

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

Pursuant to Section 1006.283, a public meeting is being scheduled to approve the purchase of recommended English Language Arts (ELA) instructional materials for Grades K-5.

The public meeting will be held on February 10, 2026, during a meeting of the School Board in Conference Hall at the School Board of Pinellas County, 301 4th St. SW, Largo, Florida, which begins at 10:00 am.

Drafts of the above instructional materials are available for review at the following website: <https://www.pcsb.org/departments/facilities-and-operations/instructional-materials/k-12-english-language-arts-ela-adoption-personal-financial-literacy-money-management-adoption>
Jan. 30; Feb. 6, 2026 26-00441N

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Clearwater, phone (727) 605-5905, located at 1000 South Myrtle Avenue, Clearwater, FL, 33756 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on Thursday February 19, 2026 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

1181 - Kimberly Johnson
1301 - Samantha Leggett
1312 - Walter Robertson
1300 - Walter Robertson
1205 - Shayne Armstrong
Jan. 30; Feb. 6, 2026

26-00407N

FIRST INSERTION

Notice of Public Sale Multiple Facilities - Multiple Units

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

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 2/18/2026 @ 10:30 AM:
Summer Roscigno - hshld gds

Extra Space Storage 18524 US Hwy 19 N, Clearwater, FL 33764 on 2/18/2026 @ 11:00 AM:
Anthony Fatu - hshld items/TV
Waino Craddock - boxes, kitchen stuff, furniture, misc. tools

Extra Space Storage 13880 Walsingham Rd, Largo, FL 33774 on 2/18/2026 @ 11:30 AM:
Christine Jameson - hshld gds

Extra Space Storage 14433 62nd St N, Clearwater, FL 33760 on 2/18/2026 @ 12:00 PM:
Nicholas Castronovo - clothes

Extra Space Storage 9125 Ulmerton Rd, Largo, FL 33771 on 2/18/2026 @ 12:30 PM:
April Magee - furniture, boxes

Extra Space Storage 1850 N Hercules Ave, Clearwater, FL 33765 on 2/18/2026 @ 1:00 PM:
Terrence Jackson - Hshld Items, Furniture
Justin Kaune - clothing, coffee table, scuba gear

Extra Space Storage 1225 Missouri Ave N, Largo, FL 33770 on 2/18/2026 @ 1:00 PM:
John White - luggage, clothes
Scottie Schwartz - clothes, bike
Linsay Franks - hshld items

Extra Space Storage 10700 US Hwy 19 N, Pinellas Park, FL 33782 on 2/19/2026 @ 11:00 AM:
Wendy Lecain - hshld gds/furn
Kayla Covington - bed, couch, clothes, other hshld gds
Charles Bench - hshld gds/furn, TV/Stereo Equip
Jose Pomales - bags, containers, table, printer, shirt maker

Extra Space Storage 1844 N Belcher Rd, Clearwater, FL 33765 on 2/19/2026 @ 11:30 AM:
Tammy Cooper - hshld gds
Jean Rosambert - mattresses
Phillip Thompson - bags of clothes, business applncs
Mark Kaigler - hshld gds, clothes
Lisa Schandelmayer - hshld gds, tables

Extra Space Storage 13100 66th St, Largo, FL 33773 on 2/19/2026 @ 12:00 PM:
Elliot Plourde - hshld gds
Gwendolyn Cole - hshld gds
Michael Gotay - hshld gds
Dolores Willoughby - clothing, totes
Derrick Minniefield - hshld gds

Extra Space Storage 10833 Seminole Blvd, Seminole, FL 33778 on 2/19/2026 @ 12:30 PM:
Clayton Beck - two chairs, bag
Garrett Gibson - hshld gds/furn, clothes, totes, bags

Extra Space Storage 1426 N McMullen Booth Rd, Clearwater, FL 33759 on 2/20/2026 @ 10:30 AM:
Antonio Garnsey - q-mattress, boxes, massage table, hand tools
Michelle Smith - hshld gds

Extra Space Storage 2180 Drew St, Clearwater, FL 33765 on 2/20/2026 @ 11:00 AM:
Tracy Ward - holiday decor, washing machine, boxes of clothing, etc.
Brian Outler - hshld gds/furn, clothing

Extra Space Storage 404 Seminole Blvd, Largo, FL 33770 on 2/20/2026 @ 11:30 AM:
Gloria Polanco - Desk, toys, chairs, baskets, bedframe
Deborah A Fudge - Tables, chairs, shelves, toilet chairs
Lisa Armstrong - totes, suitcase, seasonal decorations

Extra Space Storage 111 N Myrtle Ave, Clearwater, FL 33755 on 2/20/2026 @ 12:00 PM:
Rose Harris - boxes, totes, personal effects
Sonya Roe - furniture, boxes, totes, clothing

Extra Space Storage 1675 Starkey Rd, Largo, FL 33771 on 2/20/2026 @ 1:00 PM:
Rachelle Vincenti - lamp, mirror, cabinet, tables, boxes

Extra Space Storage 1016 Belcher Rd, Clearwater, FL 33765 on 2/20/2026 @ 1:30 PM:
Terri Heart - hshld gds/furn
Cianna Johnson - 1 bdrm full furnished

Extra Space Storage 1660 Gulf to Bay Blvd, Clearwater, FL 33755 on 2/20/2026 @ 2:00 PM:
Joyce Thompson - clothes, 3 bags
Darian Shaw - TV, mattress queen size

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property.
Jan. 30; Feb., 2026 26-00380N

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 Charles Tibbals Consulting Firm located at 6371 Holstein Dr in the City of Fort Myers, Pinellas, FL 33905-6720 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 26th day of January, 2026
Charles Austin Tibbals
January 30, 2026 26-00431N

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 LARGO FAMILY RESTAURANT located at 788 MISSOURI AVENUE NORTH in the City of LARGO, Pinellas, FL 33770 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 26th day of January, 2026
LARGO RESTAURANT GROUP LLC
CARLOS CELEMIN
January 30, 2026 26-00432N

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 Certified CNG Inspector located at 4 W Ring Factory Rd in the City of Bel Air, Pinellas, MD 21014-5302 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of January, 2026
Swift Venture LLC
January 30, 2026 26-00416N

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 Phoenix Arc Studios 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 23rd day of January, 2026
Phoenix Arc Media LLC
January 30, 2026 26-00414N

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 Focus On Fun Beach Rentals located at 14728 Bay Dr. in the City of Largo, Pinellas, IN 33774 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of January, 2026
Raymond R Smith
January 30, 2026 26-00423N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of St Pete Brewing & Distilling Co located at 538 First Avenue North, in the County of Pinellas, in the City of St. Petersburg, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Pinellas, Florida, this 26th day of January, 2026.
St Pete Brewing Company LLC
January 30, 2026 26-00440N

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 Agentalis AI, located at 7901 4th Street N, in the City of St. Petersburg, County of Pinellas, State of FL, 33702, 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.
PROPOSAL CRAFT AI, LLC
7901 4th Street N
St. Petersburg, FL 33702
January 30, 2026 26-00442N

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999
Sale Date February 20th, 2026 @ 10:00 AM at each individual repair facility.

41524 2019 Mazda VIN#: JM3TCA-CY3K0321794 Repair Facility: Matt's Backstreet Paint & Body Shop 6610 70th Ave N Pinellas Park 727-710-1744 Lien Amt \$8,655.92
January 30, 2026 26-00381N

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 Kwikdry total cleaning 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 27th day of January, 2026
Suncoast Eco Clean Inc.
January 30, 2026 26-00448N

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 Twisted Kebab 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 22nd day of January, 2026
TWISTED CONCESSIONS LLC
January 30, 2026 26-00408N

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 Sankey Bookkeeping located at 4443 5th Ave S in the City of St Petersburg, Pinellas, FL 33711 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 26th day of January, 2026
Jacqueline Sankey-Elliott
January 30, 2026 26-00422N

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 HAPPILY ENCHANTED VACATIONS 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 22nd day of January, 2026
Happily Ever Magical, LLC
January 30, 2026 26-00382N

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 Oidivi-helper 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 24th day of January, 2026
OI-DIVI OPERATIONS
INTELLIGENCE DIVISION INC.
Williams Harry Celis Camacho
January 30, 2026 26-00424N

FIRST INSERTION

NOTICE

Effective Feb. 28, 2026, Liudmila Buell, MD, will no longer be providing care at Optum.

Patients of Dr. Buell may continue care at Optum - Largo

Patients can obtain copies of their medical records at:
Optum - Largo
1345 W. Bay Drive
Suite 202
Largo, FL 33770
Phone: 1-727-559-0895
Fax: 1-817-514-7879

Jan. 30; Feb. 6, 13, 20, 2026 26-00428N

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 Wise Worthy Media 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 27th day of January, 2026
Wise Worthy LLC
January 30, 2026 26-00447N

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 SpiraVita 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 23rd day of January, 2026
First City Commerce LLC
January 30, 2026 26-00415N

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 Solvia Estates 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 23rd day of January, 2026
Solvia Properties LLC
January 30, 2026 26-00421N

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 SOUTH FLORIDA CARPENTRY 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 26th day of January, 2026
SFL CARPENTRY LLC
January 30, 2026 26-00430N

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 CRABBY'S BEACHSIDE PAVILION located at 10 BAY ESPLANADE in the City of CLEARWATER, Pinellas, FL 33767 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 26th day of January, 2026
SIXTH FLAG PLANTED, LLC
GREG POWERS
January 30, 2026 26-00438N

FIRST INSERTION

NOTICE

Effective Feb. 28, 2026, Aaron Sheets, MD., will no longer be providing care at Optum.

Patients of Dr. Sheets may continue care at Optum - Largo

Patients can obtain copies of their medical records at:
Optum - Largo
1345 W. Bay Drive
Suite 202
Largo, FL 33770
Phone: 1-727-559-0895
Fax: 1-817-514-7879

Jan. 30; Feb. 6, 13, 20, 2026 26-00427N

SAVE TIME

E-mail your Legal Notice

legal@businessobserverfl.com

Business Observer

17A680

--- PUBLIC SALES ---

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that TheatreFor Foundation, Inc, desiring to engage in business under the fictitious name of TheatreFor located at 1863 North Highland Ave, Clearwater, FL 33755 intends to register said name in Pinellas County with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Section 865.09, Florida Statutes.
January 30, 2026 26-00383N

NOTICE OF INTENT TO REGISTER FICTITIOUS NAME

Notice is hereby given that ESLwithCarla LLC, desiring to engage in business under the fictitious name ESLwithFilm, located at 7901 4th St N #8074, St. Petersburg, FL 33702, 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 30, 2026 26-00384N

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 Sixth Sense 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 28th day of January, 2026
Sixth Sense Capital LLC
January 30, 2026 26-00462N

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 World Class Moving & Storage 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 27th day of January, 2026
MD TRANSPORTATION GROUP LLC
January 30, 2026 26-00444N

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 PlayDate Dog Boarding and Daycare, located at 3000 Melrose Ave S, in the City of St. Petersburg, County of Pinellas, State of FL, 33712, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 28 of January, 2026.
Natalie Jane Borkowski, Mattie Bryant
3000 Melrose Ave S
St. Petersburg, FL 33712
January 30, 2026 26-00464N

FIRST INSERTION

NOTICE OF PUBLIC SALE
Rescheduled Notice is hereby given that on 02/16/2026 at 11 30 a m the following vessels may be sold at public sale for costs, legal fees, advertising and storage charges to pursuant to s.715.109 Florida Statutes Tenant(s) Rhodes George Stathas III./ Elissa Stathas other notification JEAN MARIE STATHAS / NICHOLAS AIII DIGIULIO, Registered Owner DSN YACHT LLC / Bridal Path Pit llc. /Lien Holder Servisfirst vessel(1) 2020 53ft VHS (Hydrasports)VIN: VHS53A0EH920 DO# 1305832 Including 4 (HCB) Motors Yamaha Motors XZ425NSA7 serial #s 1001755-1001572-1000761-1002258 vessel (2) 2024 25ft BDF (BARLETTA BOAT COMPANY LLC)VIN: BDF19752A424 Title: 0155361433 Tag: FL7535TV Including Yamaha Motor F300XSB Serial 1018891 Tenant(s) Rhodes George Stathas III./ Elissa Stathas registered owner JEAN MARIE STATHAS lien holder TRUIST BANK .Sale Held at Michael J Moses II Revocable Trust 482 Hermosita Dr St Pete Beach Fl 33706 vessels may be released prior to the Sale. Michael J Moses II Revocable Trust reserves the right to accept /reject any or all bids lien-or/landlord Michael J Moses II Revocable Trust 7525 Blind Pass Road St Pete Beach Fl 33706
Jan. 30; Feb. 6, 2026 26-00454N

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 2-27-2026 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.

WBSJF0C56KB285068 2019 BMW
1G1RB6S53HU148122 2017 CHEV
1G1ZH5X0GF268974 2016 CHEV
2C3CDXBG7DH738663 2013 DODG
1FM5K7F8XHGC29886 2017 FORD
1FTRX17W6YNA02451 2000 FORD
MAJ6P1UL2JC220309 2018 FORD
1FADP3F29EL357115 2014 FORD
1FADP3E24JL299782 2018 FORD
1GTEC19H8SE505141 1995 GMC
19XFB2F54DE091922 2013 HOND
1HGCM66557A091117 2007 HOND
1HGCP2F80AA069608 2010 HOND
WDDUG6EB1JA396600
2018 MERCEDES-BENZ
WDBUF90X97X212428 2007 MERZ
ML32A44HJ3HH000617 2017 MITZ
JD217320106C60

2020 MOBILITY SCOOTER
5N1AZ2BJ3LN106876 2020 NISS
JN8AZ1MU1AW008978 2010 NISS
5TBDV54177S479097 2007 TOYT
JTEAAAHAH3MJ081258 2021 TOYT
2T1BU4EEXBC626947 2011 TOYT
4T1BG22K5XU888032 1999 TOYT
5TDYRKEC7SS289272 2025 TOYT
L5YACBPZ6R1107470 2024 ZHNG

January 30, 2026 26-00468N

FICTITIOUS NAME NOTICE

Notice is hereby given that MATTHEW ALEXANDER WARD SR, OWNER, desiring to engage in business under the fictitious name of WARD TREE SERVICE located at 10100 58TH STREET N, PINELLAS PARK, FLORIDA 33782 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 30, 2026 26-00426N

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 Sixth Sense Capital 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 28th day of January, 2026
Sixth Sense Capital LLC
January 30, 2026 26-00461N

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 Eric R Combs 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 27th day of January, 2026
Oak & Cedar FL, LLC
January 30, 2026 26-00456N

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 MW Promotions 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 27th day of January, 2026
OPTIMISTIC LUXURIANS LLC
January 30, 2026 26-00455N

NOTICE OF PUBLIC SALE

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

YR	MAKE	ID #
02	FORD	2FAPF74W22X158248
04	HONDA	1HGCM56314A165752
23	HYUNDAI	KMHLR4AF5PU608320
17	JAGUAR	32AD2BV2HA053063

JOE'S TOWING & RECOVERY INC GIVES NOTICE THAT ON 02-27-2026 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 30, 2026 26-00453N

--- ESTATE ---

FIRST INSERTION**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-000691-ES IN RE: ESTATE OF HAROLD T. BAKER, JR., Deceased.**

The administration of the estate of HAROLD T. BAKER, JR., deceased, whose date of death was January 12, 2026, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33762. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: January 30, 2026.

STEVEN BAKER
Personal Representative
1000 16th Street North
St. Petersburg, FL 33705
CHASE L. WILSEY
Attorney for Personal Representative
Florida Bar No. 1035227
Fisher and Wilsey, PA
1000 16th Street North
St. Petersburg, FL 33705
Telephone: 727-898-1181
Email: cwilsey@fisher-wilsey-law.com
Secondary:
eoldja@fisher-wilsey-law.com
Jan. 30; Feb. 6, 2026 26-00437N

FIRST INSERTION**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 26-266-ES Division 04 IN RE: ESTATE OF AGI BAKALINSKI, Deceased.**

The administration of the estate of AGI BAKALINSKI, deceased, whose date of death was November 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: January 30, 2026.

ELIZABETH HABERER
Personal Representative
5175 6th Street North
St. Petersburg, FL 33703
CHASE L WILSEY
Attorney for Personal Representative
Florida Bar No. 06520216
Fisher and Wilsey, P.A.
1000 16th Street North
St. Petersburg, FL 33705
Telephone: 727-898-1181
Email: cwilsey@fisher-wilsey-law.com
Secondary Email:
beisencoff@fisher-wilsey-law.com
Jan. 30; Feb. 6, 2026 26-00420N

PUBLISH YOUR LEGAL NOTICE

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

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

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or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-007684-ES
IN RE: ESTATE OF
NANCY J SIKES,
Deceased.

The administration of the estate of NANCY J SIKES, Deceased, whose date of death was April 17, 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.

ney 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 30, 2026.

CAROL HUBER,
Personal Representative
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
Jan. 30; Feb. 6, 2026 26-00403N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP000252XXESPR
REF#: 26-000252-ES
IN RE: ESTATE OF
VICTORIA L. MCGRAW,
Deceased.

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

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

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

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

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

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

The date of first publication of this Notice is: January 30, 2026.

Personal Representative:
THERESA MILANOVITCH
c/o Rooth and Rooth P.A.
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772
Attorney for Personal Representative:
MARIE R. ZORRILLA, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0118979
E-Mail: marie@roothlaw.com
E-Mail: ryan@roothlaw.com
Jan. 30; Feb. 6, 2026 26-00419N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002112
Division PROBATE
IN RE: ESTATE OF
JAMES CARDIFF
Deceased.

The administration of the estate of JAMES CARDIFF, deceased, whose date of death was November 3, 2025; File Number 25-CP-002112, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: January 30, 2026.

SHARON CARDIFF
Personal Representative
12123 Walstone Court
Trinity, FL 34685
WILLIAM K. LOVELACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
Jan. 30; Feb. 6, 2026 26-00401N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000622-ES
IN RE: ESTATE OF
EUGENE OTTO MAUL, JR.,
Deceased.

The administration of the estate of Eugene Otto Maul, Jr., deceased, whose date of birth was July 23, 1948 and date of death was June 9, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:
Yvonne Maul,
whose address is 10733 Francis Lane,
Largo, FL 33774.
Attorney for Personal Representative:
James R. Kannard, Jr., Attorney
Florida Bar Number: 116710,
Address: 3152 Little Road, Suite 328,
Trinity, Florida 34655,
Telephone: (813) 477-2482,
Fax: (813) 283-1253,
E-Mail: service@kannardlaw.com
Secondary E-Mail:
james@kannardlaw.com
Jan. 30; Feb. 6, 2026 26-00387N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-000426-ES
Division: 003
IN RE: ESTATE OF
KATHY JO TEAL,
Deceased.

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

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

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:
Jeffrey Peters Coleman
581 South Duncan Avenue
Clearwater, FL 33756
Attorney for Personal Representative:
Jeffrey P. Coleman, Esquire
Florida Bar Number: 503614
581 South Duncan Avenue
Clearwater, FL 33756
Tel. 727-461-7474; Fax: 727-461-7476
E-Mail: jeff@colemanlaw.com
Secondary E-Mail:
emily@colemanlaw.com
joanne@colemanlaw.com
Jan. 30; Feb. 6, 2026 26-00435N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-000364-ES
Division: 003
IN RE: ESTATE OF
JOHN E. HALVORSEN,
Deceased.

The administration of the estate of John E. Halvorsen, deceased, whose date of death was October 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.

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 30, 2026.

Personal Representative:
James E. Halvorsen
1610 Amberlea Drive, North
Dunedin, FL 34698
Attorney for Personal Representative:
Jeffrey P. Coleman, Esquire
Florida Bar Number: 503614
581 South Duncan Avenue
Clearwater, FL 33756
Tel. 727-461-7474; Fax: 727-461-7476
E-Mail: jeff@colemanlaw.com
Secondary E-Mail:
emily@colemanlaw.com
joanne@colemanlaw.com
Jan. 30; Feb. 6, 2026 26-00436N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE SIXTH JUDICIAL CIRCUIT
COURT FOR PINELLAS COUNTY,
FLORIDA PROBATE DIVISION
File No. 26-000373-ES
Division 003
IN RE: ESTATE OF
CHRISTOPHER CASSINO
Deceased.

The administration of the estate of Christopher Cassino, deceased, whose date of death was August 7, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Rm 106, Clearwater, FL 33756 Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 Com-

munity 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 30, 2026.

Colette Bogart,
Co-Personal Representative
1380 Cottonwood Terrace
Dunedin, Florida 34698

Celeste Strazzere,
Co-Personal Representative
1381 Overcash Drive
Dunedin, Florida 34698

/s/ Spiro J. Verras
Spiro J. Verras, Esq.
Attorney for Co-Personal
Representatives
Florida Bar Number: 479240
Verras Law, P.A.
31640 US Highway 19 N, Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
Email: spiro@verras-law.com
Secondary Email:
nicole@verras-law.com
Jan. 30; Feb. 6, 2026 26-00466N



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.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-011825-ES
Division Probate
IN RE: ESTATE OF
MARY S. SWEENEY,
Deceased.**

The administration of the Estate of Mary S. Sweeney, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Court, 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 Sections 732.216-732.228, Florida Statutes, applies or may apply unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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 30, 2026.

Personal Representative:
Elizabeth A. Moss
4331 Bayside Blvd NE
Saint Petersburg, FL 33703

Shumaker, Loop & Kendrick, LLP
Attorney for Personal Representative:
By: Ashley S. Hodson

E-Mail Addresses:
ahodson@shumaker.com
carolg@shumaker.com
Florida Bar No. 064883
240 S. Pineapple Avenue, 9th Floor
P.O. Box 49948
Sarasota, FL 34236
Telephone: 941-364-2723
Jan. 30; Feb. 6, 2026 26-00465N

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File Number 25-011685-ES
IN RE: ESTATE OF
WARREN KASS,
Deceased.**

The administration of the ESTATE OF WARREN KASS, deceased, whose date of death was October 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 30, 2026.

Personal Representative:
VANESSA KORB
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236

Attorney for Personal Representative:
Carolina Arias Zaccari for
RICHARD R. GANS
Florida Bar No. 0040878 / 1015218
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard,
10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergesonskipper.com
services@fergesonskipper.com
Jan. 30; Feb. 6, 2026 26-00469N

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-000551-ES
IN RE: ESTATE OF
JOHN A. MARTZOLF aka
ALLEN JOHN MARTZOLF, JR.,
DECEASED.**

The administration of the estate of JOHN A. MARTZOLF aka ALLEN JOHN MARTZOLF, JR., deceased, whose date of death was December 13, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 30, 2026.

Personal Representative:
Mark A. Martzolf
5858 Central Ave
St. Petersburg, FL 33707

Attorney for Personal Representative:
C. Hunter Rawls, Esq.
BATTAGLIA, ROSS,
DICUS & McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33707
(727) 381-2300
FBN: 59432
Primary Email: hrawl@brdwlaw.com
Secondary Email:
probatecasemgr@brdwlaw.com
Jan. 30; Feb. 6, 2026 26-00459N

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
UCN: 522026CP000418XXESPR
REF#: 26-000418-ES
IN RE: ESTATE OF
MICHAEL S. KOKOSZKA,
Deceased.**

The administration of the estate of MICHAEL S. KOKOSZKA, deceased, whose date of death was November 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.

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 26-000416-ES
IN RE: THE ESTATE OF
JOHN BERNARD STANOJEVIC,
Deceased**

The administration of the estate of JOHN BERNARD STANOJEVIC, deceased, whose date of death was September 6, 2025, File Number 26-000416-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 30, 2026.

**Mary Anne Stanojevic
Personal Representative**
42 Palma Terrace, Garage Apt
East Hampton, NY 11937
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 for Personal Representative
Jan. 30; Feb. 6, 2026 26-00460N

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 30, 2026

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

Attorney for Personal Representative:
MARIE R. ZORRILLA, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0118979
E-Mail: marie@roothlaw.com
E-Mail: ryan@roothlaw.com
Jan. 30; Feb. 6, 2026 26-00467N

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000217-ES Division 4
IN RE: ESTATE OF
ROSEMARIE R MALLOY
Deceased.**

The administration of the estate of ROSEMARIE R MALLOY, deceased, whose date of death was October 10, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:
FRANCIS M. LEE
2398 PARKSTREAM AVE
CLEARWATER, Florida 33759

Attorney for Personal Representative:
FRANCIS M. LEE, Attorney
Florida Bar Number: 0642215
4551 MAINLANDS BLVD W, STE F
PINELLAS PARK, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: patricia@franklelaw.com
Secondary E-Mail:
frank@franklelaw.com
Jan. 30; Feb. 6, 2026 26-00458N

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-12088-ES Division 004
IN RE: ESTATE OF
MICHELLE B. HILBURN
Deceased.

The administration of the estate of MICHELLE B. HILBURN, deceased, whose date of death was November 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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.

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 30, 2026.

Signed on this 27th day of January, 2026.

s/Janice Rush
JANICE RUSH
Personal Representative
2683 Augusta Drive North
Clearwater, FL 33761
s/Luanne Eagle Ferguson
LUANNE EAGLE FERGUSON
Attorney for Personal Representative
Florida Bar No. 173123
Eagle & Eagle, P.A.
3637 - 4th Street North, Suite 240
St. Petersburg, FL 33704
Telephone: (727) 822-4206
Email: luanne.ferguson@eagleandeglepa.com
Secondary Email:
katie.mcclurg@eagleandeglepa.com
Jan. 30; Feb. 6, 2026 26-00452N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-010222
Division ES
IN RE: ESTATE OF
DIANA LYNN MCLOUGHLIN
Deceased.

The administration of the estate of DIANA LYNN MCLOUGHLIN, 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 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is January 30, 2026.

Personal Representative:
JOHN L. MCLOUGHLIN
8371 Snapdragon Lane
Monclova, Ohio 43542
Attorney for Personal Representative:
TERESA S. FITZPATRICK
Attorney
Florida Bar Number: 0033065
6560 9th Avenue North
ST PETERSBURG, FL 33710
Telephone: (727) 381-8003
Fax: (727) 674-2549
E-Mail: teresa@fitzpatricklawyers.com
Secondary E-Mail:
chris@fitzpatricklawyers.com
Jan. 30; Feb. 6, 2026 26-00450N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 26-000363-ES
IN RE: ESTATE OF
VIVIAN DANIELLE KELLY, aka
DANIELLE KELLY, aka
DANIELLE G. KELLY, aka
VIVIAN DANNELL KELLY, aka
DANIELLE GIDDINGS KELLY, aka
VIVIAN D. GIDDINGS, aka VIVIAN
DANNELL GIDDINGS, aka VIVIAN
D. KELLY, aka VIVIAN KELLY,
Deceased.

The administration of the estate of VIVIAN DANIELLE KELLY, also known as DANIELLE KELLY, aka DANIELLE G. KELLY, aka VIVIAN DANNELL KELLY, aka DANIELLE GIDDINGS KELLY, aka VIVIAN D. GIDDINGS, aka VIVIAN DANNELL GIDDINGS, aka VIVIAN D. KELLY, aka VIVIAN KELLY, deceased, whose date of death was November 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 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: 1/30/2026.

Signed on this 23rd day of January, 2026.

SEAN S. KELLY
Personal Representative
9308 W. Carleon Ct.
Mapleton, IL 61547
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
Jan. 30; Feb. 6, 2026 26-00418N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000221-ES
Division Probate
IN RE: ESTATE OF
Jesse Abreu
Deceased.

The administration of the estate of Jesse Abreu, deceased, whose date of death was December 12th, 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, 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 30, 2026.

Petitioner:
Richard Fuentes
c/o Law Offices of
Mark F. Moss, PLLC
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223
Attorney for Petitioner
MARK F. MOSS, ESQ.
Florida Bar Number: 119573
Law Offices of Mark F. Moss, PLLC
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223
Telephone: (904) 329-7242
E-Mail 1: Service@markmossllaw.com
E-Mail 2: mark@markmossllaw.com
Jan. 30; Feb. 6, 2026 26-00449N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010046-ES
IN RE: ESTATE OF
RICHARD KRUPINSKI
Deceased.

The administration of the estate of Richard Krupinski, 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 545 1st Avenue North, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 30, 2026.

Personal Representative:
Christina Rizzo
11 Fairmount Road
Holmdel, New Jersey 07733
Attorney for Personal Representative:
s/ AMANDA O. SINGLETON
Amanda O. Singleton
Attorney
Florida Bar Number: 0015957
SINGLETON LEGAL PLLC
425 22nd Avenue N. Suite D
SAINT PETERSBURG, FL 33704
Telephone: (727) 755-4316
Fax: (727) 234-8831
E-Mail: amanda@singletonlegal.com
Jan. 30; Feb. 6, 2026 26-00402N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011497-ES
Division: 004
IN RE THE ESTATE OF:
CHRISTINE SIVIK SKINNER,
Deceased.

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

The administration of the estate of CHRISTINE SIVIK SKINNER, deceased, whose date of death is October 16, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER 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 person having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN 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 first publication of this notice is January 30, 2026.

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.

PERSONAL REPRESENTATIVE:
TERRELL G. SKINNER
411 REGENTS LANE NORTH
ST. PETERSBURG, FL 33710
ATTORNEY FOR
PERSONAL REPRESENTATIVE:
DEREK J. BYRNE, ESQ.
540 4TH ST N
ST. PETERSBURG, FL 33701
(727) 820-1688
ESERVICE@DEREKJBYRNE.COM
FBN: 88575
Jan. 30; Feb. 6, 2026 26-00388N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000610-ES
IN RE: ESTATE OF
ELIZABETH P. MCHALE
Deceased.

The administration of the estate of Elizabeth P. McHale, 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 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 30, 2026.

Personal Representative:
Karen S. Keaton
2816 Beach Blvd. S.
St. Petersburg, Florida 33707
Attorney for Personal Representative:
Michael J. Heath, Esquire
Attorney
Florida Bar Number: 0010419
167 108th Ave
Treasure Island, FL 33706
Telephone: (727) 360-2771
Fax: (727) 475-5323
E-Mail:
mike@attorneymichaelheath.com
Secondary E-Mail:
jennifer@attorneymichaelheath.com
Jan. 30; Feb. 6, 2026 26-00386N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011785-ES
IN RE: ESTATE OF
KATHRYN A. FARMER
Deceased.

The administration of the estate of KATHRYN A. FARMER, deceased, whose date of death was October 14, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Avenue N., St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is JANUARY 30, 2026.

Personal Representative:
Nicholas A. Farmer
637 52nd Ave. N.
St. Petersburg, Florida 33703
Attorney for Personal Representative:
s/ Amanda O. Singleton
AMANDA O. SINGLETON
Attorney
Florida Bar Number: 0015957
SINGLETON LEGAL PLLC
425 22nd Avenue N. Suite D
SAINT PETERSBURG, FL 33704
Telephone: (727) 755-4316
Fax: (727) 727-234-8831
E-Mail: amanda@singletonlegal.com
Jan. 30; Feb. 6, 2026 26-00406N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-011183-ES
IN RE: THE ESTATE OF
BEN L. UMSTEAD,
Deceased

The administration of the estate of BEN L. UMSTEAD, deceased, whose date of death was October 27, 2025, File Number 25-011183-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 decedent's estate 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 30, 2026.

Bret L. Umstead
Personal Representative
560 Lillian Drive
Madeira Beach, FL 33708
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 for Personal Representative
Jan. 30; Feb. 6, 2026 26-00385N

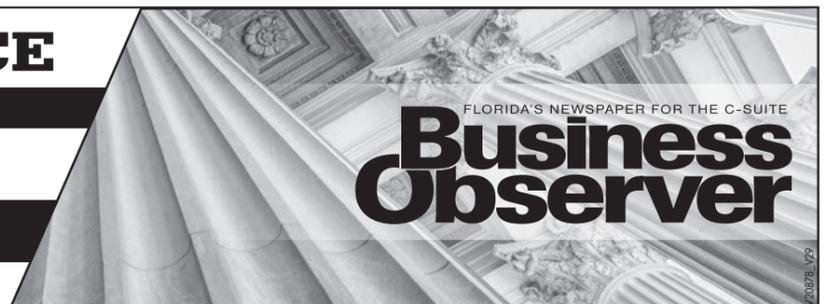
PUBLISH YOUR LEGAL NOTICE

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

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

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

or email **legal@businessobserverfl.com**



--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 25-010370-CO
OASIS HOME OWNERS', INC., a Florida profit corporation, Plaintiff, v. LORRAINE M. LASHER; AND ANY UNKNOWN PARTY OR PARTIES IN POSSESSION OF THE PROPERTY, Defendants.
TO: LORRAINE M. LASHER
12766 Seminole Boulevard
Lot #57, Largo
Florida 33778

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of foreclosing any interest that you have in the real property and the establishment of a lien against the property as well as damages. The property to be foreclosed upon is currently located in Oasis Mobile Home Park, which is located in Pinellas County, Florida and which is more fully described as:

Unit Number 57, of OASIS MOBILE PARK, A COOPERATIVE, according to Exhibit "C-2" (plot plan) of the Master Occupancy Agreement as recorded in Official Records Book 8941, Pages 2076-2133, and as amended in Official Records Book 14994, Pages 1144-1145, of the Public Records of Pinellas County, Florida, together with the appurtenant Membership Certificate #170 of Oasis Home Owners Inc. Parcel Identification # 10-30-15-63710-000-0570
Also known as 12766 Seminole Boulevard, Lot #57, Largo, Florida 33778.
together with an equity owned in said unit or any assets of the As-

sociation, 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.

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

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) 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 21st day of January, 2026.

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

Karen E. Maller, Esq.
Johnson Pope Bokor
Ruppel & Burns, LLP
360 Central Avenue, Suite 500
St. Petersburg, Florida 33701
Jan. 30; Feb. 6, 13, 20, 2026
26-00397N

FIRST INSERTION

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

Case No.: 22-004331-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. KIMBERLY GOETZ; UNKNOWN SPOUSE OF KIMBERLY GOETZ; NORTHFIELD AT LANSBROOK HOMEOWNERS ASSOCIATION, INC.; LANSBROOK MASTER ASSOCIATION, INC.; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order dated January 15, 2026 entered in Civil Case No. 22-004331-CI in the Circuit Court of the 6th Judicial Circuit in and for Pinellas County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and KIMBERLY GOETZ; UNKNOWN SPOUSE OF KIMBERLY GOETZ N/K/A LAURENCE GOETZ; NORTHFIELD AT LANSBROOK HOMEOWNERS ASSOCIATION, INC.; LANSBROOK MASTER ASSOCIATION, INC. are defendants, Ken Burke, Clerk of Court, will sell the property at www.pinellas.realforeclose.com beginning at 10:00 AM on February 19, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 34, NORTHFIELD, ACCORDING TO THE MAP

OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 30 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 3028 Northfield Dr, Tarpon Springs, Florida 34688

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

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

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
fdrealprop@kelleykronenberg.com
File No: M22317-JMV
Jan. 30; Feb. 6, 2026 26-00429N

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO. 25-006065-CI

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. DANIAH M ALMAHBOOBI A/K/A DANIAH ALMAHBOOBI, et al., Defendant.

To: DANIAH M ALMAHBOOBI A/K/A DANIAH ALMAHBOOBI, 3373 FOX HUNT DR, PALM HARBOR, FL 34683

UNKNOWN SPOUSE OF DANIAH M ALMAHBOOBI A/K/A DANIAH ALMAHBOOBI, 3373 FOX HUNT DR, PALM HARBOR, FL 34683
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 2, BLOCK E, FOX CHASE TOWNHOMES UNIT B, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 16, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLP,

225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 21st day of January, 2026.

KEN BURKE, CPA
CLERK OF COURT OF
PINELLAS COUNTY
As Clerk of the Court
BY: /s/ Thomas Smith
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14555FL
Jan. 30; Feb. 6, 2026 26-00395N

FIRST INSERTION

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

Case No. 25-11079-CO

ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. GORDON DESPOT, and UNKNOWN TENANT(S), Defendants.

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

Unit 9, Building B10, WIND N-NORTHEAST ON TOP OF THE WORLD UNIT NINE, a Condominium according to the Declaration of Condominium recorded in Official Record Book 3271, page 98, and as amended, and as per Plat thereof recorded in Condominium Book 5, Page 39, Public Records of PINELLAS County, Florida.
PARCEL ID NO.: 06-29-16-64005-010-0090 ("Property")
Property Address: 2431 Canadian Way, Unit 9, Clearwater, Florida 33763

A Lawsuit has been filed against you in Pinellas County Court, ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC. v. GORDON DESPOT and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or be-

fore 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and the seal of this Court on this 21st day of January, 2026.

Ken Burke, Clerk of Court
BY: /s/ Thomas Smith
DEPUTY CLERK
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727) 475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10569-075
Jan. 30; Feb. 6, 2026 26-00396N

FIRST INSERTION

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

Case No.: 25-001286-CI

MEB LOAN TRUST VI, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE

Plaintiff(s), vs. ALFONSO FERNANDEZ, JR.; LINDA FERNANDEZ
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on January 16, 2026 in the above-captioned action, the Clerk of Court, Ken Burke, will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of February, 2026 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to-wit:

LOT 59, BLOCK F, LAKE ST GEORGE - UNIT VIII -A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 10- 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property address: 3832 Pebble Court, Palm Harbor, FL 34684

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above

styled matter, of all pleadings and documents required to be served on the parties.

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.
Respectfully submitted,
/s/

PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 25-001238-1
Jan. 30; Feb. 6, 2026 26-00411N

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
FAMILY LAW DIVISION

Case No.: 25-DR-006210
Division: FAMILY

IN RE: THE MARRIAGE OF LATONJA MICHELE DAVIS, Petitioner/Wife, and ANDRE MARCUS DAVIS, Respondent/Husband.

TO: ANDRE MARCUS DAVIS
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to:

Karmika V. Rubin, Esq.
The Law Offices of K. V. Rubin, P.A.
111 Second Avenue NE, Suite 330
St. Petersburg, Florida 33701

on or before 28 days after the first date of publication, and file the original with the Clerk of this Court at:

Clerk of the Circuit Court
Pinellas County Justice Center
14250 49th Street North
Clearwater, Florida 33762

either before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Verified Petition for Dissolution of Marriage.

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

You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

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

DATED: 1-20-2026

KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
Deputy Clerk
Jan. 30; Feb. 6, 13, 20, 2026
26-00393N

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

Case No. 24-001105-CI

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. SHALIMAR ALEXANDREA ELLIS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 30, 2025, and entered in 24-001105-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 SHALIMAR ALEXANDREA ELLIS 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 18, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 70, ERLE RENWICK SUB-DIVISION NUMBER TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 2346 GROVE ST S, ST PETERSBURG, FL 33705

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 27 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: fmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-182680 - MAM
Jan. 30; Feb. 6, 2026 26-00457N

FIRST INSERTION

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

PROBATE DIVISION

Case: 25-12378-ES

MICHAEL S. STEFFEN, TRUSTEE OF THE DEBORA A. MOSLEY FAMILY IRREVOCABLE TRUST, Plaintiff v. HEATHER S. EFSTATHION; and CONSTANTINA M. EFSTATHION, Defendants

STATE OF FLORIDA
COUNTY OF PINELLAS
TO: HEATHER S. EFSTATHION

The last known address for the above named Defendant is unknown, if living, and if deceased, the unknown heirs, devisees, beneficiaries, creditors, trustees, and all parties claiming an interest by, through, under, or against the Defendant, who are not known to be dead or alive, and all parties having or claiming to have any right, title, interest, or beneficial interest in or under the Debora A. Mosley Family Irrevocable Trust.

A Petition for Judicial Modification of the Debora A. Mosley Family Irrevocable Trust, pursuant to section 736.04113, Florida Statutes, seeking court authorization to modify certain terms of the trust affecting beneficiaries' interests with respect to the properties commonly known as: 509 Dodecanese Blvd, Tarpon Springs, FL 34689, 511 Dodecanese Blvd, Tarpon Springs, FL 34689, and 513 Dodecanese Blvd, Tarpon Springs, FL 34689, has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's attorney, whose address is LCO Law LLC, 2901 W. Busch Blvd., Suite 805, Tampa, Florida 33618, on or

before February 27th, 2026 (which date shall be not less than 28 days after the first publication, Fla. Stat. § 49.09), 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 Petition filed herein.

Done on this 23rd day of January, 2026.

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.

By,
/s/ Natalia Ouellette-Grice
Natalia Ouellette-Grice, Esq.
Florida Bar Number: 68905
2901 W. Busch Blvd. Ste 805
Tampa, FL 33618
Phone: (813) 480-2106
E-service: natalia@lcolawfl.com
Secondary E-service:
alexander.maldonado@lcolawfl.com
L-3202
First date of Publication: January 30th, 2026

(Seal) CIRCUIT COURT
PINELLAS COUNTY, FLORIDA
Sema T.
Clerk of Court, Pinellas County
Jan. 30; Feb. 6, 13, 20, 2026
26-00433N

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

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

**CASE NO.: 25-006273-CI, Section 7
MAJESTIC PARK HOMES,
INC., a Florida corporation,
Plaintiff, vs.
DONALD G. LUDTKE, etc.,
Defendants,**

TO: Donald G. Ludtke
8300 Seminole Boulevard, Lot 316
Seminole, FL 33772;
and
4445 N. Central Avenue, #1E
Chicago, Illinois 60630
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 prop-
erty to be foreclosed upon is currently
in the City of Seminole, which is located
in Pinellas County, Florida, and which
is more fully described as:

Unit #316, of MAJESTIC PARK,
A COOPERATIVE, according
to park plot plan, for a term of
years ending June 1, 2084, in
consideration of the mutual cov-
enants contained in that certain
Master Occupancy Agreement
which form of agreement and all
amendments thereto are incor-
porated herein by reference, the
original of which is maintained
in the office of the Association, at
8300 Seminole Boulevard, Sem-
inole, FL 33772. The resident
is the owner of an appurtenant
share certificate in Majestic Park
Homes, Inc., a Florida for-profit
corporation and the property

commonly known as Lot #316,
MAJESTIC PARK HOMES,
INC., 8300 Seminole Boulevard,
Seminole, Florida 33772, Parcel
ID #27-30-15-54579-000-3160.

This action has been filed against you
as the Defendants, and you are required
to serve a copy of your written defenses,
if any, to the action on Plaintiff's
attorney, whose address is 10823 70th
Avenue North, Seminole, FL 33772,
and to file the original with the Clerk
of this Court at 315 Court Street,
Clearwater, Florida 33756, on or before
30 Days after 1st Publication, otherwise
a default will be entered against you for
the relief demanded in the Complaint.

"If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Human Rights Office, 400
S. Ft. Harrison Ave., Ste. 300, Clearwa-
ter, 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 22nd day of January,
2026.

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

Bryan K. McLachlan, Esq.
P. O. Box 7427
Seminole, FL 33775
Jan. 30; Feb. 6, 13, 20, 2026
26-00405N

FIRST INSERTION

**NOTICE OF SALE UNDER
F.S. CHAPTER 45**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY, FLORIDA
Case No. 52-2025-CA-002939-CICI
**Honorable Judge:
WILLIAMS, AMY M.**
**PLANET HOME LENDING, LLC
Plaintiff, vs.
KEVIN CONZONE; UNKNOWN
SPOUSE OF KEVIN CONZONE;
BAYWAY ISLES-POINT
BRITTANY SIX CONDOMINIUM,
INC. UNKNOWN TENANT
OCCUPANT #1, UNKNOWN
TENANT OCCUPANT #2;**
Defendants,
NOTICE IS GIVEN that, in accordance
with the Final Judgment of Foreclosure
dated January 13, 2026, in the above-
styled cause, Ken Burke, CPA, as the
Clerk of the Circuit Court, will sell to
the highest and best bidder for cash
online at: www.pinellas.realforeclose.com
on at 11:00 AM on March 18, 2026,
the following described property:

UNIT NO. 201, OF BAYWAY
ISLES - POINT BRITTANY
SIX, A CONDOMINIUM, AC-
CORDING TO THE DECLA-
RATION OF CONDOMINIUM
THEREOF, AS RECORDED IN
OFFICIAL RECORDS BOOK
4220, PAGE 507, AND ALL
AMENDMENTS THERETO,
OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORI-
DA, AND ANY AMENDMENTS
THERETO, INCLUDING THE
UNDIVIDED INTEREST IN
THE COMMON ELEMENTS
OF SAID CONDOMINIUM.
TAX ID #
09/32/16/05632/000/0201
COMMONLY KNOWN AS:

4900 Brittany Dr. S, Condo 201,
Saint Petersburg, FL 33715
ANY PERSON CLAIMING AN IN-
TEREST 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.
ADA
IF YOU ARE A PERSON WITH A
DISABILITY WHO NEEDS AN AC-
COMMODATION IN ORDER TO
PARTICIPATE IN THIS PROCEED-
ING, 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 APPEAR-
ANCE, OR IMMEDIATELY UPON
RECEIVING THIS NOTIFICATION
IF THE TIME BEFORE THE SCHED-
ULED APPEARANCE IS LESS THAN
SEVEN DAYS.
Dated this January 23, 2026.
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
Jan. 30; Feb. 6, 2026 26-00413N

FIRST INSERTION

**NOTICE OF SALE PURSUANT
TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND
FOR PINELLAS COUNTY,
FLORIDA
CASE NO.: 22-000511-CI
**U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE
OF THE LB-CABANA SERIES IV
TRUST,
Plaintiff, v.
TOM PAUL TROMBLEY AKA
TOM PAUL TROMBLEY AKA
TOM P. TROMBLEY AKA TOM
TROMBLEY, et al,
Defendant(s).**
NOTICE IS HEREBY GIVEN that
pursuant to a Final Judgment in
Foreclosure entered on March 27,
2024 and entered in Case No. 22-
000511-CI in the Circuit Court of the
6th Judicial Circuit in and for Pinellas
County, Florida, wherein HEIDI
ELIZABETH GOLDEN AND TOM
PAUL TROMBLEY AKA AKA TOM
PAUL TROMBLEY AKA TOM P.
TROMBLEY AKA TOM TROMBLEY,
are the Defendants. The Clerk of the
Court, KEN BURKE, CPA, will sell to
the highest bidder for cash at [https://
www.pinellas.realforeclose.com](https://www.pinellas.realforeclose.com) on
March 11, 2026 at 10:00am, the
following described real property as set
forth in said Final Judgment, to wit:

LOT 45, CRESTRIDGE SUBDI-
VISION SECOND ADDITION,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 52, PAGE 25 OF
THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORI-
DA.
and commonly known as: 8528
92ND TERRACE N, LARGO,
FL 33777 (the "Property").
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.
IMPORTANT
If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact: Human Rights Office 400 S.
Ft. Harrison Ave., Ste. 500 Clearwater,
FL 33756 Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired. Con-
tact should be initiated at least seven
days before the scheduled court appear-
ance, or immediately upon receiving this
notification if the time before the
scheduled appearance is less than seven
days.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
fcpleadings@ghidottiberger.com
Jan. 30; Feb. 6, 2026 26-00392N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24-000132-CI
**HARVEY SCHONBRUN, AS
TRUSTEE,
Plaintiff, vs.
RENA BAILEY and RANDY
OATMAN, wife and husband,
Defendants.**
Notice is hereby given that, pursu-
ant to an Amended Uniform Final
Judgment of Foreclosure and Agreed
Order Granting Plaintiff's Motion
to Amend Uniform Final Judgment
of Foreclosure, to Reset Foreclosure
Sale and Directing Clerk Not to Can-
cel Sale Upon a Bankruptcy Filing
entered in the above styled cause on
January 21, 2026, in the Circuit Court
of Pinellas County, Florida, the Of-
fice of Ken Burke, Clerk of the Circuit
Court, will sell the property situate in
Pinellas County, Florida, described as:

Lot 14, Block A, PAINE'S SUB-
DIVISION, according to the map
or plat thereof as recorded in

Plat Book 8, Page 24, of the Pub-
lic Records of Pinellas County,
Florida.

in an online sale, to the highest and best
bidder, for cash, on March 24, 2026 be-
ginning at 10:00 a.m. at [www.pinellas.
realforeclose.com](http://www.pinellas.realforeclose.com), in accordance with
Chapter 45 Florida Statutes.

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 provi-
sion of certain assistance. Within two
working days of your receipt of this notice,
please contact the Human Rights Office,
400 S. Ft. Harrison Avenue, Suite 300,
Clearwater, FL 33756 (727) 464-4062
(V/TDD).
Dated January 22, 2026.

/s/
Harvey Schonbrun, Esquire
HARVEY SCHONBRUN, P. A.
Post Office Box 20587
Tampa, Florida 33622-0587
813/229-0664 phone
Jan. 30; Feb. 6, 2026 26-00409N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
CASE NO.: 25-005825-CI
**SELECT PORTFOLIO SERVICING,
INC.,
Plaintiff, vs.
JORGE E. BORGES CASTRO;
et al.,
Defendant(s).**
TO: Unknown Spouse of Jorge E. Borg-
es Castro
Last Known Residence: 13640 Park
Lake Dr Tampa, FL 33618
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing property in PINELLAS County,
Florida:

LOT 37, SUNSHINE HEIGHTS
MANOR, ACCORDING TO
THE MAP OR PLAT THERE-
OF, RECORDED IN PLAT
BOOK 35, PAGE(S) 39, PUB-
LIC RECORDS OF PINELLAS
COUNTY, FLORIDA.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on ALDRIDGE
PITE, LLP, Plaintiff's attorney, at 401
W. Linton Blvd. Suite 202-B Delray
Beach, FL 33444, on or before 30 Days
after 1st Publication, and file the origi-
nal with the clerk of this court either

before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for
the relief demanded in the complaint or
petition.
"If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Human Rights Office, 400
S. Ft. Harrison Ave., Ste. 300, Clearwa-
ter, FL 33756, (727) 464-4062 (V/TDD)
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711."
Dated on Jan. 21st, 2026.
As Clerk of the Court
By: /s/ Thomas Smith
As Deputy Clerk
KEN BURKE
Clerk of the Circuit Court
and Comptroller
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
1012-4260B
Ref# 14551
Jan. 30; Feb. 6, 2026 26-00400N

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-004343-CO
**HOMEOWNERS' ASSOCIATION
OF MIDDLECREEK, INC.,
Plaintiff, vs.
RICKIE ROSS,
and NEVA ROSS,
Defendants.**
Notice is hereby given that pursuant to
Paragraph 5 of the Final Judgment of
Foreclosure entered in the case pending
in the County Court of the Sixth Judicial
Circuit in and for Pinellas County,
Florida, Case No. 25-004343-CO the
Clerk of the Court, Pinellas County,
shall sell the property situated in said
county, described as:

Lot 34, Middlecreek, according
to the map or plat thereof, as re-
corded in Plat Book 104, Page(s)
44, of the Public Records of Pi-
nellas County, Florida.
PARCEL ID NO.: 28-29-16-
57686-000-0340 ("Property")
Property Address: 1988 Georgia
Circle South, Clearwater, Florida
33760
at public sale, to the highest and
best bidder for cash at 10:00 a.m. on
February 19, 2026. The sale shall
be conducted online at [http://www.
pinellas.realforeclose.com](http://www.pinellas.realforeclose.com). Any person
claiming an interest in the surplus
proceeds from the sale, if any, other

than the property owner as of the date
of the notice, must file a claim within 60
days after the sale.

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

Dated this 26th of January 2026.
RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Facsimile: (727)723-1131
For Electronic Service:
Pleadings@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholas T. Pizanius
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanius,
Florida Bar No. 118857
10232-026
Jan. 30; Feb. 6, 2026 26-00434N

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE SIXTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
PINELLAS COUNTY
CIVIL DIVISION
Case No. 25-002486-CI
Division 11
**NATIONSTAR MORTGAGE
LLC
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES OF ROSEMARIE
R VIRGIL, DECEASED, BETH
ANDREA VIRGIL, KNOWN HEIR
OF ROSEMARIE R VIRGIL,
DECEASED, CHRISTOPHER
ARDEN VIRGIL, KNOWN HEIR
OF ROSEMARIE R VIRGIL,
DECEASED, ALEXANDER
JUDE VIRGIL, KNOWN HEIR
OF ROSEMARIE R VIRGIL,
DECEASED, UNKNOWN
SPOUSE OF BETH ANDREA
VIRGIL, UNKNOWN SPOUSE
OF CHRISTOPHER ARDEN
VIRGIL, UNKNOWN SPOUSE
OF ALEXANDER JUDE VIRGIL,
TWIN OAKS APARTMENTS
CONDOMINIUM ASSOCIATION,
INC., AND UNKNOWN TENANTS/
OWNERS,
Defendants.**
Notice is hereby given, pursuant to
Final Judgment of Foreclosure for
Plaintiff entered in this cause on
January 20, 2026, in the Circuit Court
of Pinellas County, Florida, Ken Burke,
Clerk of the Circuit Court, will sell the
property situated in Pinellas County,
Florida described as:

CONDOMINIUM PARCEL:
APARTMENT NO. 49, OF
TWIN OAKS APARTMENTS V,
A CONDOMINIUM, ACCORD-
ING TO THE PLAT THEREOF
RECORDED IN CONDOMIN-
IUM PLAT BOOK 12, PAGE(S)
81 AND 82, AND BEING
FURTHER DESCRIBED IN
THAT CERTAIN DECLARA-
TION OF CONDOMINIUM

RECORDED IN O.R. BOOK
3947, PAGE 72 ET SEQ., TO-
GETHER WITH SUCH ADDI-
TIONS AND AMENDMENTS
TO SAID DECLARATION AND
CONDOMINIUM PLAT AS
FROM TIME TO TIME MAY
BE MADE AND TOGETHER
WITH AN UNDIVIDED IN-
TEREST OR SHARE IN THE
COMMON ELEMENTS AP-
PURTENANT THERETO. ALL
AS RECORDED IN THE PUB-
LIC RECORDS OF PINELLAS
COUNTY, FLORIDA.

and commonly known as: 11200 102ND
AVE NO APT# 49, LARGO, FL 33778;
including the building, appurtenances,
and fixtures located therein, at public
sale, to the highest and best bidder, for
cash, at the Pinellas County auction
website at [www.pinellas.realforeclose.
com](http://www.pinellas.realforeclose.com), on MARCH 4, 2026 at 10:00
A.M..

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

"If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Human Rights Office, 400
S. Ft. Harrison Ave., Ste. 300, Clearwa-
ter, FL 33756, (727) 464-4062 (V/TDD)
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711."
Dated: January 22, 2026
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
Jan. 30; Feb. 6, 2026 26-00391N

FIRST INSERTION

**RE-NOTICE OF
FORECLOSURE SALE**
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 19-003105-CI
**THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF
THE CWALT, INC., ALTERNATIVE
LOAN TRUST 2006-OA19,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2006-OA19
Plaintiff(s), vs.
TERENCE D KELLY A/K/A
TERENCE KELLY; et al.,
Defendant(s).**
NOTICE IS HEREBY GIVEN THAT,
pursuant to the Order Granting Motion
to Reschedule Foreclosure Sale entered
on January 15, 2026 in the above-
captioned action, the Clerk of Court,
Ken Burke, will sell to the highest and
best bidder for cash at [www.pinellas.
realforeclose.com](http://www.pinellas.realforeclose.com) in accordance with
Chapter 45, Florida Statutes on the
25th day of February, 2026 at 10:00
AM on the following described property
as set forth in said Final Judgment of
Foreclosure or order, to wit:

Lot 14, Block 17, Westlake Village
Replat of Tracts 5 and 6, accord-
ing to the map or plat thereof as
recorded in Plat Book 76, Page(s)
78, Public Records of Pinellas
County, Florida.
Property address: 70 Citrus
Court, Palm Harbor, FL 34683
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.
Pursuant to the Fla. R. Jud. Ad-
min. 2.516, the above signed counsel
for Plaintiff designates attorney@
padgettlawgroup.com as its primary e-
mail address for service, in the above
styled matter, of all pleadings and docu-
ments required to be served on the par-
ties.
AMERICANS WITH DISABILI-
TIES ACT: IF YOU ARE A PERSON
WITH A DISABILITY WHO NEEDS
ANY ACCOMMODATION IN ORDER
TO PARTICIPATE IN THIS PRO-
CEEDING, YOU ARE ENTITLED, AT
NO COST TO YOU, TO THE PROVI-
SION OF CERTAIN ASSISTANCE.
PLEASE CONTACT THE HUMAN
RIGHTS OFFICE, 400 S. FT. HARRI-
SON 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 APPEAR-
ANCE, OR IMMEDIATELY UPON
RECEIVING THIS NOTIFICATION
IF THE TIME BEFORE THE SCHED-
ULED APPEARANCE IS LESS THAN
SEVEN DAYS. THE COURT DOES
NOT PROVIDE TRANSPORTATION
AND CANNOT ACCOMMODATE
SUCH REQUESTS. PERSONS WITH
DISABILITIES NEEDING TRANS-
PORTATION TO COURT SHOULD
CONTACT THEIR LOCAL PUBLIC
TRANSPORTATION PROVIDERS
FOR INFORMATION REGARDING
TRANSPORTATION SERVICES.
Respectfully submitted,
/s/
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 20-028829-1
Jan. 30; Feb. 6, 2026 26-00410N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-005143-CI
**WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VERUS SECURITIZATION
TRUST 2024-INV1
Plaintiff(s), vs.
ROSE ANN REALTY LLC; BRUCE
SPATH; ROSE ANN GUIDI;
VINCENT GUIDI; JONATHAN
MARSHALL; THE UNKNOWN
TENANT IN POSSESSION
Defendant(s).**
TO: ROSE ANN GUIDI
LAST KNOWN ADDRESS: 1884 PINE
STREET, LARGO, FL 33774
CURRENT ADDRESS: UNKNOWN
TO: VINCENT GUIDI
LAST KNOWN ADDRESS: 3699
BROADBRIDGE AVE, UNIT 219,
STRADFORD, CT 06614
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED
that a civil action has been filed
against you in the Circuit Court of
Pinellas County, Florida, to foreclose
certain real property described as fol-
lows:

THE SOUTH 67.5 FEET OF
LOT 13 AND THE SOUTH 67.5
FEET OF THE EAST 40 FEET
OF LOT 14, BLOCK B, UNIT
D BIG ACRES SUBDIVISION,
ACCORDING TO THE MAP OR
PLAT THEREOF, RECORDED
IN PLAT BOOK 25, PAGE(S)
40, PUBLIC RECORDS OF PI-
NELLAS COUNTY, FLORIDA.
Property address: 1884 Pine

Street, Largo, FL 33774
You are required to file a written re-
sponse with the Court and serve a copy
of your written defenses, if any, to it on
Padgett Law Group, whose address is
6267 Old Water Oak Road, Suite 203,
Tallahassee, FL 32312, at least thirty
(30) days from the date of first pub-
lication, and file the original with the
clerk of this court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise, a default will be
entered against you for the relief de-
manded in the complaint.

"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, Clear-
water, FL 33756, (727) 464-4062 (V/
TDD) at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing or
voice impaired, call 711."
DATED this the 21st day of Jan,
2026.

KEN BURKE
Clerk of the Circuit Court
and Comptroller
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: /s/ Thomas Smith
Deputy Clerk
Plaintiff Atty: Padgett Law Group
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-007505-2
Jan. 30; Feb. 6, 2026 26-00399N

--- ACTIONS / SALES ---

Q&A

Who benefits from legal notices?

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

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

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.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 24-002064-CI

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-10,

Plaintiff, vs. ANDREW HITCHCOCK AKA ANDREW D. HITCHCOCK, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 6, 2026, and entered in Case No. 24-002064-CI of the Circuit Court of the Sixth Judicial Circuit in and

for Pinellas County, Florida in which THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-10, is the Plaintiff and Andrew Hitchcock aka Andrew D. Hitchcock, 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 24, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT THIRTY-THREE (33), GROVE HEIGHTS REVISED, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 64, PUBLIC RECORDS

FIRST INSERTION

OF PINELLAS COUNTY, FLORIDA.
A/K/A 950 9TH AVE SOUTH SAINT PETERSBURG FL 33705

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

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired
Contact should be initiated at least seven days before the scheduled court ap-

pearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

Dated this 13 day of January, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
IN/24-006011
Jan. 30; Feb. 6, 2026 26-00471N

FIRST INSERTION

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

CASE NO. 25-007260-CI
PHH MORTGAGE CORPORATION,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAMON A. CABOT A/K/A RAMON CABOT-BONILLA, DECEASED.

et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAMON A. CABOT A/K/A RAMON CABOT-BONILLA, 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:

LOT 9, BLOCK 3, SOUTHERN COMFORT HOMES, UNIT ONE-B, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 26, OF THE PUBLIC RECORDS OF PINELLAS COUN-

TY, FLORIDA.

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

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

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 21st day of January, 2026.

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

ROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-374249
Jan. 30; Feb. 6, 2026 26-00398N

FIRST INSERTION

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

REF #: 25-002515-CI
UCN: 522025CA002515XXCICI
AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY,

Plaintiff, v. CLAXTON R. BOYKIN; TINA BERRIEN; GREG BOYKIN; ANGEL BOYKIN; SIR WALTER RALEIGH BOYKIN IV; NICOLE BOYKIN; CITY OF CLEARWATER, FLORIDA; STATE OF FLORIDA; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Consent Uniform Final Judgment of Foreclosure dated January 23, 2026, and entered in Case No. 25-002515-CI of the Circuit Court of the Sixth Judicial Circuit in and For Pinellas County, Florida, wherein AVAIL 3 LLC, a Delaware limited liability company is the Plaintiff and CLAXTON R. BOYKIN; TINA BERRIEN; GREG BOYKIN; ANGEL BOYKIN; SIR WALTER RALEIGH BOYKIN IV; NICOLE BOYKIN; CITY OF CLEARWATER, FLORIDA; STATE OF FLORIDA; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR

UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN, are the Defendants. Ken Burke, CPA, as the Clerk of the Circuit Court will sell to the highest and best bidder for cash as www.pinellas.realforeclose.com, at 10:00 a.m., on FEBRUARY 26, 2026, the following described real property as set forth in said Final Judgment, to wit:

Lot 26, of SUNSET HIGHLANDS UNIT 2, according to the Map or Plat thereof recorded in Plat Book 41, Page 70, of the Public Records of Pinellas County, Florida. With a street address of: 1913 Kings Hwy, Clearwater, FL 33755

Any person or entity claiming an interest in the surplus, if any resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT - 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 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 7 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 January 27, 2026.
RITTER, ZARETSKY,
LIEBER & JAIME, LLP
/s/ Vivian A. Jaime
Vivian A. Jaime, Esq.
Attorneys for Plaintiff
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Telephone: (305) 372-0933
Florida Bar Number: 7147771
E-Mail: Vivian@rzllaw.com
Jan. 30; Feb. 6, 2026 26-00446N

FIRST INSERTION

OF PINELLAS COUNTY, FLORIDA.
A/K/A 950 9TH AVE SOUTH SAINT PETERSBURG FL 33705

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

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired
Contact should be initiated at least seven days before the scheduled court ap-

pearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

Dated this 13 day of January, 2026.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
IN/24-006011
Jan. 30; Feb. 6, 2026 26-00471N

FIRST INSERTION

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

Case No.: 2023-CA-6575-CI

GARY S. SMITH Plaintiff, vs. STUART SALTZMAN, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Stipulated Final Judgment Of Foreclosure dated January 21, 2026, entered in Civil Case No. 2023-CA-6575-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein STUART SALTZMAN, IF LIVING AND IF DEAD, THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST STUART SALTZMAN, GEORGE ALEXIOU, CHARLES POPA, JAMIE POPA, JOHN DOE AS UNKNOWN TENANT IN POSSESSION, AND JANE DOE AS UNKNOWN TENANT IN POSSESSION, are defendants, the Clerk shall sell the property at public sale to the highest bidder for cash, at www.pinellas.realforeclose.com, beginning at 10 a.m. on March 18, 2026, the following described property as set forth in said Final Judgment, to-wit:

Property Address: 240 Windward Passage #403, Clearwater, FL 33767
Unit 403, The Village on Island Estates, a Condominium Phase IV, according to the plat thereof as recorded in Condominium Plat Book 42, Pages 28 through 33, inclusive, Public Records of Pinellas County, Florida, together with an undivided share in the common elements appurtenant thereto, all in accordance with the Declaration of Condominium recorded in Official

Records Book 4878, Pages 1988 through 2046, inclusive, and amendment thereto recorded in Official Records Book 5028, Pages 9 through 18, inclusive, all in the Public Records of Pinellas County, Florida, said Amendment adding Phase III, IV, and V, and other amendments thereto adding additional Phases as provided for in the said Declaration of Condominium.

Parcel ID#: 08-29-15-94114-004-4030

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) 464-4880(V) AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING IMPAIRED CALL 711.

DATED at New Port Richey, Florida, this day of, 2026.
LAW OFFICES OF
STEVEN K. JONAS, P.A.
Attorney for Plaintiff
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
Email: sjonas@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
Jan. 30; Feb. 6, 2026 26-00390N

FIRST INSERTION

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

Case No. 25-006551-CI

PAMELA STEELE and ALAN E. STEELE, JR.,

Plaintiff, v. GERALD R. NORECK and HAZEL R. NORECK, and any UNKNOWN PARTIES, including if defendants

are deceased, any unknown heirs, devisees, grantees, creditors, and all other parties claiming by, through, under or against that defendant, and the several and respective unknown assigns, successors in interest, trustees or other persons claiming by, through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described defendants,

Defendants. To: Gerald R. Noreck, Hazel R. Noreck and any Unknown Parties, including if defendants are deceased, any unknown heirs, devisees, grantees, creditors, and all other parties claiming by, through, under or against that defendant, and the several and respective unknown assigns, successors in interest, trustees or other persons claiming by, through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described defendants, (Unknown Whereabouts)

YOU ARE HEREBY NOTIFIED that an action for quiet title relating to the following property in Pinellas County, Florida:

A certain lot, piece or parcel of land, situate, lying and being in the County of Pinellas, State of Florida, to wit:
Beginning at the southwest corner of Lot 32, Block B, TREE LAND PARK, as recorded in Plat Book 30, Page 6, Public Records of Pinellas County, Florida;

thence Running north 73' along the east line of Tree Street to a point on the west boundary of Lot 33, said point being the point of beginning; thence

Continuing north 1.42' along the east line of Tree Street and west boundary of Lot 33 to a point; thence

Turning and running east 75' to a point at the east boundary of Lot 33 and the west boundary of Lot 30; thence

Turning and running south 1.42' along the east boundary of Lot 33 and the west boundary of Lot 30 to a point; thence

Turning and running west 75' to the east line of Tree Street and west boundary of Lot 33 and the point of beginning.

Parcel ID: 07-30-16-91962-002-0331

has been filed against you, and you are required to serve a copy of your written defenses, if any to it, on Plaintiff's attorney, whose name is Jennifer Coddington, of Alexander S. Buchanan, PLLC, 30 Temple Street, Suite 201, Nashua, NH 03030 jen@attorneybuchanan.com and file the original with the Pinellas County Clerk of Court in the case Steel v. Noreck within thirty (30) days from the first publication, or you will be defaulted and a judgment may be entered against you for the relief demanded in the Amended Complaint.

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

DATED: Jan 21st, 2026.
Ken Burke
Pinellas County Clerk of Courts
By: /s/ Thomas Smith
Deputy Clerk
Jan. 30; Feb. 6, 13, 20, 2026
26-00394N

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

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

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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
 Certificate Number: 09872
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 BRIDGEWAY ADD BLK H, LOT 16
 PARCEL: 07-31-17-11376-008-0160
 Name in which assessed:
 L L HEATH TRE
 HERO/PEREZ ESTATE LAND TRUST
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).
 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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
 Certificate Number: 09358
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 SKY HARBOUR CONDO APTS APT 15B
 PARCEL: 14-32-16-82688-000-0152
 Name in which assessed:
 LEON ANGEL REVOCABLE TRUST
 LEON ANGEL TRE
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).
 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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
 Certificate Number: 03840
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 MADEIRA BAY RESORT II CONDO UNIT 316
 PARCEL: 15-31-15-54170-000-3160
 Name in which assessed:
 ENRIQUE FERNANDO GERMANI
 PATRICIA ELIZABETH HAZ
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).
 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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
 Certificate Number: 08977
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 PILLSBURY PARK BLK B, LOT 23
 PARCEL: 35-31-16-68922-002-0230
 Name in which assessed:
 TAMPETE HOUSING LAND TRUST # 2226
 ASSET PRESERVATION TRUST SERVICES INC TRE
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).
 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

SAVE TIME



Email your Legal Notice
 legal@businessobserverfl.com

*Deadline Wednesday at noon
 Friday Publication*

SARASOTA • MANATEE
 HILLSBOROUGH • PASCO
 PINELLAS • POLK • LEE
 COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE 21ST CENTURY
Business Observer
 LV20906_V9

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
 Certificate Number: 06043
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 VILLAGE AT PARK PLACE BLK 6, LOT 1
 PARCEL: 27-30-16-94162-006-0010
 Name in which assessed:
 ANHHONG T NGUYEN
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).
 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

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

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

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that FNA DZ, LLC, the holder(s) of the following certificate has/have filed for a tax deed to be issued thereon. The certificate number, year of issuance, property description, and the names in which the property was assessed are as follows:
 Certificate Number: 01005
 Year of Issuance: 2023
 Said certificate embraces the following described property in the County of Pinellas, State of Florida:
 OAKLAND SUB BLK 3, LOT 20 LESS RD R/W ON S PER O.R. 6095/1268
 PARCEL: 27-28-15-62874-003-0200
 Name in which assessed:
 VISION ROW LLC
 Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder at www.pinellas.realtaxdeed.com on the 18th day of February, 2026 at 11:00 A.M.. A nonrefundable deposit of \$200.00 or 5% of the high bid, whichever is greater, must be deposited prior to sale and in accordance with F.S. 197.542(2).
 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

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

Q&A

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)
 To publish your legal notice email: legal@businessobserverfl.com

--- ACTIONS / SALES ---

FOURTH INSERTION

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

Case No.: 24-003203-CI
KERLISHA ALLAN-THOMPSON Plaintiff, v.
PURE GROUP1 LLC, a Florida Limited Liability Company, Defendant.

TO: RALPH WILLIAMS
1175 PINELLAS POINT DRIVE SOUTH #110
ST. PETERSBURG, FL 33705
YOU ARE NOTIFIED that an action

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

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you

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

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

Ken Burke, CPA
Clerk of the Circuit Court

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

YESNER LAW, PL
Shawn M. Yesner, Esq.
2753 S.R. 580,
Suite 106
Clearwater, FL 33761
Telephone: (813) 774-5737
Facsimile: (813) 344-0905
Email: Shawn@YesnerLaw.com
Email: Lauryn@YesnerLaw.com
Email: Eservice@YesnerLaw.com
January 9, 16, 23, 30, 2026

26-00136N

--- TAX DEEDS ---

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 00403
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

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

Name in which assessed:
LEE WINTHROP LLC

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026
26-00068N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 01704
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

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

Name in which assessed:
RICHARD J SMITH

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026
26-00076N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 06929
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

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

Name in which assessed:
JEFFREY J LEBO

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026
26-00088N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 08576
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BACK BAY HOMES LOT 22
PARCEL: 28-31-16-02034-000-0220

Name in which assessed:
CAPRICE INC

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026
26-00095N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 01827
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

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

Name in which assessed:
CLEARWATER HOSPITALITY 1 LLC

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026
26-00078N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 00480
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

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

Name in which assessed:
CHRISTOPHER ROBERTS

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026
26-00069N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 02738
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

NEW ATLANTIS CLUB CONDO BLDG 5, UNIT 525
PARCEL: 07-30-15-59750-005-5250

Name in which assessed:
ALEXANDER KINDIUK
LESYA KINDIUK

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026
26-00079N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 00788
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

CONCORD ARMS CONDO BLDG A, UNIT 5
PARCEL: 15-28-15-17747-001-0050

Name in which assessed:
STANDARD COMMERCIAL SERVICES LLC

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026
26-00072N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 00663
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

SUTHERLAND, TOWN OF BLK 105, LOTS 20,21 AND 22 (SEE S02-28-15)
PARCEL: 01-28-15-88560-105-2000

Name in which assessed:
KENDRA JKLM VENTURES LLC

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026
26-00070N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 00011
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

INDIAN BEACH RE-REVISED 1ST ADD BLK 87, LOT 22
PARCEL: 01-30-14-42048-087-0220

Name in which assessed:
ROBERT V CLEMMER EST C/O DIANE CLEMMER

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026
26-00067N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 07511
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

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

Name in which assessed:
ELIZABETH MARIE WALDRON
MARGARET TIERNEY WATKINS
MARY R TIERNEY EST

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026
26-00089N

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 01574
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

PART OF SW 1/4 OF SEC 13-29-15 DESC CORN NW COR OF SW 1/4 OF SD SEC TH S89D22'54"E 328.53FT TH S00D00'38"E 150FT FOR POB TH CONT S00D00'38"E 100FT S89D22'54"E 164.44FT TH N00D03'26"W 100FT TH N89D 22'54"W 164.35FT TO POB LESS W 25FT FOR RD R/W
PARCEL: 13-29-15-00000-320-0500

Name in which assessed:
SOUTH TAMPA TRUST LLC

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026
26-00074N

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

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LEGAL NOTICE IN THE BUSINESS OBSERVER

LV10266

CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 9999 Gandy Blvd. N. St. Petersburg, FL. 33702 on February 11, 2026, at 11:00am.

Richard Stoner Furniture, Outdoor sports, Bags
Bennie Harris Furniture, Clothing, Keyboard, Boxes
Chiquita Clark Tools, Boxes, Tent, Totes, Lamp
Quincy Owens Tools, Medical, Boxes, Chair

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase, up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00297N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals at the location indicated:
6901 Park Blvd N
Pinellas Park, FL 33781
February 11th, 2026 at 12:00pm

- **Jamesha Ward:** Clothing, Books, Boxes, Furniture, Household, Toys Totes, Entertainment Center, Chairs
- **Adam Adkins:** Books, Boxes, Household, Couch, Paintings, Book Shelf, Chairs, Wall Art
- **Alexander Wyatt:** Clothing, Furniture, Mattress, Wall Art, Boxes, TV
- **Nita Spelios:** Clothing, Books, Electronics, Household, Furniture, Totes, Printer, Bags, Leg Scooter

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
January 23, 30, 2026 26-00302N

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Marc Engel- Household items

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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

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

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**
1/30/2025

--- TAX DEEDS ---

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 10360
Year of Issuance: 2023

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

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

Name in which assessed:
SMESH LLC

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 10088
Year of Issuance: 2023

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

RICHARDSON'S, W. E. SUB LOT 2
PARCEL: 19-31-17-74664-000-0240

Name in which assessed:
AGANA ST PETE 777777 LLC

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 08408
Year of Issuance: 2023

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

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

Name in which assessed:
CURRENT OWNER

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 08144
Year of Issuance: 2023

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

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

Name in which assessed:
LOUISE YOUNG EST

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 08026
Year of Issuance: 2023

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

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

Name in which assessed:
GT INVESTMENTS OF FLORIDA LLC

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 07824
Year of Issuance: 2023

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

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

Name in which assessed:
2751 3RD AVE LAND TRUST

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 09860
Year of Issuance: 2023

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

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

Name in which assessed:
ERIC ZVEJNIEKS

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 09763
Year of Issuance: 2023

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

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

Name in which assessed:
FELICIA R SCHNEIDER YAPHET MARTIN

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 08186
Year of Issuance: 2023

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

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

Name in which assessed:
EDWARD CHOI & CHANG HEE 2000 REV TRUST

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 05280
Year of Issuance: 2023

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

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

Name in which assessed:
PAYTON DOUGLAS 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

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 03410
Year of Issuance: 2023

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

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

Name in which assessed:
CJ REAL ESTATE PARTNERS LLC

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

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

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate Number: 03409
Year of Issuance: 2023

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

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

Name in which assessed:
CJ REAL ESTATE PARTNERS LLC

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

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KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
January 9, 16, 23, 30, 2026

THIRD INSERTION

NOTICE OF SALE

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

RRA CP OPPORTUNITY TRUST 2, Plaintiff, VS.

DONALD M. CARRINGTON; UNKNOWN SPOUSE OF DONALD M. CARRINGTON; UNKNOWN TENANT IN POSSESSION #1; UNKNOWN TENANT IN POSSESSION #2, Defendants.

NOTICE IS HEREBY GIVEN, that pursuant to the Order on Plaintiff's, RRA CP Opportunity Trust 2, Motion to Reset Foreclosure Sale entered in the above styled cause, now pending before the Court, the property described below will be sold to the highest and best bidder for cash, online, at www.pinellas.realeforeclose.com at 10:00 o'clock, a.m., on Friday, February 13, 2026, the following described property:

LOT 8P, HI-RIDGE ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 80, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 11081 103RD TERR, LARGO, FL 33778.

FOURTH INSERTION

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS

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

CASE NO. 25-00131dp5

IN THE INTEREST OF: N.H. DOB: 7/21/2025, MINOR CHILD

TO: Maria Harris address unknown

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

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

FOURTH INSERTION

THIS NOTICE.

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

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

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

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

THIRD INSERTION

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS

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

CASE NO. 25-00131dp5

IN THE INTEREST OF: N.H. DOB: 7/21/2025, MINOR CHILD

TO: Tori Walkers address unknown

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

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

THIRD INSERTION

THIS NOTICE.

If you are a person with a disability who

--- PUBLIC SALES ---

Q&A

Who benefits from legal notices?

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

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

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.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

SECOND INSERTION

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

NOTICE

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

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

Jan. 23, 30; Feb. 6, 13, 2026 26-00372N

SECOND 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
Board of County Commissioners

Robert Mills, Director,
Department of Administrative Services

Don Moore,
Fleet Management Division Manager
January 23, 30, 2026 26-00346N

--- ESTATE ---

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF

THIS NOTICE.

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

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

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

The date of first publication of this notice is January 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

SECOND 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 must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-

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

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

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

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

Personal Representative:

Susan Miccio-Kilkta

214 Earl Street
Tarpon Springs, Florida 34689

Attorney for Personal Representative:

Jeffrey A. Herzog, Attorney

Florida Bar Number: 16089

LAW OFFICES OF

JEFFREY A. HERZOG, P.A.

3106 Alternate US 19

Palm Harbor, Florida 34683

Telephone: (727) 789-4000

Fax: (727) 789-4002

E-Mail: service@jherzoglaw.com

Secondary E-Mail:

probate@jherzoglaw.com

January 23, 30, 2026 26-00320N

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

1012	Blickensderfer - Aviles, Dana	Artwork, Paints, Electronics
1029	Coleman, Kendra	Electronics, Kitchenware, Furniture
1100	Lovett, Marquita	Furniture
1213	Harrell, Lorenzo	Clothing, Totes
1331	Rogers, Jennell	Lamps, Furniture, Electronics
2018	Padilla, Mathias	Tools, Totes, Furniture
2026	Mitchell, Conchita	Electronics, Suitcases, Totes, Boxes
2027	Enso Wellness, LLC / Mathias Padilla	Appliances, Furniture, Totes
2130	Mendelsohn, Roy	Clothes, Boxes, Bags
2136	Mitchell, Dominique	Appliances, Furniture, Totes
2178	Gadson, Ashley	Appliances, Furniture, Totes
2211	Green, Shanita	Boxes, Bags, Furniture
2214	Isley, Brenda Kaye	Tools, Appliances, Electronics
2347	Armstead, Lisa	Electronics, Kitchenware, Totes
3003	Hedden, James	Clothing, Suitcases, Totes
3227	Pruitt, Michael	Shoes, Furniture, Totes
3323	Mobley, Chara	Totes, Clothing
3329	Prestigious Life Assisted Living / Kathy Long	Washer, Hospital beds, Wheelchairs
3429	Lewis, Pamela	Lamps, Sports items, Appliances
3506	Taylor, Michelle	Electronics, Outdoor items, Totes

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

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

January 23, 30, 2026

26-00292N

--- ACTIONS / SALES ---

THIRD INSERTION

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

CIVIL DIVISION
Case No.: 25-009266-CO
OASIS HOME OWNERS', INC., a Florida profit corporation,
Plaintiff, v.

THE ESTATE OF ROBERT LAWRENCE JOHNSON; THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT LAWRENCE JOHNSON; ANY AND ALL UNKNOWN PERSONS IN POSSESSION OF THE PROPERTY; and CATHCART CONSTRUCTION COMPANY FLORIDA, LLC, Defendants.

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 OF 12766 Seminole Boulevard Lot #73, Largo Florida 33778

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of foreclosing any interest that you have in the real property and the establishment of a lien against the property as well as damages. The property to be foreclosed upon is currently located in Oasis Mobile Home Park, which is located in Pinellas County, Florida and which is more fully described as:

Unit/Lot No. 73 of OASIS MOBILE PARK, a Cooperative, according to Exhibit "C-2" (the "Plot Plan") of the Master Occupancy Agreement as recorded in Official Records Book 8941, Page 2076, and as amended in Official Records Book 14994, Page 1144, Public Records of Pinellas County, Florida, together with 1958 Tamp mobile home, vehicle identification number(s) 583610332, title number(s) 8578686, commonly known as 12766 Seminole Blvd., # 73, Largo, FL 33778, in consideration of the mutual covenants contained in the said Master Occupancy Agreement,

which form of Agreement and all amendments thereto are incorporated herein by reference, the originals of which are maintained in the office of the Association at 12766 Seminole Blvd., Largo, FL 33778. The Unit Owner is the owner of appurtenant Stock Certificate # 248, of Oasis Home Owners', Inc.

Parcel Identification # 10-30-15-63710-000-0730

Also known as 12766 Seminole Boulevard, Lot #73, Largo, Florida 33778.

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.

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

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

DATED this 13th day of January, 2026.

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

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

26-00265N

--- ESTATE ---

SECOND INSERTION

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

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

las County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE 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 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 Statutes Sections 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

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

Signed on this 6th day of November, 2025.

NANCY LANE
Personal Representative
177 Chesapeake Drive
Owingsville, KY 40360

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.:25-011585-ES
Division: 003
IN RE: ESTATE OF
CONCETTA A. MARONE
Deceased.

Administration of the estate of Concetta A. Marone, deceased, whose date of death was September 9, 2025; social security number xxx xx 5943, File Number 25-011585-ES-003, 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 personal representatives' attorney are set forth below.

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

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

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

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
(Intestate)
IN THE CIRCUIT COURT FOR
THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 25-011834-ES-04
IN RE: ESTATE OF
CHARLES JAMES ZAK,
Deceased.

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

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

All other creditors of the Decedent and persons having claims or demands

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act 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 23, 2026.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue,
Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000;
Fax: 727-821-4042
Primary email address:
lcarr@carrlawgroup.com
Secondary email address:
pcardinal@carrlawgroup.com
January 23, 30, 2026 26-00371N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-000035-ES
IN RE: ESTATE OF
RICHARD DOUGLAS MOSHER,
Deceased.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE 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 23, 2026.

Personal Representative:
DEBRA SENTNER
247 Old Brunswick Road
Durham, ME 04222
Attorney for Personal Representative:
/s/ Kit Van Pelt
Kit Van Pelt, Esq.
Florida Bar Number: 106754
Older, Lundy, Koch & Martino
200 N Garden Avenue
Clearwater, Florida 33755
Telephone: (813) 254-8998
Fax: (813) 839-4411
E-Mail: kvanpelt@olderlundy.com
Secondary E-Mail:
kholland@olderlundy.com
January 23, 30, 2026 26-00373N

SECOND INSERTION

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

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

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

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

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

Personal Representative:
Gabrielle S. Mason
760 19th Ave S.
St. Petersburg, Florida 33705
Attorney for Personal Representative:
Michael J. Heath
Attorney
Florida Bar Number: 0010419
167 108th Ave
Treasure Island, FL 33706
Telephone: (727) 360-2771
Fax: (727) 475-5323
Mike@attorneymichaelheath.com
Jennifer@attorneymichaelheath.com
January 23, 30, 2026 26-00308N

SECOND INSERTION

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

The administration of the estate of RICHARD CURTIS MERRILL, also known as RICHARD C. MERRILL, deceased, whose date of death was March 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, STATE OF
FLORIDA, PROBATE DIVISION
FILE: 25-011295-ES
IN RE: ESTATE OF
MARGARET J. STEPANICK, a.k.a
MARGARET STEPANICK,
Deceased.

The administration of the estate of MARGARET J. STEPANICK, deceased, whose date of death was on September 19, 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 estate, including unmaturing, 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 estate, including unmaturing, contingent or unliquidated claims, must file their claim with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in SS., 732.216-732.228, 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 23, 2026.

Personal Representative:
Christopher J. Stepanick
c/o McLane McLane & McLane
275 Clearwater-Largo Road N.
Largo, FL 33770
Attorney for Personal Representative:
Sara Evelyn McLane
275 Clearwater-Largo Road N.
Largo, FL 33770
(727) 584-2110
Fla Bar #084930
mclane@mclane-law.com
January 23, 30, 2026 26-00309N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011953-ES
IN RE: ESTATE OF
JEFFREY ALAN FISHLER,
Deceased.

The administration of the estate of Jeffrey Alan Fishler, deceased, whose date of death was November 28, 2025 is pending in the Sixth Judicial Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 23, 2026.

Jamie Lemle
Personal Representative
Christopher Marsala, Esq.
Florida Bar No.: 0936766
McLaughlin & Stern, PLLC
5150 Tamiami Trail North,
Suite 602
Naples, Florida 34103
Telephone: 239-207-3051
Email: cmarsala@mclaughlinstern.com
Secondary:
dbaez@mclaughlinstern.com
January 23, 30, 2026 26-00351N

SECOND INSERTION

NOTICE TO CREDITORS
IN RE: ESTATE OF
DOLORES E. HOENER
TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:

You are hereby notified that a Trust estate is being administered. DOLORES E. HOENER, a resident of PINELLAS COUNTY, Florida, who died on November 21, 2025, was the settlor of a Trust titled: DOLORES E. HOENER TRUST AGREEMENT U/T/D JANUARY 23, 2001. The name and address of the Trustee are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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 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 HEREIN SET FORTH 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 ARE BARRED.

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

Trustee:
DAVID A HOENER
803 S Chatham Ave
Elmhurst IL 60126
Attorney for Trustee:
FRANCIS M. LEE, ATTORNEY
Florida Bar Number: 0642215
SPN 00591179
4551 Mainlands Boulevard, W.,
Suite F
Pinellas Park, FL 33782
Telephone: (727) 576-1203
Fax: (727) 576-2161
E-Mail: Frank@FrankLeeLaw.com
Secondary E-Mail:
Patricia@FrankLeeLaw.com
January 23, 30, 2026 26-00375N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref # 26-000211-ES
In re: Estate of
SUZANNE JEAN DINNELLA
Deceased.

The name of the decedent, the designation of the court in which the administration of this estate is pending, and the file number are indicated above. The address of the court is Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756. The name and address of the personal representative and the personal representative's attorney are indicated below.

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 unmaturing, 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 unmaturing, 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 SO FILED 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 TWO YEARS AFTER DECEDENT'S DEATH.

The date of death of the decedent is December 8, 2024

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

Personal Representative:
TRACY LYNN WHITAKER
10841 E Stanton Ave
Mesa, AZ 85212
Attorney for Personal Representative:
NICOLAS S. ROBINSON, ESQ.
NICOLAS S. ROBINSON, P.A.
6677 - 13th Ave N, Ste 3A
St. Petersburg, FL 33710
Email: nick@nickrobinsonlaw.com
T: (727) 490-8611
F: (855) 448-9843
Fla. Bar # 88797
January 23, 30, 2026 26-00365N

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
Business Observer
N20828-V7

--- ESTATE ---

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS

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

This administration of the Estate of MARY CANFIELD TUNNITS, 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.

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

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

/s/ Chelsea Scott, Esq.
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
CSScott@FLPLawFirm.com
January 23, 30, 2026 26-00317N

SECOND INSERTION

NOTICE OF ADMINISTRATION

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

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

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

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

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

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

SECOND 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

SECOND 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 Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

SECOND 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

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

SECOND 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

SECOND 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

SECOND 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@
mcmmanusstateplanning.com
Secondary Email:
lawoffice@
mcmmanusstateplanning.com
January 23, 30, 2026 26-00324N

SECOND 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 unmaturing, 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 unmaturing, 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

SECOND 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 decedent's estate, even if that claim is unmaturing, 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 unmaturing, 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

SECOND 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@tomtrippplaw.com
FL Bar No. 0377597
January 23, 30, 2026 26-00316N

SECOND 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 decedent's estate, even if that claim is unmaturing, 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 unmaturing, 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
E-mail your Legal Notice
legal@businessobserverfl.com

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-008014-CO
SILVER LAKE MHC, LLC and LSC MOBILE SALES, INC.,
Plaintiffs, vs.
THE ESTATE OF MICHEL JOTHAM GOULD; ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF MICHEL JOTHAM GOULD; CHRISTOPHER BRUNK a/k/a Christy Brunk, and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,
Defendants.
TO: The Estate of Michel Jotham Gould 4000 24th Street North Lot No. 422 Saint Petersburg, Florida 33714 Christopher Brunk a/k/a Christy Brunk 4000 24th Street North Lot No. 422 Saint Petersburg, Florida 33714 All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Michel Jotham Gould 4000 24th Street North Lot No. 422 Saint Petersburg, Florida 33714
YOU ARE NOTIFIED that an action for Declaratory Judgment as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at:
4000 24th Street North, Lot No. 422, Saint Petersburg, Florida

33714 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the Complaint or petition.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
WITNESS, Ken Burke, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Pinellas County, Florida.
Dated: January 20, 2026
KEN BURKE
CLERK OF THE CIRCUIT COURT
By: /s/ Thomas Smith
As Deputy Clerk
Jan. 23, 30; Feb. 6, 13, 2026
26-00360N

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PINELLAS COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25-006806-CI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,
Plaintiff, vs.
THOMAS NORMAN NORRIS, et al.,
Defendant.
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, GRANTEE OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
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, GRANTEE OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 2, OAKWOOD-HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Rayerm Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before , a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
WITNESS my hand and seal of this Court this 20th day of January, 2026.
KEN BURKE, CPA
CLERK OF COURT OF PINELLAS COUNTY
By /s/ Thomas Smith
As Deputy Clerk
Submitted by:
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com 25-14398FL
January 23, 30, 2026 26-00349N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 25-005812-CI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
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.,
Defendant(s).
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.
KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at 10:00 AM, on the 10th day of March, 2026, the following described real property as set forth in said Judgment, to wit:
LOT 34, MIDDLECREEK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 44, OF THE PUBLIC RE-

CORDS OF PINELLAS COUNTY, FLORIDA.
If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:
Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD
Or 711 for the hearing impaired
Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.
Dated: January 20, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
January 23, 30, 2026 26-00361N

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-008352-CO
DREW ROOFING, LLC,
Plaintiff, v.
JUANITA SUBER,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 13, 2026, and entered in 25-008352-CO of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Drew Roofing, LLC is the Plaintiff and Juanita Suber is the Defendant(s). Ken Burke, CPA, the Clerk of the Circuit Court for Pinellas County, Florida, will sell to the highest and best bidder for cash at www.Pinellas.RealForeclose.com, at 10:00 AM ET, on February 18, 2026, the following described property as set forth in said Final Judgment, to wit:
Lot, 23 Block 12, REPLAT OF PALLANZA PARK, according to the map or plat thereof, as recorded in Plat Book 14, Pages 1 through 4, Public Records of Pinellas County, Florida.
2900 Pallanza Drive South, Saint Petersburg, Florida 33705

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Dated this 20th day of January 2026.
/S/ SeanCarlo Lopez
SeanCarlo Lopez, Esq.
FLA Bar No#: 1011035
Attorney for Plaintiff(s)
Lopez Law Group
700 7th Ave N
St. Petersburg, FL 33701
727-933-0015
Primary Email:
Sean@TheLopezLawGroup.com
Alt. 1 Email:
Alaina@TheLopezLawGroup.com
Alt. 2 Email:
Admin@theLopezLawGroup.com
January 23, 30, 2026 26-00364N

SECOND INSERTION

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25-000400-CI
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-2,
Plaintiff, vs.
MALINDA F. JACKSON F/K/A MALINDA F. GLENN, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 13, 2025, and entered in 25-000400-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-2 is the Plaintiff and MALINDA F. JACKSON F/K/A MALINDA F. GLENN; JAMES JACKSON are the Defendant(s). Ken Burke as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, at 10:00 AM, on February 12, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 11, BLOCK 11, REVISION OF VINSETTA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 71, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Property Address: 4717 11TH AVE.

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 25-001076-CI
PEDRO FRANCISCO,
Plaintiff, vs.
JOSEPH A. MORABITO, et al.,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 14, 2026 and entered in 25-CA-001076 of the Circuit Court for the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein PEDRO FRANCISCO is the Plaintiff and JOSEPH A. MORABITO, 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:
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.
ADDRESS: 2036 Nursery Road,

Clearwater, FL 33764
FOLIO: 24-29-15-41976-000-1120
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
Dated January 20, 2026.
/S/ Leslie M. Conklin, Esquire
LESLIE M. CONKLIN, ESQUIRE
ATTORNEY FOR THE PLAINTIFF
801 West Bay Drive, Suite 341
Largo, FL 33770
(727) 449-0004
Service E-Mail:
conklinlaw@yahoo.com
Florida Bar No. 228710
January 23, 30, 2026 26-00378N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011840-ES
Division 003
IN RE: ESTATE OF
LEO J. MCCORMICK A/K/A
LEO JOSEPH MCCORMICK JR.
Deceased.
The administration of the estate of Leo J. McCormick a/k/a Leo Joseph McCormick Jr., deceased, whose date of death was August 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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.
Personal Representative:
Christine McCormick
1457 Mark Lane
Pottstown, Pennsylvania 19465
Attorney for Personal Representative:
Sarah Voss, Esq.
Florida Bar Number: 1025128
Sarah Voss Law, PLLC
2555 Enterprise Rd., Suite 11-1
Clearwater, Florida 33763
Telephone: (727) 487-9455
sarah@sarahvossllaw.com
celeste@sarahvossllaw.com
January 23, 30, 2026 26-00354N

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25-005792-CI
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
JAMES NICK TSACRIOS AND IRENE KAY O'BRIEN, et al.
Defendant(s).
TO: IRENE KAY O'BRIEN, UNKNOWN SPOUSE OF IRENE KAY O'BRIEN,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
SITUATED IN COUNTY OF PINELLAS, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS, TO-WIT:
UNIT 103, WINDWARD POINTE, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APURTEMENT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN O.R. BOOK 5726, PAGE 299, AND ALL ITS ATTACHMENTS AND AMENDMENTS, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 75, PAGE(S) 26, AND AS AMENDED IN CONDOMINIUM PLAT BOOK 107, PAGES 41 AND 42, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
BEING THAT PARCEL OF LAND CONVEYED OR 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.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 20th day of January, 2026.
KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court Street Clearwater, Pinellas County, FL 33756-5165
CLERK OF THE CIRCUIT COURT
BY: /s/ Thomas Smith
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-289361
January 23, 30, 2026 26-00374N

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF JUDICIAL SALE BY THE CLERK

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

CASE NO.: 24-005267-CI FENNARIO INVESTMENTS, LLC., a Florida Limited Liability Company, Plaintiff, vs.

5117 HOLDINGS, LLC., a Florida Limited Liability Company, JUAN JOHN HENRY AARON a/k/a JOHN HENRY AARON, as Guarantor, and MICHAEL BROOKER, and any and all others in possession, Defendants.

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

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

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

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

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

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

January 23, 30, 2026 26-00323N

SECOND INSERTION

NOTICE OF SALE

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

CASE NO.: 24-0009967-CO SEVILLE CONDOMINIUM 2, INC. a Florida not-for-profit corporation, Plaintiff, vs.

JULIAN HOXHULKA and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

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

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

Florida, 33764.

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

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

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

Dated this 19th day of January, 2026.

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

SECOND INSERTION

NOTICE OF SALE

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

CASE NO. 23-008560-CI BAY AREA LENDING SERVICES LLC, a Florida limited liability company, Plaintiff, vs.

FAMILY INTERNATIONAL HOME BUILDERS LLC, a Florida limited liability company, TATIANA MURRAY, individually, RANDELL J. WALDEN, SR., individually, FREDDIE MURRAY, individually, ALPHONSO DEROSIERS, individually, and MORRISSEY & MORRISSEY ENTERPRISES, LLC, a Florida limited liability Lender, Defendants.

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

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

33706

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

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

s/ Stephenie Biernacki Anthony
FRANK A. LAFALCE, ESQ.
Florida Bar No. 0980609
flafalce@anthonyandpartners.com
STEPHENIE BIERNACKI ANTHONY, ESQ.
Florida Bar No. 0127299
santhony@anthonyandpartners.com
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

SECOND INSERTION

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

CASE NO. 25-004905-CI LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DAKOTA RAYMOND BENNETT, et al.

Defendant(s),
TO: DAKOTA RAYMOND BENNETT, UNKNOWN SPOUSE OF DAKOTA RAYMOND BENNETT, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being 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.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days

from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Pinellas County, Florida, this 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

SECOND INSERTION

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

CASE NO.: 25-005345-CI FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-3, Plaintiff, v.

SUSAN BUTLER, et al., Defendants.

TO: Susan Butler
4743 Del Rio Way South
Gulfport, FL 33711
Susan Butler
38559 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PINELLAS COUNTY
GENERAL CIVIL DIVISION

CASE NO.: 24-004806-CI CLEARWATER CASCADE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

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.

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 <http://www.pinellas.realforeclose.com> 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION

CASE NO. 18-002389-CI Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-C, Asset Backed Pass-Through Certificates, Plaintiff, vs. Carolyn Maratea a/k/a Carolyn Brown-Maratea a/k/a Carolyn R. Brown Maratea, et al., Defendants.

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, www.pinellas.realforeclose.com, 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

SECOND INSERTION

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

CASE NO.: 25-001597-CI SERVISFIRST BANK, Plaintiff, vs. I3 INVESTMENTS, LLC; IAN R. WILLIAMS; DIXIE SIGNS, INC.; and AFFY 08 LLC, Defendants.

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 www.pinellas.realforeclose.com 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
jjanerros@zkslaw.com
service@zkslaw.com
Counsel for Plaintiff
JTS/jbc
14687-39
[14687-39/11914789/1]
January 23, 30, 2026 26-00315N

SECOND INSERTION

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

UNC522 25CC002321XXCOCO Case Number 25-002321-CO-041 BRIAN D. RIGGS, also known as BRIAN D. RIGGS, SR., Plaintiff, v.

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.

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 www.pinellasrealforeclose.com, at 10:00 AM on the 19th 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

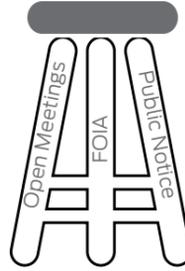


SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

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

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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

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



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

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

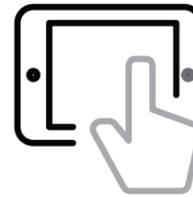
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



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