate Number: 03409 Year of Issuance: 2023 Said certificate embraces the following described property in the County of Pinellas, State of Florida: HARBOR SHORES 2ND ADD LOT 85 PARCEL: 31-30-15-36324-000-0850 Name in which assessed: CJ REAL ESTATE PARTNERS LLC Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www. pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2) . If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of the publication of this NOTICE OF APPLICATION FOR TAX DEED please contact the Human Rights Office, 400 S Ft. Harrison Ave., Ste . 300, Clearwater, FL 33756 (727) 464-4062 (V/TDD) KEN BURKE Clerk of the Circuit Court and Comptroller Pinellas County, Florida January 9, 16, 23, 30, 2026 26-00081N</div>
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ESTATE

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SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-011733-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.

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

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

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

The date of first publication of this notice is January 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@colenwagoner.com,  
probate@colenwagoner.com,  
Florida Bar Number: 736066  
Colen & Wagoner, P.A.  
1756 N Belcher Rd  
Clearwater, FL 33765  
Telephone: (727) 545-8114  
January 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.

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

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

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

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

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

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

**Personal Representative:**  
**Lawrence K. Kunzman**  
5025 S Shore Dr  
New Port Richey, FL 34652  
Attorney for Personal Representative:  
Rachel M. Wagoner  
E-mail Addresses:  
Rachel@colenwagoner.com,  
probate@colenwagoner.com,  
Florida Bar Number: 736066  
Colen & Wagoner, P.A.  
1756 N Belcher Rd  
Clearwater, FL 33765  
Telephone: (727) 545-8114  
January 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.

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.

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@denisemurphypa.com  
angela@denisemurphypa.com  
Florida Bar No: 0119598  
Attorney for Personal Representative  
January 16, 23, 2026 26-00291N

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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All claims not filed within the time periods set forth in Florida statutes, section 733.702, will be forever barred. Notwithstanding the time periods set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court within three (3) months after the date of the first publication of this notice.

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

JOANN K. GRANGER  
Personal Representative  
2690 Keystone Road  
Tarpon Springs, Florida 34688  
/s/ Lexy M. Bubley-Creighton  
Lexy M. Bubley-Creighton, Esquire  
Attorney For Personal Representative  
Florida Bar No. 1026786  
BUBLEY & BUBLEY, P.A.  
12960 N. Dale Mabry Highway  
Tampa, Florida 33618  
Telephone (813) 963-7735  
E-mail: LMB@bubleylaw.com  
January 16, 23, 2026 26-00280N

The administration of the estate of PAUL ROBERT MARKIEWICZ, also known as PAUL R. MARKIEWICZ, deceased, whose date of death was June 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Signed on this 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, 23, 2026 26-00243N

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
SIXTH JUDICIAL CIRCUIT IN AND  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**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 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 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@crichelaw.com  
FBN0603783/SPN648738  
Attorneys for Personal Representatives  
January 16, 23, 2026 26-00269N

The administration of the estate of Nicholas Krywy, Jr., deceased, File No. 25-006546-ES, whose date of death was June 3, 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 Curator and the Curator's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this notice is January 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR PINELLAS COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-012233-ES**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**ARMIN SCHILLER**  
**Deceased.**

The administration of the estate of ARMIN SCHILLER, deceased, whose date of death was October 20, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St. Rm. 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED, and a personal representative or curator has no duty to discover whether the Florida Uniform Disposition of Community Property Rights at Death Act applies to the subject property unless a timely written demand is made.

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

**Personal Representative:**  
**ANDRE K. SCHILLER**  
808 Madera Ave.  
Clearwater FL 33759

Attorney for Personal Representative:  
THOMAS O. MICHAELS, ESQ.  
tomlaw@tampabay.rr.com  
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January 16, 23, 2026 26-00215N

Q&A

Are there different types of legal notices?

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

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

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

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LEGAL NOTICE



WARNING




ACCOUNTABILITY




NOTICE



WARNING



ACCOUNTABILITY



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Business Observer



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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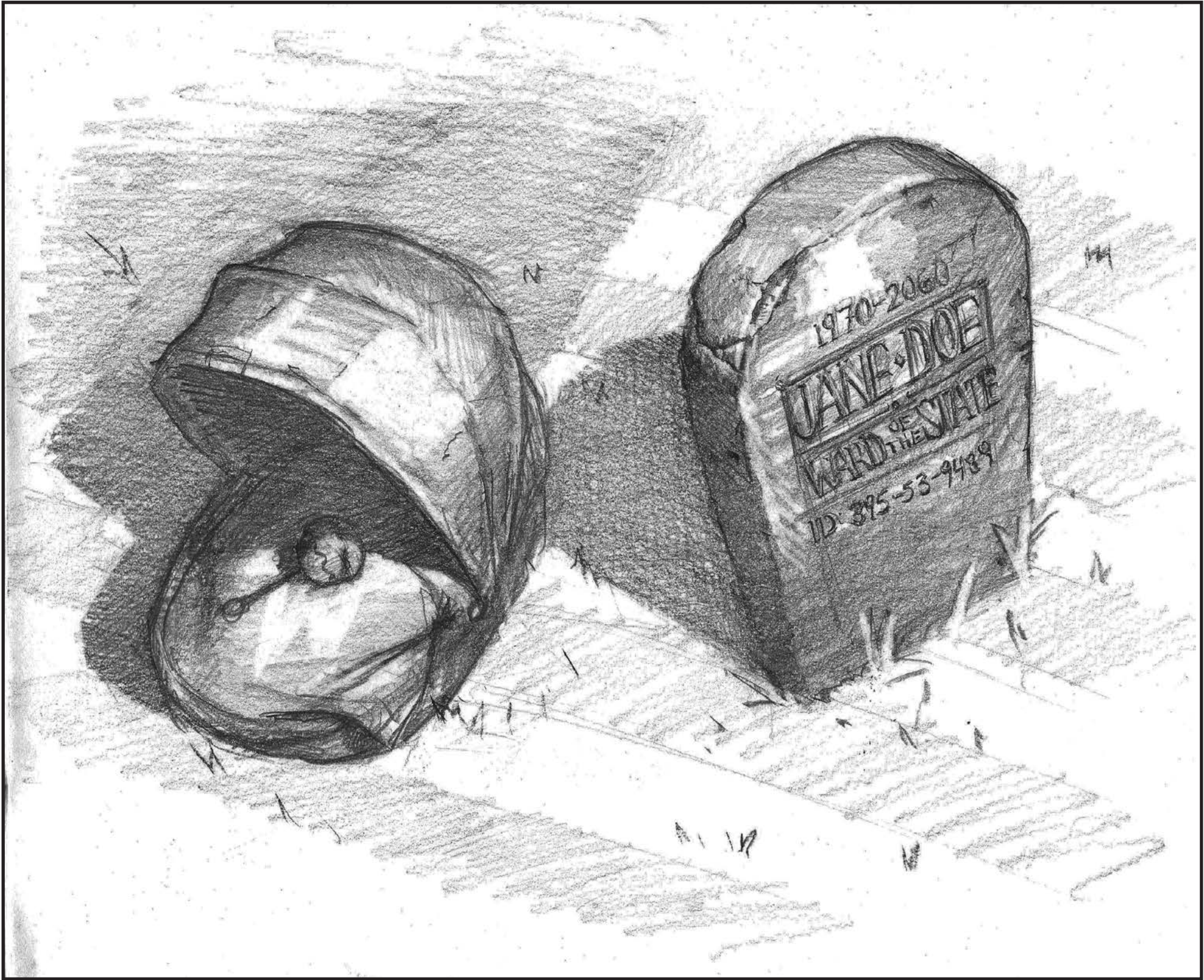


ILLUSTRATION BY SEAN MICHAEL MONAGHAN

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



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.