

Public Notices

Business
Observer

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

FEBRUARY 6 - FEBRUARY 12, 2026

PINELLAS COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 23, 2026, the personal property in the below-listed units, which may include but are not limited to household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08759, 3657 Tampa Road, Oldsmar, FL 34677, (813) 259-7166

Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

0207 - Dyrce, Jason; 0213 - Esponilla, Vincent; 1029 - Considder, Carolyn; 2061 - LaBean, Nick; 3067 - Glowaski, Barbara

PUBLIC STORAGE # 23431, 4080 Tampa Road East, Oldsmar, FL 34677, (813) 773-6571

Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

1067 - Mason, Ahlias; 2005 - Booth, Christina; 2006 - Mcneill, Caroline; 2117 - Rocks, Joseph; 3039 - Nelson, Daniel Charles; C017 - Gutierrez, Alexander ; D002 - Smokers Delite Mink, Tammy; D042 - Schulz, Lisa; D044 - Baierlein, Timothy; D054 - Beaverland, Jason; D114 - rzasa, darren; D125 - Jenkins, Jesseca; E003 - jackson, Garland; F002 - Stephens, Joseph; G049 - Munro, Philip; G053 - White, Juliet; G100 - Federici, Italia

PUBLIC STORAGE # 28074, 1730 S Pinellas Ave, Ste I, Tarpon Springs, FL 34689, (727) 605-0137

Time: 01:00 PM

Sale to be held at www.storagetreasures.com.

01007 - Filippelli, Annette; 279 - Petelle, Evan; 303 - Fatkin, Angela; 305 - Luecke, Christopher; 423 - Cunningham, Chris; 532 - saunders, Nyasia; 617 - Baetens, Seth

PUBLIC STORAGE # 28081, 38800 US Highway 19 North, Tarpon Springs, FL 34689, (727) 219-9944

Time: 01:15 PM

Sale to be held at www.storagetreasures.com.

A012 - Martinez, Jeannie Landeros; B138 - andrews, Steven; B180 - Macneel, Sarah; C227 - Arboleda, Jaime; C250 - Biscardi, Michael; F342 - Maglis, Maria; H552 - Nokes, Teena; I620 - Erickson, Mindi; J701H - Lynch, Jared; J703D - Betty, Sawyer; K819 - Dalton, Larry; K825 - Downey, Sandra; K844 - Alzokari, Navhan; L904 - Rivera, Jesus; L940 - Estrela, Fabiano; M1022 - Tracy, Gabrielle

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

February 6, 13, 2026

26-00516N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10111 Gandy Blvd N St Petersburg FL 33702 on 2/25/2026 @ 11:30am

Shamika Grant Household Goods/Furniture

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.

February 6, 13, 2026

26-00571N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage 1855 32nd St. N St. Petersburg, FL 33713 on February 26, 2026, at 10:30 AM.

Shane Farley - Holiday items, etc

Jennifer Wright - Clothing appliances photos memorabilia

Anthony Williams - Books, Household Items, Art Work

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.

February 6, 13, 2026

26-00562N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage

7220 4th St N. St. Petersburg, FL 33702

February 27, 2026 -1:00 p.m.

Tara Pedersen- Totes, wicker chair
Shannon Brodnax- TV
Nina Pearl Johnson- Bag, speaker

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.

February 6, 13, 2026

26-00586N

FIRST INSERTION

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

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below belonging to the individuals listed below which are located at Barney's Mini Storage, 10891 Oak Street N.E., St. Petersburg, FL 33716 to enforce a lien imposed on said property under The Florida Self Storage Act Statutes (Section 83.801-83.809). The undersigned will sell at a public sale to be held on FEBRUARY 23, 2026 at www.storagetreasures.com with bidding to begin online FEBRUARY 6, 2026 at 1pm and is scheduled to end FEBRUARY 23, 2026 at 1pm.

NAME:	UNIT#:	CONTENTS:
BROWN, DE KIRA	A003	HOUSEHOLD
DENZ, MICHAEL	G022	HOUSEHOLD
DENZ, MICHAEL	K344	HOUSEHOLD
DENZ, MICHAEL	K354	HOUSEHOLD
CHAPMAN, SHAWN	K359	HOUSEHOLD
GRAHAM, PHYLLIS	L375	HOUSEHOLD
RUSSELL, MICHAEL D	A018	HOUSEHOLD
RUSSELL, MICHAEL D	N573	HOUSEHOLD

Purchases must be made in cash only and paid to the above referenced facility in order to complete the transaction. Barney's Mini Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

February 6, 13, 2026

26-00513N

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Aimee Marie Fagan will on the 19th day of February, 2026, at 10:00 a.m., on property at 6190 62nd Avenue N., Lot #25, in Lake Bon Bon be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1971 UNKNOWN

Mobile Home

VIN No.: FLA134941

Title No.: 158361196

And All Other Personal

Property Therein

PREPARED BY:

Rosia Sterling

Lutz, Bobo & Telfair, P.A.

2155 Delta Blvd, Suite 210-B

Tallahassee, Florida 32303

February 6, 13, 2026 26-00519N

FIRST INSERTION

NOTICE OF PUBLIC SALE

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on February 23, 2026, the personal property in the below-listed units, which may include but are not limited to household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 07111, 199 Missouri Ave N, Largo, FL 33770, (727) 315-0688

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

1006 - SMITH, JILICA; 1086 - Pasha, Engiel; 2113 - Brown, Wilbur; 2179 - Galloway, Jeremy; 3030 - Pappas, Catherine; 3041 - Williams, Jordan; 3042 - MSR MEDIA INTERNATIONAL Behr, Karinne; 3087 - Armstrong, Lisa; 3119 - Solis, Amanda; 3155 - Plant, Beverly; 3196 - Sherrill, Luke; 3228 - Cox, Latearia; B114 - McArdle, Francis; B126 - Johnson, Keiosha; B129 - wells, Caylie; C117 - Powell, Faith; C176 - davila, America; C193 - Capehart, Leon; C194 - Acton, Amber; D103 - Ruiz, Edwin; P025 - Wallace, Chad R.

PUBLIC STORAGE # 07119, 4221 Park Blvd, Pinellas Park, FL 33781, (727) 551-4378

Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

A001 - Suchan, Gina; A101 - Bell, Leonard; A116 - Harkins, Sebastian; A214 - Gardner, Corey R; A220 - Johnson, Angel; A411 - Ariri, Austin; A503 - Meyers, Ebony; B107 - Johnson, corliss; B208 - SPRAGUE, DEIDRA; B213 - Olsen, Debbie Clemons; B613 - Barrett, Devan; B624 - Boles, Tammy; B809 - Gibson, Justice Maurice

PUBLIC STORAGE # 08217, 6820 Seminole Blvd, Seminole, FL 33772, (727) 498-8744

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

2619 - Jackson, Jessica; 2730 - Kelly, Greg; 2901 - Spencer, Kendra; 2902 - Camacho, Elias; 3319 - Detellis, Robert; 3709 - Detrich, Sheryl; 3713 - kirchner, Eric; 3715 - Nowinski, Ronald; 4550 - Maillet, Stephanie; 5017 - Wilhelm, Jeffery

PUBLIC STORAGE # 20173, 6543 34th St N, Pinellas Park, FL 33781, (727) 498-0622

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

014A - King, Taylor; 522 - Moorer, Clara; 584 - Bailey, Angel; 586 - Jones, TeReico; B037 - Dent, Theodore; B038 - ALLEN, JANIA L; B042 - Reis, Michael; B047 - Knetsch, Stephanie; B067 - Havens, Sarah; B078 - Zundel, Kelly; C018 - Addison, Jerome; C020 - Brown, Deondria; C022 - Guanipa, Edinson; E017 - Desmangles, Kimberlie; E022 - Buxton, Chantel; E038 - Collins, Krystal; E045 - Cortes, Matthew; E046 - Taylor, Tamara; F007 - Eid, Hatem; F051 - bobby, Brady; F075 - Bickford, Monica; F079 - Royster, Latonya; F101 - KRANTZ, JENNIFER; G001 - filmon, Michelle; H012 - small, Corrionna; H021 - Robinson, Antonio; RV1 - Chambers, Spencer

PUBLIC STORAGE # 20410, 5880 66th Street N, St Petersburg, FL 33709, (727) 547-3460

Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

A010 - Copeland, Benjamin; A026 - Garcia, Lesly; A027 - Stearns, Allen; A028 - Copeland, Ronnie; A032 - Armstrong, David; A040 - rue, April; A064 - Bernier, Adrienne; B009 - Borrero, Lourdes M; B051 - Ames, Courtney T; C038 - Wissian, William; C043 - Branson, Tiffany; C078 - hutchinson, William; C119 - Lino, Celyne; C163 - Elkin, Del; C164 - Gipson, Kimberly; D032 - Arbanas, Steve; D040 - Jackson, Constance; D050 - morton, traci; F031 - Edgewater Preparatory Academy Klenert, Daneen; G007 - Elkin, Del; G008 - Hoffman, Ashley; G009 - Nolan, Wesley; G018 - Spinks, Earl

PUBLIC STORAGE # 20445, 8305 Ulmerton Road, Largo, FL 33771, (727) 249-0891

Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 2950 Gandy Blvd, St. Petersburg, FL 33702, February 26, 2026
@ 12:00 PM

Haley Miller - furniture, household items

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.
February 6, 2026 26-00563N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 950 Pasadena Ave S. South Pasadena FL 33707 on February 26, 2026 @ 11:15 AM

K Renae Dow- Personal Items, computer parts
Lashawn Michelle McKenzie- 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.
February 6, 13, 2026 26-00521N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage 4495 49th St N. St. Petersburg FL,33709 on February 26, 2026 at 10:00 AM

Michelle L Mathis - household
Michelle L Mathis - furniture, household
Larry Carter - Household Goods/Furniture
Sharlette Cecil - household items
Arron Sample - household items
Maureen Lyons - Household Goods
Jerry Walker - Landscaping/Construction Equip
Jessica Reyes - Bunkbed & bedding
Harold Mayer - House hold 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.
February 6, 13, 2026 26-00523N

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Starting at 10 am on Wednesday February 18, 2026.

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

J-19 James Busk
K-5 James Busk

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

F-7 Stephen McCanna
K-16 Shanique Burns
K-19 Micheal Russel
L-6 Jason Akins
L-14 Christopher Gaudreau
L-15 Christopher Gaudreau
L-18 Anthony Aloe
S-5 Bobbie Johnson
T-9 Joshua North

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

F-1 Francis Perrotti
K-16 Lynda Hennis
Q-4 Holly Smith
Q-7 Sean O'Keefe

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

O-15 Nicole Cooper
P-10 Nicholas Fergson

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

D-22 Betty Williams
U-7 Daivid Capers

February 6, 13, 2026 26-00615N

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County
name from the menu option
OR E-MAIL:
legal@businessobserverfl.com

Business
Observer

180239

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 9999 Gandy Blvd. N. St. Petersburg, Fl. 33702 on February 25, 2026, at 11:00am.

Michael Shank Furniture, Mattress, Clothing, Shoes, Storage Rack, Wall Art.

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.
February 6, 13, 2026 26-00520N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1650 7th Ave N St Petersburg FL 33713 February 26, 2026 at 11:00am

Jillian Goles - Household items/ personal items
Rodney Myrick- Household items/ personal items
Precious Mccollum- Household items/personal items
Shanika Roach- Household items/personal items
David Beckett- Household items/personal 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.
February 6, 13, 2026 26-00522N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage at 4750 62nd Ave N Pinellas Park, FL 33781 on February 27th, 2026 at 11AM

Thomas Crawford-Totes, pictures, cleaners, and bucket
Terry James Johnson-Appliances, shelves/cabinets, dishes/kitchenware, clothing/shoes, sport or outdoors, boxes, tools and totes, dresser, and coolers
Nancy Kline-Boxes, and posters
Rebecca Lynn Randolph-Books, electronics, wall art, dog cages, records, household furniture, boxes, tools, and generator
Gregory F Hartner-tools, boxes, tubing, and totes

This auction will be listed and advertised on www.storagetreasures.com. Purchases must be made in cash only and paid at the above referenced facility in order to complete transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
February 6, 13, 2026 26-00570N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
6901 Park Blvd N
Pinellas Park, FL 33781
February 25th , 2026 at 12:00pm

• Sarith Sam: Coffee Table, Measuring Tape, Vent Hose
• Ebony Feazell: Desk, Boxes, Totes, Wall Art, Furniture

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.
February 6, 13, 2026 26-00524N

FIRST INSERTION

Pinellas County Sheriff's Office Property & Evidence

Unclaimed Abandoned or Lost Property, Unclaimed Evidence

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

Types of property received between 01/01/2026 – 01/31/2026:

BB GUN, BICYCLE, BRACELET, Camp/Hunt/Fish Equip, CELLULAR PHONE, CLOTHING ACCESSORY, CLOTHING/FUR, EARRINGS, ELECTRONIC DEVICE, EQUIP/TOOL, GUN, GUN AMMO, GUN CASE/HOLSTER/ACCESSOR, GUN CLIP/SPEED LOADER, JEWELRY (OTHER), PURSE/POUCH/PACK, SCOOTER, SPORTS EQUIPMENT, SUNGLASSES/EYEGLASSES, US CURRENCY, WALLET, WATCH.

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

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

February 6, 13, 2026 26-00604N

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

Coconut Grove Comedy Festival 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 3rd day of February, 2026
Cinnasational Sweets LLC

February 6, 2026

26-00609N

FIRST INSERTION

NOTICE

Effective March 12, 2026,
Derek Hiltz, DO, will no longer be
providing care at Optum.

Patients of Dr. Hiltz may continue care
at Optum - Tyrone

Patients can obtain copies of their
medical
records at:

Optum - Tyrone
7655 38th Ave N., Suite 101
Saint Petersburg, FL 33710
Phone: 1-727-345-3200
Fax: 1-817-514-7879

Feb. 6, 13, 20, 27, 2026 26-00619N

NOTICE UNDER FICTITIOUS NAME

TO WHOM IT MAY CONCERN:

Notice is hereby given that the under-

signed pursuant to the "Fictitious

Name Statute, Chapter 865.09, Florida

Statutes, will register with the Division

of Corporations, Department of State,

State of Florida upon receipt of this no-

tice. The fictitious name, to-wit: AdventHealth

Well 65+ Clearwater under which (we

are) engaged in business at 2472 Gulf to

Bay Blvd in Clearwater, FL 33765-4324.

That the (party) (parties) interested in

said business enterprise is as follows:

AdventHealth Senior Care, Inc. at

Clearwater, Pinellas County, Florida,

on 01/26/2026, Pinellas County,

Clearwater, FL

February 6, 2026 26-00529N

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
Strider Project Management located at
7901 4th St N Ste 300 in the City of St.

Petersburg, Pinellas, FL 33702 intends

to register the said name with the Divi-

nion of Corporations of the Department

of State, Tallahassee, Florida.

Dated this 3rd day of February, 2026

GARDEN VALE

DEVELOPMENTS LLC

February 6, 2026 26-00600N

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

NOTICE IS HEREBY GIVEN that the under-

signed, desiring to engage in business under the fictitious name of

Top Flight Laws & Landscape, located at 10461 110th way, South, in the City of

Largo, County of Pinellas, State of

FL, 33778, intends to register the said

name with the Division of Corporations

of the Florida Department of State,

Tallahassee, Florida.

Dated this 29 of January, 2026.

Cynthia Renee Lewis

2517 1/2 Oakdale St., South

St. Petersburg, FL 33705

February 6, 2026 26-00530N

February 6, 2026 26-00614N

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
3201 32nd Ave S St. Petersburg FL, 33712
February 27, 2026 at 10:30am

--- PUBLIC SALES ---

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Figgs Garage 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
The Rathui Group LLC
February 6, 2026 26-00515N

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 Luxury Bartending Academy 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 30th day of January, 2026
Luxury Hospitality Academy LLC
February 6, 2026 26-00567N

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 Luxury Waitstaff Academy 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 30th day of January, 2026
Luxury Hospitality Academy LLC
February 6, 2026 26-00568N

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 Nurse Gina located at 2710 59th avenue north in the City of St. Petersburg, Pinellas, FL 33714 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of January, 2026
Gina Etheridge
February 6, 2026 26-00572N

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 All-South Power Solutions located at 326 Kinston St. 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 31st day of January, 2026
Christopher Sirois
February 6, 2026 26-00573N

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 Royal Care Management LLC located at 7901 4th St N STE 300 in the City of St. Petersburg, Pinellas, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of February, 2026
Red Poppy LLC
February 6, 2026 26-00576N

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 Aurox located at 7901 4 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
Adam Durrin
February 6, 2026 26-00514N

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 Project Sweat 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 29th day of January, 2026
S&J Performance LLC
February 6, 2026 26-00510N

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 Reece Windows & Doors located at 7181 30th Ave N in the City of St Petersburg, Pinellas, FL 33710 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of February, 2026
Reece BUILDERS/WINDOWS INC
February 6, 2026 26-00577N

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 Simply Land Co located at 355 Foster Ln. in the City of Belleair, Pinellas, FL 33756 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
Melissa Ackermann
February 6, 2026 26-00511N

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 Vyre Build 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 29th day of January, 2026
Vyre Construction, LLC
February 6, 2026 26-00509N

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 Ithral Publishing Group located at 7901 4th St N #12153 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
LYCAAN LLC
February 6, 2026 26-00508N

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC AND OCEAN BANK, 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: 08395
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

AUSTIN'S SUB LOT 5
PARCEL: 27-31-16-01746-000-0050

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 March, 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

February 6, 13, 20, 27, 2026

26-00499N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MUNICIPAL TAX SERVICING 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: 03827
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

MARINA PARK LOT 15
PARCEL: 25-31-15-55317-000-0150

Name in which assessed:

MAHALO LIFE HOLDING 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 March, 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

February 6, 13, 20, 27, 2026

26-00493N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MUNICIPAL TAX SERVICING 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: 03827
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

KEY CAPRI CONDO WEST
BLDG, APT 606 W
PARCEL: 14-31-15-46557-002-0606

Name in which assessed:

VITOLDAS USARIS

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 March, 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

February 6, 13, 20, 27, 2026

26-00492N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that SAVVY FL LLC FTB COLLATERAL ASSIGNEE, 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: 02402
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

ULMERS ADD, M.W. BLK E, E
46FT OF LOT 4
PARCEL: 34-29-15-93330-005-0040

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 March, 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

February 6, 13, 20, 27, 2026

26-00489N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MUNICIPAL TAX SERVICING 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: 02205
Year of Issuance: 2023
Said certificate embraces the following described property in the County of Pinellas, State of Florida:

BELLEAIR FOREST CONDO
BLDG 2, UNIT 322
PARCEL: 28-29-15-06869-002-3220

Name in which assessed:

FLORIWINGS CORP

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 March, 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

February 6, 13, 20, 27, 2026

26-00488N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that ATCF II FLORIDA-A 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

FIRST INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN: 522025CP003448XXESPR REF #: 25-003448-ES - Section 003 IN RE: THE ESTATE OF BENJAMIN DEAN MILES Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 3,686.36 are being held for Derrick Miles in the registry of court, deposited per order of December 5, 2025, in IN RE: THE ESTATE OF BENJAMIN DEAN MILES, deceased; case number 25-003448-ES.

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

Dated this 30th day of January, 2026.

KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb

Feb. 6; Mar. 6, 2026 26-00543N

FIRST INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN: 522024CP011504XXESPR REF #: 24-011504-ES - Section 004 IN RE: THE ESTATE OF ANN J JOCHEMS Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 3,183.59 are being held for Elisa Priest in the registry of court, deposited per order of November 21, 2025, in IN RE: THE ESTATE OF ANN J JOCHEMS, deceased; case number 24-011504-ES.

Dated this 30th day of January, 2026.

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

Dated this 30th day of January, 2026.

KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb

Feb. 6; Mar. 6, 2026 26-00542N

FIRST INSERTION

Notice Of Unclaimed Probate Funds Deposited In Court Registry
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION UCN: 522024CP001775XXESPR REF #: 24-001775-ES - Section 003 IN RE: THE ESTATE OF ROBERT P SCHMIDT Deceased

Notice is given that, pursuant to section 733.816, Florida Statutes, unclaimed probate funds of \$ 2,838.49 are being held for the Estate of Donald Schmidt in the registry of court, deposited per order of August 8, 2026, in IN RE: THE ESTATE OF ROBERT P SCHMIDT, deceased; case number 24-001775-ES.

Dated this 30th day of January, 2026.

KEN BURKE
Clerk of the Circuit Court
315 Court St. Rm. 106
Clearwater, FL 33756
By: /s/ Jill Whitcomb

Feb. 6; Mar. 6, 2026 26-00541N

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MUNICIPAL POINT CAPITAL LP, 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: 10190

Year of Issuance: 2023

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

SCHOOLEY'S HOMEVILLE NO. 2 BLK 1, LOT 7 PARCEL: 30-31-17-79038-001-0070

Name in which assessed:

CHANTAY BURGESS EST

ELIZA BURGESS

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 March, 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)

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC AND OCEAN BANK, 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: 08529

Year of Issuance: 2023

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

RIDGEWOOD TERRACE LOT 170 PARCEL: 27-31-16-75402-000-1700

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 March, 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

February 6, 13, 20, 27, 2026

26-00503N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC AND OCEAN BANK, 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: 08525

Year of Issuance: 2023

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

RIDGEWOOD TERRACE LOT 139 PARCEL: 27-31-16-75402-000-1390

Name in which assessed:

JABAAR J EDMOND

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 March, 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

February 6, 13, 20, 27, 2026

26-00501N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MARTIN PICO APOLLO GROUP HOLDINGS, LLC AND OCEAN BANK, 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: 08372

Year of Issuance: 2023

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

TANGERINE TERRACE NO. 2 BLK B, LOTS 25 AND 26 PARCEL: 26-31-16-89712-002-0250

Name in which assessed:

ADRANA BULLOCK 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 March, 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

February 6, 13, 20, 27, 2026

26-00498N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, 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: 07785

Year of Issuance: 2023

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

WEST CENTRAL AVENUE BLK 14, LOT 7 PARCEL: 22-31-16-96174-014-0070

Name in which assessed:

WILLIE EDMONDS

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 March, 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

February 6, 13, 20, 27, 2026

26-00497N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, 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: 07597

Year of Issuance: 2023

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

PASADENA ESTATES SEC E BLKS 75,77,78 & 118 TO 125 BLK 118, LOT 6 PARCEL: 20-31-16-67104-118-0060

Name in which assessed:

JAMES D KOWALSKI

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 March, 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

February 6, 13, 20, 27, 2026

26-00496N

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that SOLERA NATIONAL BANK, CUST FBO JING JIE ROTH IRA JJIE RD 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

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/20/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 SHEF mobile home bearing vehicle identification number F4348, and all personal items located inside the mobile home. Last Tenant: Miguel Gonzalez Ortega. Sale to be held at: Twin City MHC, 10636 Gandy Boulevard, Saint Petersburg, Florida 33702 (727-526-2920).

February 6, 2026 26-00628N

FIRST INSERTION

NOTICE OF AUCTION

TO: ALL INTERESTED PARTIES
NOTICE IS hereby given that the Pinellas County Sheriff will sell at auction approximately ten (10) vehicles. The auction will be held online, only proxy bid (in person viewing per dates set on website) at JJ Kane, <https://www.jjkane.com> on Tuesday and Wednesday, February 24-25, 2026. If you have any questions, please contact the Purchasing Manager at (727) 582-6866.

PINELLAS COUNTY

SHERIFF'S OFFICE

Eric Vincent, Purchasing Manager
February 6, 2026 26-00518N

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 27th, 2026 @ 10:00 AM at each individual repair facility.

41547 2007 Jeep VIN#: 1J8GA39137L140148 Repair Facility: Dayton Andrews Dodge Chrysler Jeep Ram 2301 34th St N Saint Petersburg 727-321-0500 Lien Amt \$2,792.95
41548 2017 Kia VIN#: 5XXGT4L-31HG124226 Repair Facility: Lokey Nissan Inc 27960 US Highway 19 N Clearwater 727-799-4499 Lien Amt \$2,324.29
41549 2019 Volkswagen VIN#: 3VWCB7U6KM262523 Repair Facility: Lokey Nissan Inc 27960 US Highway 19 N Clearwater 727-799-4499 Lien Amt \$9,586.26
February 6, 2026 26-00512N

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 3-06-2026 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.

WBA7E2C52KB047411 2019 BMW 5UXKU0C32H0F99824 2017 BMW KL4CJCSB6DB093895 2013 BUIC 2G4WS2J141308467 2004 BUIC 1GBHC34R1YF467378 2000 CHEV 1G1PCSH5C720746 2012 CHEV 2G1WH52K849244403 2004 CHEV 1GNDT13W21K206934 2001 CHEVROLET 2GBJG31K7N4128090 1992 COAC 1B7HC16Y6TJ122096 1996 DODG 1D4GP24R57B199806 2007 DODG 1D4HB58D24F193744 2004 DODG SBW20120076 2000 E BIKE 1FTYR10D75PA71454 2005 FORD 1FTEWCP3GFD34260 2016 FORD 2FTJW35G8KBCB04077 1989 FORD 3GTTU9DEL1LGI76962 2020 GMC 1GTRUCED4Z147090 2025 GMC 2F11754H7 1977 HD 25050524 2000 HEY BIKE 19XFB2F74FE057354 2015 HOND 5NPEB4AC2H34404 2012 HYUN 3PCA5J1M1KF122839 2019 INFI JN8AZ2ND9B700152 2011 INFI SAJWA43B075B17557 2007 JAGU 1G6HTJAG4NL130678 2022 JEEP MH4LXSC13PP00587 2023 KAWK 3KPF24AD0ME360279 2021 KIA KNDJN2A25J7623804 2018 KIA KNDETCA26M7055791 2021 KIA KNDJ23AU2S7948945 2025 KIA 3KPA24AD0PE603099 2023 KIA ZPBUA1ZL3KLA00926 2019 LAMO SALKP9FUXPA021227 2023 LNDR SBM13FA44J005570 2018 MCLA JN8AS58T7W056901 2009 NISS JN8AS5MT1DW544028 2013 NISS 5N1AZ2MG4HNI01811 2017 NISS 1N4AL3AP0EC108168 2014 NISSAN 4WRBA232461108138 2006 RANT 484BRCKC0A3334788 2010 SUBA 1DFKE30G7MA96740 1991 TIOG 5TFEZ5CN2GX017593 2016 TOYT 4t1BF30KX5U087301 2005 TOYT JT3GN87R8Y0170772 2000 TOYT JTDKN3DU7D171035 2013 TOYT JYAR08E44A001068 2014 YAMA

February 6, 2026 26-00596N

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of David R Cardew Photography located at 1087 Muirfield Ct, in the County of Pinellas, in the City of Tarpon Springs, Florida 34688 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tarpon Springs, Florida, this 3rd day of February, 2026.

GLENBROOK CAPITAL ADVISORS LLC

February 6, 2026

26-00608N

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 Night Pluswood 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 3rd day of February, 2026

Northweight Media LLC

February 6, 2026

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 CTC Repairs located at 6100 Lake Elenor Dr Suite 151 #1043 in the City of Orlando, Pinellas, FL 32809-4614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of January, 2026

ClearToClose Repairs LLC

February 6, 2026 26-00528N

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 SCAREDY CUT 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 30th day of January, 2026

TINKER TAILOR LLC

February 6, 2026

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Gap Analysis 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 30th day of January, 2026

BAS Enterprises, LLC

February 6, 2026

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 Talon Edge Strategy 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 4th day of February, 2026

Rock2head Ventures LLC

February 6, 2026

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

Dated this 5th day of February, 2026

MSPCX Inc.

February 6, 2026

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

Dated this 5th day of February, 2026

MSPCX Inc.

February 6, 2026

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

Dated this 5th day of February, 2026

MSPCX Inc.

February 6, 2026

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

Dated this 5th day of February, 2026

MSPCX Inc.

February 6, 2026

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

Dated this 5th day of February, 2026

MSPCX Inc.

February 6, 2026

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

Dated this 5th day of February, 2026

MSPCX Inc.

February 6, 2026

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

Dated this 5th day of February, 2026

MSPCX Inc.

February 6, 2026

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

Dated this 5th day of February, 2026

MSPCX Inc.

February 6, 2026

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

Dated this 5th day of February, 2026

MSPCX Inc.

February 6, 2026

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

Dated this 5th day of February, 2026

MSPCX Inc.

February 6, 2026

NOTICE UNDER FICTITIOUS NAME LAW ACCORDING TO FLORIDA STATUTE NUMBER 865.09

--- ESTATE ---

FIRST INSERTION

OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of the first publication of

this notice is February 6, 2026.

Personal Representative:
Patricia M. Brammer
1 Orchard Hill Drive
Orchard Park, NY 14217
Attorney for Personal Representative:
James A. Byrne, Esquire
540 - 4th Street North
St. Petersburg, Florida 33701
(727) 898-3273
FBN #302481
February 6, 13, 2026 26-00587N

FIRST INSERTION

NOTICE TO CREDITORS

(summary administration)

IN THE CIRCUIT COURT FOR

PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

REF NO. 26-000658-ES

IN RE: ESTATE OF

JOHN DANIEL O'NEIL,

Deceased.

The administration of the estate of

John Daniel O'Neil, deceased, File No.

26-000658-ES, whose date of death

was January 3, 2026, 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 3 MONTHS 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

The date of first publication of this notice is February 6, 2026.

Person Giving Notice:

/s/Christopher J. Capobianco

CHRISTOPHER J. CAPOBIANCO

1504 Edna Avenue

Largo, FL 33770

/s/Marcus Capobianco

1500 Edna Avenue NW

Largo, FL 33770

Attorney for Person Giving Notice:

/s/Danielle McManus Noble

Danielle McManus Noble

Attorney for Petitioners

Florida Bar No. #119451

McMANUS & McMANUS, P.A.

1504 Edna Avenue Largo, FL 33770

CHARLES R. PRAVDA AND

KAROL KAY PRAVDA TRUST,

CHRISTOPHER J. CAPOBIANCO,

CO-TRUSTEE

1500 Edna Avenue NW

Largo, FL 33770

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of KAROL KAY PRAVDA, deceased, File Number UCN:522026CP000324XXESXX; by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756; that the decedent's date of death was April 29, 2025; that the total value of the estate is Non-exempt tangible property brokerage account value of \$18,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries: Address
CHARLES R. PRAVDA AND
KAROL KAY PRAVDA TRUST,
CHRISTOPHER J. CAPOBIANCO,
CO-TRUSTEE

1504 Edna Avenue Largo, FL 33770
CHARLES R. PRAVDA AND
KAROL KAY PRAVDA TRUST,
MARCUS CAPOBIANCO,
CO-TRUSTEE

1500 Edna Avenue NW
Largo, FL 33770
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

The date of first publication of this notice is February 6, 2026.

Person Giving Notice:

/s/Christopher J. Capobianco

CHRISTOPHER J. CAPOBIANCO

1504 Edna Avenue

Largo, FL 33770

/s/Marcus Capobianco

1500 Edna Avenue NW

Largo, FL 33770

Attorney for Person Giving Notice:

/s/Danielle McManus Noble

Danielle McManus Noble

Attorney for Petitioners

Florida Bar No. #119451

McMANUS & McMANUS, P.A.

1504 Edna Avenue Largo, FL 33770

CHARLES R. PRAVDA AND

KAROL KAY PRAVDA TRUST,

CHRISTOPHER J. CAPOBIANCO,

CO-TRUSTEE

1500 Edna Avenue NW

Largo, FL 33770

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

The date of first publication of this notice is February 6, 2026.

Person Giving Notice:

/s/Christopher J. Capobianco

CHRISTOPHER J. CAPOBIANCO

1504 Edna Avenue

Largo, FL 33770

/s/Marcus Capobianco

1500 Edna Avenue NW

Largo, FL 33770

Attorney for Person Giving Notice:

/s/Danielle McManus Noble

Danielle McManus Noble

Attorney for Petitioners

Florida Bar No. #119451

McMANUS & McMANUS, P.A.

1504 Edna Avenue Largo, FL 33770

CHARLES R. PRAVDA AND

KAROL KAY PRAVDA TRUST,

CHRISTOPHER J. CAPOBIANCO,

CO-TRUSTEE

1500 Edna Avenue NW

Largo, FL 33770

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

The date of first publication of this notice is February 6, 2026.

Person Giving Notice:

/s/Christopher J. Capobianco

CHRISTOPHER J. CAPOBIANCO

1504 Edna Avenue

Largo, FL 33770

/s/Marcus Capobianco

1500 Edna Avenue NW

Largo, FL 33770

Attorney for Person Giving Notice:

/s/Danielle McManus Noble

Danielle McManus Noble

Attorney for Petitioners

Florida Bar No. #119451

McMANUS & McMANUS, P.A.

1504 Edna Avenue Largo, FL 33770

CHARLES R. PRAVDA AND

KAROL KAY PRAVDA TRUST,

CHRISTOPHER J. CAPOBIANCO,

CO-TRUSTEE

1500 Edna Avenue NW

Largo, FL 33770

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

The date of first publication of this notice is February 6, 2026.

Person Giving Notice:

/s/Christopher J. Capobianco

CHRISTOPHER J. CAPOBIANCO

1504 Edna Avenue

Largo, FL 33770

/s/Marcus Capobianco

1500 Edna Avenue NW

Largo, FL 33770

Attorney for Person Giving Notice:

/s/Danielle McManus Noble

Danielle McManus Noble

Attorney for Petitioners

Florida Bar No. #119451

McMANUS & McMANUS, P.A.

1504 Edna Avenue Largo, FL 33770

CHARLES R. PRAVDA AND

KAROL KAY PRAVDA TRUST,

CHRISTOPHER J. CAPOBIANCO,

CO-TRUSTEE

1500 Edna Avenue NW

Largo, FL 33770

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

The date of first publication of this notice is February 6, 2026.

Person Giving Notice:

/s/Christopher J. Capobianco

CHRISTOPHER J. CAPOBIANCO

1504 Edna Avenue

Largo, FL 33770

/s/Marcus Capobianco

1500 Edna Avenue NW

Largo, FL 33770

Attorney for Person Giving Notice:

/s/Danielle McManus Noble

Danielle McManus Noble

Attorney for Petitioners

Florida Bar No. #119451

McMANUS & McMANUS, P.A.

1504 Edna Avenue Largo, FL 33770

CHARLES R. PRAVDA AND

KAROL KAY PRAVDA TRUST,

CHRISTOPHER J. CAPOBIANCO,

CO-TRUSTEE

1500 Edna Avenue NW</

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
File No. 26-000206-ES
Division 3
IN RE: ESTATE OF
LINDA M. BASILE,
Deceased.

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

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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: February 6, 2026.

Signed on this 3rd day of February, 2026.

J. PAUL RAYMOND
Personal Representative
Post Office Box 1669
Clearwater, FL 33757

J. PAUL RAYMOND
Attorney for Personal Representative
Florida Bar No. 169268
MACFARLANE FERGUSON & McMULLEN
Post Office Box 1669
Clearwater, FL 33757
Telephone: (727) 441-8966
Email: jpr@macfar.com
Secondary Email: mlh@macfar.com
February 6, 13, 2026 26-00599N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-25
IN RE: ESTATE OF
MARY BIRCKETT EHLERS
Deceased.

The administration of the estate of MARY BIRCKETT EHLERS, deceased, whose date of death was October 17, 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 February 6, 2026.

Personal Representative:

Stephen Ehlers
1403 Nebraska Avenue
Palm Harbor, Florida 34683

Attorney for Personal Representative:
/s/ N. Michael Kouskoutis
N. Michael Kouskoutis, Esq.

FBN: 883591

623 E. Tarpon Avenue, Suite A
Tarpon Springs, FL 34689
Telephone: 727/942-3631
Facsimile: 727/937-5453

Email: nmk@nmklaw.com
Secondary Email:

transcribe123@gmail.com

February 6, 13, 2026 26-00591N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-000667-ES
IN RE: ESTATE OF
MARY K. RAMER, a/k/a
MARY RAMER
Deceased.

The administration of the estate of MARY K. RAMER, a/k/a MARY RAMER, deceased, whose date of death was August 18, 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 date of first publication of this notice is February 6, 2026.

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 February 6, 2026.

Personal Representative:

CYNTHIA COUNTS
9897 Ashley Dr
Seminole, FL 33772

Attorney for Personal Representative:
MICHAEL D. CAVONIS
Florida Bar Number: 1038725

DeLoach, Hofstra & Cavanis, P.A.

8640 Seminole Blvd,

Seminole, FL 33772

Tele: (727) 397-5571

Fax: (727) 393-5418

E-Mail: mcavonis@dhclaw.com

Secondary E-Mail: bkng@dhclaw.com

February 6, 13, 2026 26-00622N

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-000874-ES

IN RE: ESTATE OF

RICHARD W. MELILLO, a/k/a

RICHARD W. RADKA, a/k/a

RICK RADKA, a/k/a

RICHARD W. KWAST

Deceased.

The administration of the estate of RICHARD W. MELILLO, a/k/a RICHARD W. RADKA, a/k/a RICK RADKA, a/k/a RICHARD W. KWAST, deceased, whose date of death was October 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The date of first publication of this notice is February 6, 2026.

Personal Representative:
DENNIS M. HEWETT
22 Lone Pine Street
Homosassa, Florida 34446

Attorney for Personal Representative:
MICHAEL D. CAVONIS
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavanis, P.A.
8640 Seminole Blvd,
Seminole, FL 33772
Tele: 727-397-5571 Fax: 727-393-5418
E-Mail: mcavonis@dhclaw.com
Secondary E-Mail: bkng@dhclaw.com
February 6, 13, 2026 26-00540N

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT IN AND
FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 26-000489-ES

IN RE: ESTATE OF SONJA KOSTA,
Deceased.

The administration of the Estate of SONJA KOSTA, Deceased, whose date of death was November 12, 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 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 February 6, 2026.

must be filed with the clerk.

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

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

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

The date of first publication of this notice is February 6, 2026.

Personal Representative:

DANIEL KOSTA
504 Central Avenue
Cranford, NJ 07016

Attorney for Personal Representative:
RANDALL D. BASKIN, ESQUIRE
FBN 118082

BASKIN EISEL RIGHTMYER,

Attorneys at Law

14020 Roosevelt Boulevard, Suite 808

Clearwater, FL 33762

Telephone: 727-572-4545

Facsimile: 727-572-4646

Primary Email:

rbaskin@baskineisel.com

Secondary Email:

brittany@baskineisel.com

Secondary Email:

eservice@baskineisel.com

February 6, 13, 2026 26-00527N

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

Case No. 25-012160-ES

IN RE: ESTATE OF

CONSTANTINE ELIADES,

a/k/a **CONSTANTIN ELIADES**,

Deceased.

The administration of the estate of CONSTANTINE ELIADES a/k/a CONSTANTIN ELIADES, Deceased, Case No. 25-012160-ES is pending in the Circuit Court of Pinellas County, Florida, the address of which is Clerk of the Circuit Court, Probate Division, 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 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.

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
REF #26-000563-ES
In re: Estate of
PAUL FREDERICK PETERS
A/K/A PAUL F. PETERS,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of PAUL FREDERICK PETERS A/K/A PAUL F. PETERS, deceased, File Number 26-000563-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Courthouse, Probate Division, 315 Court Street North, Clearwater, Florida 33756; that the decedent's date of death was June 22, 2025; that the total value of the estate is \$2,316.85, and that the name and address of those to whom it has been assigned by such order is:

JEANNE MARCHAND
950 Beach Dr. NE
Saint Petersburg, FL 33701

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court **WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE**.

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

NOTWITHSTANDING ANY
OTHER APPLICABLE TIME PE-
RIOD, 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 February 6, 2026.

Person Giving Notice:
JEANNE MARCHAND

950 Beach Dr. NE
Saint Petersburg, FL 33701

Attorney for Person Giving Notice:
TERRY J. DEEB

DEEB ELDER LAW, P.A.
6699 - 13th Avenue North, Suite 4B
St. Petersburg, FL 33710
Ph: #727/381-9800; Fax #727/381-1155
E-Mail: servicekat@deebelderlaw.com
E-Mail: servicecdk@deebelderlaw.com
E-Mail: servicecj@deebelderlaw.com
Florida Bar Number: #997791
February 6, 13, 2026 26-00538N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Pinellas Case No.: 26-000916 ES4
IN RE: ESTATE OF
GARRETT ROBERTSON HOUSE,
Deceased.

The administration of the ESTATE OF GARRETT ROBERTSON HOUSE, deceased, whose date of death was April 25, 2025; Pinellas Case No.: 26-000916 ES4, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. North, St. Petersburg, FL 33701. 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, 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 February 6, 2026.

/s/ Michael G. Brady

Michael G. Brady
FBN: 335568
MICHAEL G. BRADY, P.A.
10560 Blossom Lake Dr.
Seminole, FL 33772
(727) 641-9977
MGBrady@tampabay.rr.com
Attorney for Personal Representative

February 6, 13, 2026 26-00584N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO: 25-006544-ES-003
IN RE: ESTATE OF:
JAMES R. DWYER, JR.
Deceased.

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

You are hereby notified that Ancillary Letters of Administration were entered on August 25, 2025, in the Estate of James R. Dwyer, Jr., deceased, File Number 25-006544-ES-003, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756; that the decedent's date of death was February 4, 2025, and the personal representative is Loretta Dwyer-McQuade, of 31 High Street, Stoneham, Massachusetts 01810.

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

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

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

NOTWITHSTANDING ANY
OTHER APPLICABLE TIME PE-
RIOD, 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 February 6, 2026.

Jeffrey B. Parker

Co-Personal Representative:
Sean P. Corder-James

February 6, 13, 2026 26-00537N

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-11195-ES
In Re: The Estate Of
JESSIE MAE GRAY,
Deceased.

The administration of the estate of JESSIE MAE GRAY, deceased, File Number 25-011195-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 personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED
WILL BE FOREVER BARRED.

The date of first publication of this notice is February 6, 2026.

Personal Representative:
Jeffrey B. Parker

Co-Personal Representative:
Sean P. Corder-James

Attorney for Personal Representative:
Jawdat I. Rubaii
Attorney for Petitioners, J. Parker;
S. Corder-James
1358 South Missouri Avenue
Clearwater, FL 33756
(727) 442-3800/Fax (727) 442-0504
SPN #: 1565188,
Fla Bar #: 967841
February 6, 13, 2026 26-00525N

--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF FORFEITURE
PROCEEDINGS**
IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No: 26-000008-CI
IN RE: FORFEITURE OF
\$3,350.00 U.S. CURRENCY
BOB GUALTIERI, as Sheriff of
Pinellas County, Florida, Petitioner,
vs.

Jordan Alvarado, Claimant.

TO: Jordan Alvarado, and all others who may claim an interest in the above-described \$3,350.00 U.S. Currency (hereinafter the "Property"). Petitioner, BOB GUALTIERI, as Sheriff of Pinellas County, Florida, seized the Property on or about December 19, 2025, at or near

the area of S Belcher Rd and Belleair Road, Clearwater, FL, Pinellas County, and will file or has filed with the Pinellas County Circuit Court a verified Complaint for Forfeiture to obtain a Final Order of Forfeiture perfecting the right, interest and title to the Property for the use or benefit of the Pinellas County Sheriff's Office, all pursuant to Section 932.701-704, Florida Statutes (2018).

Nicole E. Durkin,
Senior Associate Counsel, FBN: 78069

Pinellas County Sheriff's Office,
10750 Ulmerton Road,

Largo, FL 33778;

Phone: (727) 582-6274
ndurkin@pesonet.com;

reuss@pesonet.com

Attorney for Petitioner

February 6, 13, 2026 26-00505N

FIRST INSERTION

Filed: 10/29/2025 1:40 PM

Clerk

Hamilton County, Indiana

NOTICE OF ADOPTION

IN THE HAMILTON
SUPERIOR COURT

ROOM NO. 5

CAUSE NO.

29D05-2508-AD-001066

**STATE OF INDIANA
COUNTY OF HAMILTON
IN THE MATTER OF THE
ADOPTION OF MADISON ALEXIS
STEINBRUNNER,**

a minor child

Eric Joseph Steinbrunner is notified that a petition for adoption of a child named, Madison Alexis Steinbrunner, born on August 23, 2019, by the spouse of the biological parent of the Child, was filed in the office of the Clerk the Hamilton Superior Court, Room No. 5, One Hamilton County Square, Noblesville, Indiana 46060. The petition for adoption alleges that the consent of Eric Joseph Steinbrunner is not required pursuant to Indiana Code § 31-19-9-8(a)(1), Indiana Code § 31-19-9-8(a)(2) and (a)(11).

If Eric Joseph Steinbrunner does not file a motion to contest the adoption within fifteen (15) days after the service of this notice, the above named

court will hear and determine the petition for adoption, the consent of Eric Joseph Steinbrunner will be irrevocably implied, and Eric Joseph Steinbrunner will lose his right to contest either the adoption or the validity of his implied consent to the adoption.

No oral statements made to Eric Joseph Steinbrunner relieves him of his obligations under this notice.

This notice complies with Indiana Code § 31-19-4.5-3 but does not exhaustively set forth a person's legal obligations under the Indiana adoption statutes. A person being served with this notice should consult the Indiana adoption statutes.

(SEAL)

HAMILTON CIRCUIT COURT

INDIANA

Kathy Kreag Williams

CLERK,

HAMILTON SUPERIOR COURT

ROOM NO. 5

Joel D. Kirsh

KIRSH & KIRSH, P.C.

2930 East 96th Street

Indianapolis, IN 46240

(317) 575-5555

Attorney No. 5545-49

Attorney for Petitioner

February 6, 13, 20, 2026

26-00603N

FIRST INSERTION

Filed: 10/29/2025 1:47 PM

Clerk

Hamilton County, Indiana

NOTICE OF ADOPTION

IN THE HAMILTON
SUPERIOR COURT

ROOM NO. 5

CAUSE NO.

29D05-2508-AD-001065

**STATE OF INDIANA
COUNTY OF HAMILTON
IN THE MATTER OF THE
ADOPTION OF**

PEYTON LYNN STEINBRUNNER,

a minor child

Eric Joseph Steinbrunner is notified that a petition for adoption of a child named, Peyton Lynn Steinbrunner, born on October 5, 2016, by the spouse of the biological parent of the Child, was filed in the office of the Clerk the Hamilton Superior Court, Room No. 5, One Hamilton County Square, Noblesville, Indiana 46060. The petition for adoption alleges that the consent of Eric Joseph Steinbrunner is not required pursuant to Indiana Code § 31-19-9-8(a)(1), Indiana Code § 31-19-9-8(a)(2) and (a)(11).

If Eric Joseph Steinbrunner does not file a motion to contest the adoption within fifteen (15) days after the service of this notice, the above named

court will hear and determine the petition for adoption, the consent of Eric Joseph Steinbrunner will be irrevocably implied, and Eric Joseph Steinbrunner will lose his right to contest either the adoption or the validity of his implied consent to the adoption.

No oral statements made to Eric Joseph Steinbrunner relieves him of his obligations under this notice.

This notice complies with Indiana Code § 31-19-4.5-3 but does not exhaustively set forth a person's legal obligations under the Indiana adoption statutes. A person being served with this notice should consult the Indiana adoption statutes.

(SEAL)

HAMILTON CIRCUIT COURT

INDIANA

Kathy Kreag Williams

CLERK,

HAMILTON SUPERIOR COURT

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-006595-CI
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE SECURITIES, INC., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-SB103, Plaintiff, vs.
MADISYN ON PARK LLC, a/k/a MADISYN PARK LLC, a Florida limited liability company; MICHAEL LEON, an individual, Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure (In Rem Relief Only) ("Final

Judgment") dated January 22, 2026, and entered in 25-006595-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE SECURITIES, INC., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-SB103 is the Plaintiff and MADISYN ON PARK LLC, a/k/a MADISYN PARK LLC and MICHAEL LEON 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 March 11, 2026, the following described property as set forth in said Final Judgment, to wit:

The property that is the subject matter of this action is located in Pinellas County, Florida, consist-

ing of apartment units, located in two parcels of land and legally described as:

Lots 16, 17, and 18, Block 2, KNOLLWOOD REPLAT, according to the Plat thereof, as recorded in Plat Book 21, Page 70, of the 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 before the clerk reports the surplus as unclaimed.

IMPORTANT

AMERICANS WITH

DISABILITIES ACT

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 28, 2026.

Respectfully submitted,
SHUTTS & BOWEN LLP
Attorneys for Plaintiff
200 South Biscayne Boulevard,
Suite 4100
Miami, Florida 33131
(305) 358-6300 Telephone
(305) 381-9982 Facsimile
By: Michelle G. Hender
Florida Bar No. 41061
Email: MHender@shutts.com
MIADOC 31182611 1 27837.0032
February 6, 13, 2026 26-00506N

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-001988-CI
Nationstar Mortgage LLC, Plaintiff, -vs-

Summer Lee Burton F/K/A Summer L. Simpson, Unknown Spouse of Summer Lee Burton F/K/A Summer L. Simpson, Stacy L. Simpson, Unknown Spouse of Stacy L. Simpson, Unknown Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Liens, Trustees, and all other parties claiming an interest by, though, under or against Dennis D Simpson, Deceased, State of Florida
Department of Revenue, United States of America, Secretary of Veterans Affairs, An Officer of The United States, Unknown Tenant 1 and Unknown Tenant 2, Defendant(s)

TO: UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNNEES, LIENS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST DENNIS D SIMPSON DECEASED.

Last known Address:
15491 AVALON AVENUE
CLEARWATER, FL 33760

YOU ARE HEREBY NOTIFIED, that an action to foreclose a mortgage on the following property in Pinellas County, Florida:

LOT 16, BLOCK 3, HIGH POINT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 69, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
Property Address: 15491 Avalon Avenue, Clearwater, FL 33760

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: 24-004705-CI

VALLEY STRONG CREDIT UNION, Plaintiff, vs.
JEFFREY LOPER; UNKNOWN SPOUSE OF JEFFREY LOPER; COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.; 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 28, 2026, entered in Civil Case No.: 24-004705-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein VALLEY STRONG CREDIT UNION, Plaintiff, and JEFFREY LOPER; COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC., are Defendants.

KEN BURKE, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.pinellas.realforeclose.com, at 10:00 AM, on the 17th day of March, 2026, the following described real property as set forth in said Judgment, to wit:

UNIT 2423, COACHMAN CREEK CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 36, PAGES 88 THROUGH 105, INCLUSIVE AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4913, PAGE 1436 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND ANY

The action was instituted in the Circuit Court, Sixth Judicial Circuit in and for Pinellas County, Florida; Case No. 25-001988-CI; and is styled Nationstar Mortgage LLC vs. Dennis D Simpson. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

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

Dated the day of JAN 30 2026

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
KEN BURKE, CPA
Clerk of the Circuit Court
and Comptroller
By: STEVIE AYARS
As Deputy Clerk

Mehwish Yousuf, Esq.,
Quintairos, Prieto, Wood & Boyer, P.A.,
2400 E. Commercial Blvd.,
Ste. 520,
Ft. Lauderdale, FL 33308
Matter No.: FL-008574-25
February 6, 13, 2026 26-00553N

AMENDMENTS THERETO; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THOSE COMMON ELEMENTS APPURTELLANT TO SAID UNIT IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM.

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 29, 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
24-51315
February 6, 13, 2026 26-00548N

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO. 25-003444-CI

PHH MORTGAGE CORPORATION, Plaintiff, vs.
JASON CLARK; FIRST-CITIZENS BANK & TRUST COMPANY; UNITED STATES OF AMERICA ON BEHALF OF THE U.S. SMALL BUSINESS ADMINISTRATION; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated December 3, 2025, and entered in Case No. 25-003444-CI, of the Circuit Court of the Sixth Judicial Circuit in and for PINELLAS County, Florida. PHH MORTGAGE CORPORATION, is Plaintiff and JASON CLARK; FIRST-CITIZENS BANK & TRUST COMPANY; UNITED STATES OF AMERICA ON BEHALF OF THE U.S. SMALL BUSINESS ADMINISTRATION, are defendants.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con el 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.

Si ou se yon moun ki enfin ki bezwen akomodasyon pou w ka patisipe nan pwoesi sa, ou kalife san ou pa gen okenn lajan pou w peye, gen pwoviyon pou jwen kék ed. Tanpri kontakte la Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) nan 7 joun anvan dat ou gen randevou pou parèt nan tribal la, oubyen imedyatman apre ou fin resewva kovokasyon an si lè ou gen pou w parèt nan tribal la mwens ke 7 joun; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 29th day of January, 2026.

VAN NESS LAW FIRM, PLC

1239 E. Newport Center Drive,

Suite 110
Deerfield Beach, Florida 33442

Ph: (954) 571-2031

PRIMARY EMAIL:

Pleadings@vanlawfl.com

/s/ Mark Elia

Mark C. Elia, Esq.

Florida Bar #: 695734

PHH20706-25/sap

February 6, 13, 2026 26-00547N

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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con el 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.

Si ou se yon moun ki enfin ki bezwen

akomodasyon pou w ka patisipe nan

pwoesi sa, ou kalife san ou pa gen

okenn lajan pou w peye, gen pwoviyon

pou jwen kék ed. Tanpri kontakte

la Human Rights Office, 400 S. Ft.

Harrison Ave., Ste. 300, Clearwater,

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

7 joun anvan dat ou gen randevou pou

parèt nan tribal la, oubyen imedyat-

man apre ou fin resewva kovokasyon

an si lè ou gen pou w parèt nan tribal

la mwens ke 7 joun; si ou gen pwoblèm

pou w tande oubyen pale, rele 711.

Dated this 29th day of January, 2026.

VAN NESS LAW FIRM, PLC

1239 E. Newport Center Drive,

Suite 110
Deerfield Beach, Florida 33442

Ph: (954) 571-2031

PRIMARY EMAIL:

Pleadings@vanlawfl.com

/s/ Mark Elia

Mark C. Elia, Esq.

Florida Bar #: 695734

PHH20706-25/sap

February 6, 13, 2026 26-00547N

FIRST INSERTION

NOTICE OF ACTION

CONSTRUCTIVE SERVICE

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

CASE NO.: 25-009768-CO

DEERE & COMPANY, Plaintiff,

BRIAN MATTHEW WELCH, Defendant.

TO: BRIAN MATTHEW WELCH, whose last known address is:

3817 19th Ave. N.

St. Petersburg, FL 33713.

6855 40th Ln N,

Pinellas Park, FL 33781

5245 Coquina Key Dr SE, Apt. D,

Saint Petersburg, FL 33705

66 Woodland Park, Pine City, NJ 14871

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 24-002625-CO

KM LARGO MHC, LLC,
Plaintiff, vs.

KEITH E. SCHERER and
CITIFINANCIAL EQUITY
SERVICES INC,
Defendants.

Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause, in the County Court of Pinellas County, Ken Burke, Pinellas County Clerk of the Court, will sell the property situated in Pinellas County, Florida, described as:

1973 FEST mobile home bearing vehicle identification number 321202FS1854.

Property Address: 1399 South Belcher Road, Lot No. 107, Largo, Florida 33771

at public sale, to the highest and best bidder, for cash, via the internet at www.pinellas.realforeclose.com at 10:00 A.M. on the 26th day of February 2026. Any person claiming an interest in the surplus from the sale, if any, other

than the property owner, 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.

Respectfully submitted,
ATLAS LAW, PLLC
Brian C. Chase, Esq. -
Fla. Bar No. 17520
LeBron C. Page, Esq. -
Fla. Bar No. 1030825
✓ Daniel M. Hartzog, Esq. -
Fla. Bar No. 652067
1313 North Howard Avenue
Tampa, Florida 33607
813.241.8269
efiling@atlaslaw.com
Attorneys for Plaintiff
February 6, 13, 2026 26-00617N

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. 23-009540-CI

SWBC MORTGAGE
CORPORATION,

Plaintiff, vs.

SARAH WYATT MARTIN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 22, 2025, and entered in 23-009540-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein SWBC MORTGAGE CORPORATION is the Plaintiff and SARAH WYATT MARTIN; BELLA VISTA ON LAKE SEMINOLE CONDOMINIUM ASSOCIATION, INC. 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 25, 2026, the following described property as set forth in said Final Judgment, to wit:

UNIT F-102, BELLA VISTA ON LAKE SEMINOLE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 14516, PAGE 465, AND ANY AMENDMENTS MADE THERETO, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.
Property Address: 10103 SAILWINDS BLVD N # 102, LARGO, FL 33771

FL 33773

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 3 day of February, 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: SV:Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-139024 - ErS
February 6, 13, 2026 26-00623N

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 25-004260-CI

THE BANK OF NEW YORK
MELLON FKA THE BANK OF

NEW YORK AS TRUSTEE FOR

THE BENEFIT OF THE

CERTIFICATEHOLDERS OF THE
CWABS INC., ASSET-BACKED
CERTIFICATES, SERIES 2006-SD4

, Plaintiff, -vs-

MILTON H PATTERSON;

UNKNOWN SPOUSE OF MILTON
H PATTERSON; KEY CAPRI

CONDONIUM ASSOCIATION
INC; UNKNOWN TENANT 1 AND

UNKNOWN TENANT 2,
Defendant(s)

TO: UNKNOWN SPOUSE OF MILTON H PATTERSON

Last Known Address: 1 Key Capri #702E, Treasure Island, FL 33706

You are notified of an action to foreclose a mortgage on the following property in Pinellas County:

CONDONIUM PARCEL:
UNIT NO. 702-E, KEY CAPRI,
A CONDOMINIUM, AS RECORDED IN CONDOMINIUM PLAT BOOK 19, PAGE 66-78 AND BEING FURTHER DESCRIBED IN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4207, PAGE 1336, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL RECORDED AND UNRECORDED AMENDMENTS THERETO. TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.
1 Key Capri #702E, Treasure Island, FL 33706

Court, Sixth Judicial Circuit in and for Pinellas County, Florida; Case No. 25-004260-CI; and is styled THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-SD4

vs. Milton H. Patterson, et al. You are required to serve a copy of your written defenses, if any, to the action on Brandi Wilson, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before , (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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: FEB 03 2026
KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165
Pinellas Clerk of the Circuit Court
As Clerk of Court
By: STEVIE AYARS
As Deputy Clerk

February 6, 13, 2026 26-00595N

The action was instituted in the Circuit

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO: 23-006219

PAUL A. LESTER,
Plaintiff, v.
RICHARD C. LOEGREN,
Defendant.

NOTICE IS HEREBY GIVEN that pursuant to an Order of Final Summary Judgment of Foreclosure dated February 1, 2026, and entered in Case No. 23-006219 of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County Florida, in that certain case styled, Paul A. Lester, Plaintiff, v. Richard C. Loegren, Defendant, the Clerk of Pinellas County Florida, will sell to the highest and best bidder for cash, to be held online at www.pinellasrealforeclose.com, in accordance with Chapter 45, Florida Statutes, at 10:00 A.M. on February 20th, 2026, the following described personal property as set forth in said Order or Final Summary Judgment of Foreclosure, to wit:

All member shares owned by
Richard C. Loegren in Tiburon
Management Consultants LLC

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lawsuit, 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. 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 or voice impaired, call 711.

COLE, SCOTT & KISSANE, P.A.

Counsel for Defendant

TIBURON MANAGEMENT
CONSULTANTS, LLC, a

Florida Limited Liability Company

4301 West Boy Scout Boulevard

Suite 400

Tampa, Florida 33607

Telephone (813) 509-2691

Facsimile (813) 286-2900

Primary e-mail:

daniel.nicholas@csklegal.com

Secondary e-mail:

britania.lawrence@csklegal.com

By: /s/ Daniel A. Nicholas

DANIEL A. NICHOLAS

Florida Bar No. 0847755

February 6, 13, 2026 26-00623N

FIRST INSERTION

TS No: 141079-FL
APN: 25-28-15-94153-003-3020

NOTICE OF DEFAULT AND
FORECLOSURE SALE

WHEREAS, on 7/29/2008, a certain Mortgage Deed of Trust was executed by PATRICIA B. ZAYKOWSKI, A MARRIED PERSON as trustor in favor of INTERACTIVE FINANCIAL CORPORATION as beneficiary, and was recorded on 8/7/2008, as Instrument No. 2008218698, in Book 16344, Page 2449, and an Examiner's Affidavit was recorded on 10/17/2024 as Instrument No. 2024255301 to correct the legal description, in the Office of the Recorder of Pinellas County, Florida; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 7/26/2021, recorded on 8/11/2021, as instrument number 2021263542, book 21667, page 461, in the office of Pinellas County, Florida; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the death of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 1/20/2026 is \$227,361.51; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded 9/12/2024 as Instrument No. 2024232208, Book 22920, Page 1357, notice is hereby given that on 3/5/2026 at 11:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or

within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF ALL MORTGAGORS. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: 1/20/26 ALDRIDGE PITE, LLP
Foreclosure Commissioner By: Anhara Verduzco Title: Foreclosure Assistant
5300 West Atlantic Avenue, Suite 303
Delray Beach, FL 33484 Phone: (858) 750-7777 Fax No: (858) 412-2705
February 6, 13, 20, 2026
26-00504N

FIRST INSERTION

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

CASE NO.: 25-000532-CI

SEACOAST NATIONAL BANK, s/b/m to Freedom Bank of America,
Plaintiff, vs.

JOYCE T. VELITSCHKOWSKI; J.T.V. INCORPORATED; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise, Defendants.

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of PINELLAS County, Florida will sell the following property situated in PINELLAS County, Florida described as:

PARCEL I:

The East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plat thereof recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street; Less the North 1/2 of Farm 22; Less the South 30 feet as conveyed to the City of Pinellas Park.

And Less and Except the following described parcel:

The East 215 feet of the North 175 feet of the South 1/2 of the East 1/2 of Farm 22, Pinellas Farms, in the Northwest 1/4 of Section 33, Township 30 South, Range 16 East, Pinellas County, Florida, according to the map or plat thereof as recorded in Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; Less the East 30 feet for street.

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 25-009451-CO

VANDERBILT MORTGAGE AND FINANCE, INC., a Tennessee corporation

Plaintiff, vs.

SALLY L. CUTTER; et al., Defendants.

TO: UNKNOWN TENANT IN POSSESSION #1

Last Known Address: 7501 142nd Ave., Lot 573, Largo, FL 33771

Current Address: 7501 142nd Ave., Lot 573, Largo, FL 33771

TO: UNKNOWN TENANT IN POSSESSION #2

Last Known Address: 7501 142nd Ave., Lot 573, Largo, FL 33771

YOU ARE HEREBY NOTIFIED that an action for Replevin on the following property located in Pinellas County, Florida:

MANUFACTURED HOME described as; DUTC 1979, Serial No. D3644808AB, located at the address 7501 142nd Ave., Lot 573, Largo, FL 33771.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew Leider, Esq., Law Offices of Mangan-

elli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 N.W. Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication on or before and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said Court this day of JAN 30 2026.

(Court Seal)
 KEN BURKE,
 CLERK CIRCUIT COURT
 315 Court Street Clearwater,
 Pinellas County, FL 33756-5165
 KEN BURKE, CPA
 Clerk of the Court
 BY: STEVIE AYARS
 Deputy Clerk

February 6, 13, 2026 26-00555N

FIRST INSERTION

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

CASE NO.: 24-000566-CI

FIRST FEDERAL BANK,

Plaintiff, vs.

AIMEE QUISHA/K/A AIMEE E.
 QUISH A/K/A AIMEE ELIZABETH
 QUISH, CHRISTOPHER D
 OWENS, et al.,
 Defendant(s)

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale entered on December 8, 2025, in the above-styled cause, Ken Burke, Pinellas county clerk of court shall sell to the highest and best bidder for cash on February 26, 2026 at 10:00 A.M., at www.pinellas.realforeclose.com, the following described property:

LOT 46, STONEBRIAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 51 THROUGH 53, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PROPERTY ADDRESS: 4767 Stoneview Circle, Oldsmar, FL 34677

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

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

Dated: February 4, 2026

/s/ Kelley L. Church
 Kelley L. Church, Esquire

Florida Bar No.: 100194

Quintairos, Prieto, Wood & Boyer, P.A.

255 S. Orange Ave., Ste. 900

Orlando, FL 32801-3454

(855) 287-0240

(407) 872-6012 Facsimile

E-mail: servicecopies@qpwblaw.com

E-mail: kchurh@qpwblaw.com

Attorney for Plaintiff

Matter No.: FL-004491-23

February 6, 13, 2026 26-00620N

FIRST INSERTION

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

CASE NO.: 24-000925-CI

LAKEVIEW LOAN SERVICING,

LLC,

Plaintiff, v.

ELAINE R. BECKWITH A/K/A

ELAINE R. STENGEL, et al.,

Defendants.

NOTICE is hereby given that Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, will on March 12, 2026, at 10:00 a.m. ET, via the online website www.pinellas.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Pinellas County, Florida, to wit:

LOT 13, BLOCK B, HARBOR HEIGHTS MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Property Address: 2171 Pocahontas Drive, Largo, FL 33774

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 4th day of February, 2026.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

FL Bar #157147

Kathryn I. Kasper, Esq.

FL Bar #621188

Attorneys for Plaintiff

OF COUNSEL:

Tiffany & Bosco, P.A.

1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

February 6, 13, 2026 26-00618N

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. 522025CA004757XXC1

Truist Bank

Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Janice Sellers a/k/a Janice Kay Sellers a/k/a Janice K. Sellers f/k/a Janice Kay Puckett, Deceased; et al

Association, Inc.

Defendants.

TO: Edward Earl Puckett

Last Known Address: 1608 City Park Ave, Portsmouth, VA 23701

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Pinellas County, Florida:

Unit No. 584, Building 58, Phase 1, THE WOODS AT ANDERSON PARK, A PHASE CONDOMINIUM, according to the plat thereof as recorded in Condominium Plat Book 75, Page 44 and Condominium Plat Book 83, Page 54, and being further described in that certain Declaration of Condominium as recorded in Official Records Volume 5732, Page 799, and all amendments thereto, all of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on 1/29/2026.

KEN BURKE,
 CLERK CIRCUIT COURT
 315 Court Street Clearwater,
 Pinellas County, FL 33756-5165
 Ken Burke
 As Clerk of the Court
 By Stevie Ayars
 As Deputy Clerk

Julie York, Esquire
 Brock & Scott, PLLC,
 4919 Memorial Hwy, Suite 135,
 Tampa, FL 33634
 File # 25-FO1536
 February 6, 13, 2026 26-00552N

FIRST INSERTION

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

CASE NO: 25-10793-CO

VILLAGE ON THE GREEN

CONDOMINIUM III

ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, vs.

JULIA M. PETRILLO and ANY UNKNOWN OCCUPANTS IN POSSESSION,

Defendants.

TO: JULIA M. PETRILLO

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, VILLAGE ON THE GREEN CONDOMINIUM III ASSOCIATION, INC., herein in the following described property:

That certain parcel consisting of Unit 14-F of VILLAGE ON THE GREEN CONDOMINIUM III, PHASE I, A CONDOMINIUM, together with an undivided interest in the common elements appurtenant thereto, as shown on Plat recorded in Condominium Plat Book 37, Pages 114-124, inclusive, all in accordance with, and subject to the Declaration of Condominium thereof recorded in Official Records Book 4941, page 1-62, inclusive, of the Public Records of Pinellas County, Florida, and all amendments thereto. With the following street address: 2561 Royal Pines Circle, #14-F, Clearwater, Florida, 33763

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before a date which is within thirty (30) days after the 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 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.

WITNESS my hand and the seal of this Court on FEB 02 2026

Business Observer
 KEN BURKE
 CLERK AND COMPTROLLER
 By: STEVIE AYARS
 Deputy Clerk
 KEN BURKE

CLERK CIRCUIT COURT
 315 Court Street Clearwater,
 Pinellas County, FL 33756-5165
 Greenberg Nikoloff, P.A.
 1964 Bayshore Blvd.,
 Suite A
 Dunedin, FL 34698
 (727) 738-1100
 February 6, 13, 2026 26-00575N

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIR

FIRST INSERTION

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

CASE NO. 25-001575-CI

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX4,

Plaintiff, vs.

UNKNOWN HEIRS OF GEORGIANNE CURLEY A/K/A GEORGIANNE CURLEY, ET AL. Defendants

To the following Defendant(s):

UNKNOWN HEIRS OF GEORGIANNE CURLEY A/K/A GEORGIANNE CURLEY (CURRENT RESIDENCE UNKNOWN)

Last Known Address: UNKNOWN

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

THAT CERTAIN PARCEL CONSISTING OF UNIT 1812, BUILDING 18, AS SHOWN ON CONDOMINIUM PLAT OF COACHMAN CREEK, A, CONDOMINIUM, ACCORDING TO CONDOMINIUM PLAT BOOK 36, PAGES 88 THROUGH 105, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED SEPTEMBER 17, 1979 IN O.R. BOOK 4913, PAGES 1436 THROUGH 1502, INCLUSIVE, AS AMENDED, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE EXHIBITS ATTACHED THERETO AND MADE A PART THEREOF AND TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

A/K/A 2625 STATE RD 590 #1812, CLEARWATER FL 33759 has been filed against you and you are

required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 30 DAYS FROM FIRST PUBLICATION and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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. 500 Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this 29th day of January, 2026.

Ken Burke
PINELLAS COUNTY CLERK OF COURT

By STEVIE AYARS
As Deputy Clerk

KEN BURKE,
CLERK CIRCUIT COURT
315 Court Street Clearwater,
Pinellas County, FL 33756-5165

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
PHH20743-25/cam
February 6, 13, 2026 26-00536N

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45

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

CIVIL DIVISION

CASE NO. 24-004753-CI

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF SG ALTERNATIVE TITLE TRUST

2022-RTL2,

Plaintiff, vs.

GABRIEL DUNCAN; STEPHEN JOHN ELLINGTON A/K/A JOHN ELLINGTON; PAVO FRESH, LLC; GEORGIA'S OWN CREDIT UNION; WASHINGTON ELECTRICAL SERVICE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated December 5, 2025, and entered in Case No. 24-004753-CI of the Circuit Court in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF SG ALTERNATIVE TITLE TRUST 2022-RTL2 is Plaintiff and GABRIEL DUNCAN; STEPHEN JOHN ELLINGTON A/K/A JOHN ELLINGTON; PAVO FRESH, LLC; GEORGIA'S OWN CREDIT UNION; WASHINGTON ELECTRICAL SERVICE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, KEN BURKE, Clerk of the Circuit Court, will sell to the highest

and best bidder for cash online at www.pinellas.realforeclose.com, 10:00 a.m., on February 24, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 105, EAST BAY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 48, OF THE 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 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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED 12/23/2025.

By: /s/ Nazish Z. Shah

Nazish Z. Shah

Florida Bar No.: 92172

Roy Diaz, Attorney of Record

Florida Bar No. 767700

Diaz Anselmo & Associates, P.A.

Attorneys for Plaintiff

499 NW 70th Ave.,

Suite 309

Fort Lauderdale, FL 33317

Telephone: (954) 564-0071

Faximile: (954) 564-9252

Service E-mail: answers@dallegal.com

7178-206333 / TM1

February 6, 13, 2026 26-00507N

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 25-000231-CO

QUENTIN FERRER and

MADISEN VALENTINER,

Plaintiff, vs.

UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS, AND

ALL OTHER CLAIMING AN

INTEREST IN ESTATE OF

GERTRUDE A JEAN; et al.,

Defendants.

TO: BRIAN JEAN

Last Known Address:

102 Cavender Rd., Hancock, NH 03449

Current Address: Unknown

YOU ARE HEREBY NOTIFIED that

Declaratory Judgment action regarding

that certain Mobile Home, VIN#

PH0915774AFL / PH0915774BFL;

Title #93253439 / 93253438; located at

606 River Village Dr., Tarpon Springs,

FL 34689, in 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 Christian Savio,

Esq., Law Offices of Manganelli, Leider

& Savio, P.A., Plaintiff's attorney, whose

address is 1900 NW Corporate Blvd.,

Ste. 200W, Boca Raton, FL 33431 and

whose email address is: service@mls-

pa.com, on or before (which is a date

not less than 28 nor more than 60 days

after the first publication day of this

Notice of Action) and file the original

with the Clerk of this Court either

before service on the 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 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, 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

scheduled appearance is less than

seven days.

WITNESS my hand and the seal of

said Court this day of JAN 30 2026.

(Court Seal)

Ken Burke

CLERK CIRCUIT COURT

315 Court Street Clearwater,

Pinellas County, FL 33756-5165

KEN BURKE, CPA

Clerk of the Court

BY: STEVIE AYARS Deputy Clerk

February 6, 13, 20, 27, 2026

26-00554N

FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION

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

CASE NO. 25-009457-CO

VANDERBILT MORTGAGE AND

FINANCE, INC., a Tennessee

corporation

Plaintiff, vs.

JULIE M. BUNCH; et al.,

Defendants.

TO: JULIE M. BUNCH

Last Known Address: 10768 Bay St.,

NE #247, Saint Petersburg, FL 33716

Current Address: unknown

TO: EDWARD L. BUNCH II

Last Known Address: 10768 Bay St.,

NE #247, Saint Petersburg, FL 33716

Current Address: unknown

YOU ARE HEREBY NOTIFIED that

an action for Replevin on the following

property located in Pinellas County,

Florida:

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

Notice of Public Sale
Multiple Facilities - Multiple Units

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

Extra Space Storage 10501 Belcher Rd S, Largo, FL 33777 on 2/18/2026 @ 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
Lindsay 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 applnec
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.

26-00380N

THIRD 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

Effective Feb. 28, 2026,
Lidiomila 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

SECOND 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

THIRD 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 con-
tained 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 OB-
SERVER, and file the original with the
Clerk of this Court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise default will be en-
tered against you for the relief demand-
ed 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 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
Ilc. /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 F300XS
Serial 1018891 Tenant(s) Rhodes
George Stathas III./ Elissa Stathas
registered owner JEAN MARIE
STATHAS lien holder TRUIT BANK
.Sale Held at Michael J Moses II
Revocable Trust 482 Hermosa Dr St
Pete Beach FL 33706 vessels may be
released prior to the sale. Michael J
Moses II Revocable Trust reserves the
right to accept/reject any or all bids
lien-or/landlord Michael J Moses II
Revocable Trust 7525 Blind Pass Road
St Pete Beach FL 33706
Jan. 30; Feb. 6, 2026 26-00454N

THIRD 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 Rec-
ords 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 satis-
faction of the described Execution.

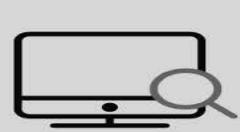
Bob Gualtieri, Sheriff
Pinellas County, Florida
By: Marvin Mitchell, Sergeant D.S.
57848
Court Processing

Shumaker Loop & Kendrick LLP
1000 Jackson Street
Toledo, OH 43604
Jan. 23, 30; Feb. 6, 13, 2026 26-00368N



**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.

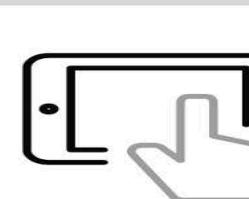


**Citizens continue
to learn about vital
civic matters from
newspaper notices.**

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

**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

--- ESTATE ---

SECOND 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,
Decceased.

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 732.702 WILL BE FOREVER BARRED.

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

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

Personal Representative:
Elizabeth A. Moss
4331 Bayshore 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

SECOND 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,
Decceased.

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 732.702 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 26-000551-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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

DANIEL COBAICH
Personal Representative
1602 Gray Bark Drive
Oldsmar, FL 34677

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B.
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnhanlaw.com
Secondary Email:
jrivera@hnhanlaw.com
Jan. 30; Feb. 6, 2026 26-00451N

SECOND 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.

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

SECOND INSERTION

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

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

NOTWITHSTANDING THE TIME 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT 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 required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 732.702 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, 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
St. Petersburg, FL 33707
Telephone: (727) 826-0923
Fax: (727) 447-2290
E-Mail: Cathy@lifeplanlaw.com
Jan. 30; Feb. 6, 2026 26-00460N

SECOND 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 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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 732.702 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 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 date of the 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@frankleelaw.com
Secondary E-Mail:
frank@frankleelaw.com
Jan. 30; Feb. 6, 2026 26-00458N

Q & A Are internet-only legal notices sufficient?

A 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.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com



--- ESTATE ---

SECOND 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 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.

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@eagleandeaglepa.com
Secondary Email:
katie.mcclurg@eagleandeaglepa.com
Jan. 30; Feb. 6, 2026 26-00452N

SECOND 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.

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

Personal Representative:
JOHN L. MCLOUGHLIN
8271 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

SECOND 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 DANELL 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 VIVIAN DANELL KELLY, aka DANIELLE GIDDINGS KELLY, aka VIVIAN D. GIDDINGS, aka VIVIAN DANELL GIDDINGS, aka VIVIAN 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no

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

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

NOTWITHSTANDING THE TIME 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. Carleton 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

SECOND 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.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010406-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 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 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, 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.

SECOND 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. MCRALE
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.

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
Florida Bar Number: 0010419
167 108th Ave
Treasure Island, FL 33706
Telephone: (727) 360-2771
Fax: (727) 475-5323
E-Mail:
mike@attorneysmichaelheath.com
Secondary E-Mail:
jennifer@attorneysmichaelheath.com
Jan. 30; Feb. 6, 2026 26-00386N

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-011183-ES
IN RE: 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 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: 1/30/2026.

Signed on this 23rd day of January, 2026.

<p

--- ACTIONS / SALES ---

SECOND 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 property 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 covenants contained in that certain Master Occupancy Agreement which form of agreement and all amendments thereto are incorporated herein by reference, the original of which is maintained in the office of the Association, at 8300 Seminole Boulevard, Seminole, 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

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

SECOND 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, pursuant 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 Cancel Sale Upon a Bankruptcy Filing entered in the above styled cause on January 21, 2026, in the Circuit Court of Pinellas County, Florida, the Office of Ken Burke, Clerk of the Circuit Court, will sell the property situate in Pinellas County, Florida, described as:

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

Plat Book 8, Page 24, of the Public Records of Pinellas County, Florida.

in an online sale, to the highest and best bidder, for cash, on March 24, 2026 beginning at 10:00 a.m. at www.pinellasrealforeclose.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 provision 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE SIXTH JUDICIAL CIRCUIT 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, UNKNOWN SPOUSE OF CHRISTOPHER ARDEN VIRGIL, UNKNOWN SPOUSE OF ALEXANDER JUDE 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:

CONDONIUM PARCEL: APARTMENT NO. 49, OF TWIN OAKS APARTMENTS V, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 12, PAGE(S) 81 AND 82, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM

RECORDED IN O.R. BOOK 3947, PAGE 72 ET SEQ., TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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.pinellasrealforeclose.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, 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 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

SECOND 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.pinellasrealforeclose.com at 11:00 AM on March 18, 2026, following the described property:

UNIT NO. 201, OF BAYWAY ISLES - POINT BRITTANY SIX, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4220, PAGE 507, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, 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 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.

ADA

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 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 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

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, are the Defendants. The Clerk of the Court, KEN BURKE, CPA, will sell to the highest bidder for cash at https://www.pinellasrealforeclose.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 SUBDIVISION SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 25 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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. 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.

GHIDOTTI | BERGER LLP

Attorneys for Plaintiff

10800 Biscayne Blvd., Suite 201

Miami, FL 33161

Telephone: (305) 501-2808

Facsimile: (305) 780-5578

By: /s/ Rebecca E. Smith

Jason Duggar, Esq.

FL Bar No.: 83813

Christophal Hellewell, Esq.

FL Bar No.: 114236

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 Gollahan, Esq.

FL Bar No.: 647799

fcpleadings@ghidottiberger.com

Jan. 30; Feb. 6, 2026 26-00392N

SECOND 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. Borges Castro

Last Known Residence: 13640 Park

Lake Dr Tampa, FL 33618

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in PINELLAS County, Florida:

FOURTH INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 25-009266-CO

OASIS HOME OWNERS', INC., a Florida profit corporation, Plaintiff, v.

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

TO: THE ESTATE OF ROBERT LAWRENCE JOHNSON; THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT LAWRENCE JOHNSON; ANY AND ALL UNKNOWN PERSONS IN POSSESSION 12766 Seminole Boulevard Lot #73, Largo Florida 33778

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

Unit/Lot No. 73 of OASIS MOBILE PARK, a Cooperative, according to Exhibit "C-2" (the "Plot Plan") of the Master Occupancy Agreement as recorded in Official Records Book 8941, Page 2076, and as amended in Official Records Book 14994, Page 1144, Public Records of Pinellas County, Florida, together with 1958 Tamp mobile home, vehicle identification number(s) 583610322, 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 it on or before 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 or 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.

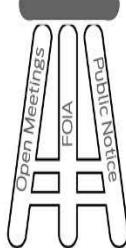
Clerk of Court, Ken Burke, CPA
By: /s/ Thomas Smith
Deputy Clerk

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

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



vs



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



--- ACTIONS / SALES ---

SECOND INSERTION

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 , 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.reaforeclose.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:

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.reaforeclose.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

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

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. 25-007260-CI

PHH MORTGAGE CORPORATION, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, 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, GRANTEES, 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 COUNTY, FLORIDA.

TY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on or before the 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: fmail@raslg.com
25-374249
Jan. 30; Feb. 6, 2026 26-00398N

SECOND 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.reaforeclose.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: 714771

E-Mail: Vivian@rzllaw.com

Jan. 30; Feb. 6, 2026 26-00446N

SECOND 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

SECOND INSERTION

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

Case No.: 2023-CA-65

--- ACTIONS / SALES ---

SECOND INSERTION

Prepared By and Return to:
Tara Early, Esq.
Early Law, P.A.
5950 Hazeltine National Drive,
Suite 650
Orlando, FL 32822
(407) 423-5203

NOTICE OF TRUSTEE'S SALE

NOTICE IS HEREBY GIVEN, that Early Law, P.A. f/k/a Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822, as Trustee as set forth in the recorded Appointment of Trustee, pursuant to Florida Statute §721.856, will sell at public Auction to the highest bidder of U.S. funds, in cash or certified funds only, on **February 24, 2026, at 10:00am EST (Eastern Standard Time)**, at early-law.com/fe, all right, title and interest in the properties listed below in Pinellas County, Florida for continuing nonpayment of assessments (as well as property taxes, interest, late fees and/or costs, if applicable) due further described as follows:

EDWARD F KEEBLER and JUDITH A KEEBLER, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 215 34TH ST, AVALON, NJ 08202; Claim of Lien recorded on October 15, 2025; O.R. Book 23327 at Page 724 Public Records of Pinellas County, FL. Total Due: \$19,081.77; described as: One (1) Standard Vacation Ownership Interest ("VOI") having a 1,100,000/327,902,000 undivided tenant-in-common fee simple interest in real property commonly known as Units Numbered S1071, S1072, S1074, S1076, S1077, S1078, S1079, S1080, S1081, S1082, S1083, S1171, S1172, S1173, S1176, S1177, S1178, S1179, S1180, S1181, S1182, S1183 of CLEARWATER BEACH RESORT VO CONDOMINIUM ("CONDOMINIUM"); a/n ANNUAL Standard VOI as described in the Timeshare Declaration and such VOI has been allocated 1,100,000 Points at the time of purchase as defined in such Timeshare Declaration for use in EACH year(s).

Obligors shall have the right to cure the default and any junior lienholder shall have the right to redeem its interest up to the date the trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraphs.

If you experience any issues or have any questions, please contact us via email at tsf@gse-law.com.

Dated: January 14, 2026

By: /s/ Tara C. Early,
Authorized Agent

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [X] physical presence, this 14TH day of JAN, 2026, by **Tara C. Early**, the Authorized Agent of Early Law, P.A., who is personally known to me. (SEAL) NOTARY PUBLIC
STATE OF FLORIDA
LORI ALISON RAFFE
MY COMMISSION # HH 406668
EXPIRES: June 19, 2027
/s/
Print Name: Lori Alison Raffe
NOTARY PUBLIC
Serial number, if any: HH406668
1347CBRNJCOLNOS0226
Jan. 30; Feb. 6, 2026 26-00389N

SECOND INSERTION

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

CIVIL DIVISION

Case No.: 25-000240-CI

LAKE MICHIGAN CREDIT
UNION, a Michigan state-chartered
credit union,

Plaintiff, v.

KRC HOMES, LLC, a Florida
limited liability company; JOSEPH
V. CAVALERI, JR., individually;
CURTIS K. KADAU, individually;
MARK R. RALEY, individually; and
CRH CONSTRUCTION GROUP,
LLC, a Florida limited liability
company,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment of Foreclosure ("Final Judgment") dated January 16, 2026 entered in Case No. 25-000240-CI, of the Circuit Court of the SIXTH Judicial Circuit in and for PINELLAS COUNTY, Florida, wherein LAKE MICHIGAN CREDIT UNION, a Michigan state-chartered credit union, is Plaintiff and KRC HOMES, LLC, a Florida limited liability company, JOSEPH V. CAVALERI, JR., individually, CURTIS K. KADAU, individually, MARK R. RALEY, individually, and CRH CONSTRUCTION GROUP, LLC, a Florida limited liability company are Defendants. Ken Burke, CPA, the Pinellas County Clerk of the Circuit Court & Comptroller, will sell to the highest and best bidder for cash at a public sale, on February 17, 2026 beginning at 10:00 A.M. conducted electronically via <https://www.pinellas.realestateclose.com>, after given notice as

required by section 45.031 of Florida Statutes, the described property as set forth in said Final Judgment, to wit:

Lot 7, Block 8, Euclid Manor, according to the plat thereof as recorded in Plat Book 9, page 123, Public Records of Pinellas County, Florida.
(commonly known as 852 46th Avenue, St. Petersburg, FL 33703)

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:

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 300,
Clearwater, FL 33756
Phone: (727) 464-4062 (V/TDD)

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

DATED on January 22, 2026.

Respectfully submitted:

/s/ Lauren G. Raines
Lauren G. Raines, Esq. | FBN: 11896
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Counsel for Plaintiff,
Lake Michigan Credit Union
Jan. 30; Feb. 6, 2026 26-00412N

SECOND INSERTION

SECOND INSERTION

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.: 25-000893-CI

CROSSCOUNTRY MORTGAGE,
LLC,
Plaintiff, vs.

MALIA ALAINA LOVE, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 15, 2026, and entered in Case No. 25-000893-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida in which CrossCountry Mortgage, LLC, is the Plaintiff and Malia Alaina Love, Windjammer Condominium Association, Inc., 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.realestateclose.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:

UNIT 1411, BUILDING 14, OF
WINDJAMMER, A CONDO-
MINIUM, ACCORDING TO
THE DECLARATION OF CON-
DOMINIUM RECORDED IN
OFFICIAL RECORDS BOOK
7935, PAGE(S) 465, AND ALL
SUBSEQUENT AMEND-
MENTS THERETO, TOGETHER
WITH ITS UNDIVIDED
SHARE IN THE COMMON
ELEMENTS, IN THE PUB-
LIC RECORDS OF PINELLAS
Jan. 30; Feb. 6, 2026 26-00472N

COUNTY, FLORIDA.
A/K/A 1400 GANDY BLVD ST
PETERSBURG FL 33702

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

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

Human Rights Office
400 S. Ft. Harrison Ave., Ste. 500
Clearwater, FL 33756
Phone: 727.464.4062 V/TDD

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

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

Dated this 23 day of January, 2026.

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Silver Jade Bohn, Esq.
IN/25-000156
Jan. 30; Feb. 6, 2026 26-00472N

SECOND INSERTION

